

Scanned with OKEN Scanner 4ta AFT Government of India 3aryu ?9f L
Kulbhushan Shama 1 JH A@DOB: 1008/1978 1 979/ MALE 1 1 Mobile No:
7503034044 4354 1090 2199 MD 9180 8178 8138 6297 ArT 3rett, AA 9v JTTT
4tar ER7 77 77 77 Unicue Identification Authorry oHIncia 77>4 Ea 4
03373,7057777 724 4 Tice Aatr Kertf SuBhaShMaAKET KOUU MiaaaKpuf
RahApish bakery Ldt Ra Gal Coh Dar To} 42 1 1090 2199 Mo 8180 8172
212816297 '00j WdDJilcot 1 #ed Cel) N Scanned with OKEN Scanner M {#t
Govarment of India Naf Neha Sharma 0 JF AfDOB: 06/08/1992 8 3 AaIV
FEMALE 8 3 8 8 Mobile 9582105985 3 Fn 8063 2154 5655 VID 9106 7408 1021
1242 TT 3TUT7 Tft MRUTtt Neka @elh 418 8 Aei 1 8 No: etkttr Scanned
with OKEN Scanner 4r7T& farnz 4uT 4le+0T Unique Identification
Authority of India ARDAAAR Fat: 695 3373} 5z, TI 9oz #cal FRTT? 74R
6787 44h, anef <1, 44 @ai; Tl0003 iddress: 19A 3RD FLOOR; SUBHASH
MARKET {OTLA, MUBARAKPUR NR HARISH IAKERY Lodhi Road; Central Delhi
Ietr 110003 Mehs 8063 2154 5655 VID : 9106 7408 1021 1242 TDat
helpeuidai gov.in Wwvmujnovn Selr 4e6s 4 eches t Scanned with OKEN
Scanner 391 7 , 45 INDIA NON JUDICIAL 9 2 0 Government of National
Capital Territory of Delhi 2 TCTAA TT 3 1 e-Stamp 2 Certificate No: IN-
DL89522554288042U 8 Certificate Issued Date 11-Feb-2022 04.56 PM
Account Reference SHCIL (FIJ dl-shcil LAJPAT NAGARI DL-DLH Unique Doc.
Reference SUBIN-DL DL-SHCIL68792984004905U 3 Purchased by KUL BHUSHAN
SHARMA AND NEHA SHARMA 2 Description of Document Article 23 Sale 2
Property Description H.2o,NDSE. PART-I, NEW DELHI 3 Consideration Price
(Rs) 33,00,000 (Thirty Three Lakh only) First Party PRAMOD BHAGAT 1
Second Party KUL BHUSHAN SHARMA AND NEHA SHARMA 3 3 Stamp Duty Paid By
KUL BHUSHAN SHARMA AND NEHA SHARMA Stamp Duty Amount(Rs) 1,65,000 (One
Lakh Sixty Five Thousand only) 3 LOckE de 1 6 1 3 3 4 piebie mFiia Gr
Delt{na And 1 Nehi taba SR 0008262867 statutoiy Atett; aune Inni
Stampe 7ho7o 72ta3i 6l775 Hhd At nt danie Qol uce 0)bna #i4 Mal Fa e
Kee Qnu 5l ftel RN} (04 5574735 / Kbit hreiruia Jna Garto ct Cos0' DN
no \$ Coeeient /etdy 74+2 { 72j22 Dmf 60 6 8 | 1 elsko 6 Set} Kosbeut 3
70 Tnt Ht Scanned with OKEN Scanner Te 8 Warni The contents of this
certificate Can be verifie enticated world-wide by any members Of the
public www shcilesta Yon} Orat any Authorised collection center address
displayed at Www shcilestamp Com: free of cost ; alteration tu rhis
certificate rendets [invalict. Use Gf an altered certificate without
all the security features could constitute & criminal Offence' This
document contains security features like coloured Uackgrouna wiin
Lacey Geometric Flexible patterns and Sublle iniage: Conpler ornamental
design borders, Anti copy lext; the appearance Of micro printing;
artificial watermarks and other Ovent and Covert features. S4 | L 5
Any Log Scanned with OKEN Scanner IHESEAQF 0 Ixe deSEL f 7 MR PRAMOD
BHAGT MR KUL BHUSHAN SHARMA MRSMEHA SHARIA VR 879+8473 913+ UID :
43541090 2199 UID 463215F5635 3 PAN 0iep627+18 PAN AZ]PS5664G PAN
EPP503-+ZQ 6 SALE DEED EORRS3300.0004 Type of Deed Sale Deed 2 Property
No: H-20,N.DSE: Part-[, New Delhi-110049 3 Category B' Plot Area in Sq:
Yds: / Sq: Mtrs. 167.22 Sq: Mtrs Or say 200 square yards 5. Share in
Plot transferred 10% 6 Type of Property Residential 7 VALUATION AS PER
CIRCLE RATES: - Circle Rate of Plot Area Land Share Per Sq: Mtrs:
Land 1,96,416 X 167.22 X 109 Rs. 32,84,469/- (Approx) 8. (a) Stamp
Duty 2.50 Rs: 82,500/- (6} Corporation Tax 2.59 Rs. 82,500/- Pramod
Bhagat} Kul BhushavSharma {Neha Sharma} Syk Puge 1 3 1 1 6 3 ullibs
Nela Nekg at r Scanned with OKEN Scanner Fage (c) Total Stamnps 500 Rs
1,65,000/ This Sale Deed is executed at New Delhi; on this of -Feltellz

MR: PRAMOD BHAGAT, son of Late Shri Dhan Raj Bhagat, resident of H-20, NDSE: Part-[, New Delhi-110049, hereinafter called the "VENDOR" [which expression shall mean and include his legal heirs; successors; legal representatives, administrators; executors; transferee(s), beneficiary(ies), legatee(s) probatee(s) nominees and assignee(s)]

INFAVQUROF (1) MR KUL BHUSHAN SHARMA, son of Shri Subhash Chandra Sharma, resident of 69-A Floor, Subhash Market; Kotla Mubarakpur, New Delhi-110003; and (2) MRS. NEHA SHARMA, wife of Mr. Kul Bhushan Sharma, resident of 69-A, Floor, Subhash Market; Kotla Mubarakpur, New Delhi-110003; Hereinafter collectively called the "VENDEES" [which expression shall mean and include them, their legal heirs, successors; legal representatives; administrators; executors; transferee(s), beneficiary(ies), legatee(s), probatees), nominees and assignee(s)]

A. WHEREAS Mrs. Kamla Devi, wife of Late Shri Dhan Raj Bhagat, purchased a Freehold Plot of Land Bearing No. 20, in Block H, measuring 200 square yards, situated in the residential colony known as New Delhi South Extension Part-[, New Delhi-110049, in the Revenue Estate of Village Mubarakpur Kotla, on Road, in the Union Territory Pramod Bhagat} {Kul Bhushan Sharma} {Neha Shana} 1 Nels flk 14 day by; Top Top Ring elo Lulel atht Scanned with OKEN Scanner SNo. 740 Date 14/02*2642 3M2#PM UalAuliil ReedNae W{ :1 W"LL+ Ten T7S;ETTE;FT G So fel /ART Buldling " Place (Segment) SQUDEX PART-[Propert; "Type R AII:' Property A ldress House Vo. H-ZO NDSE /`D RoJNo:: SOUTHEXX PART-I Area of Propatty 107.- Sq Veter KR??ua CatsheraI" Aanun: :n.wo. 0 Smp Dah /id .63 HAUn) R ecs Falte of Rezistratio: Fee 33.00000 Rupec: 7aing Fee Uc030j3es This document of MLE ~ALE # Tfin|AREA Fresentea by ShSmt 70 '1 Rla JHAGAT !7OF' . 3047 F-2o 3S= : ? Wese 32 * 6fst : Dcmh,Jjm;42 2c Bcj :ptnf &e Reeitrar Sib Rezster ~ixkyiJe(Presenter Sul Registrar V(1) DelhinNew Deihi Elecutix #Uinifie Skri Nis. PRLVCD RILAGAT 39 KLBEUSHAN SHARMA, NEHA SHARMA ho is/a e identified by Shri/Smt/Kun. AKSHAY ARORA Slo W/o D/o KAWALARORA R/o 4-68 BAPL ?ARK KMPLR AT and Sh: Km: SHIV CHARANS/o W/o D/o LALCHAND R/o 4-373/10 SLBHLSH MIT KMPCR ND {Marzinz] :% 33 Te No. ii is knon "J Je 0 Dt Contert; oithe docuzio rplained to the pa-ties %lo #tstand tha corditizgs acd a nit then : cQfrect Certihed Reft (Or asthe case may be) hand thumte pres- 3tga #64 has been 2 xed in n 0 Pte eni 2 Vendoris) Lortgagor(s) admit(s) prior receipt an entire eengiderazie RI 3.300.00Q Q0 Three Lakh Uni} tire consideration of Rs. Ruper paid to * igor(s) Sh./ Ms. KUL BHESH A #iRlL: Sio, CHANRA SHARMLA, KUL NEHA SHARMA BHUS IRVA Rlo.60-4 TOP FLR SUBHASH MKT PUR ND,65-.4 TO MFLE SP ASH MKET KUPLR :") verdee(s)/ Mottgagee (s)in my presence: HeftTtey wer? -soile ttid-ytke afcresaid Be Registrar Sub Registrar Date 14/02/2022 Sub Registrer V(1) 16.43.24 Revenue Dcp irtient NCT ut Delai DoRis C uk NIC-DSU Viay Tpe Rupiec `K oc TE GE1 Te8Va., 0 T7 1 83 ""esnbe Ggr" oc"acaaa; Alelys GH~fe Scanned with OKEN Scanner of Delhi, within the linuts of Municipal Corporation of Delhi [hereinafter referred to as the "SAID PLOT OF LAND"] trom M/s DLE Housing & Construction Private Limited, vide Sale Deed dated 10.09.1957, duly registered as Document No. 2882, in Additional Book No. [, Volume No: 370, on 110 to 111, on 17.09.1957, in the office of the Sub- Registrar; New Delhi and the said plot of land is bounded as under; EAST Plot No, H-19 WEST Plot No. H-21 NORTH Road SOUTH Service Lane B AND WHEREAS after the purchase of the said plot of land, the said Mrs. Kamla Devi at her own cost and out of her personal earnings after obtaining the necessary approvals and

sanctions from MCD " vide its File No.3236/B/62, dated 10.07.1962, constructed a residential building fitted with all amenities such as water, electricity and sanitary connections on the said plot of land and also obtained the Completion Certificate thereof from M.C.D., vide its File No. 40/C.C /NDS/63, dated 09.05.1963. [The said plot of land alongwith super-structure constructed thereon are hereinafter collectively referred to as the "SAID PROPERTY" which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and deposits relating thereto] C. AND WHEREAS the said Mrs Kamla Devi during her lifetime, had executed her last Will and Testament dated 11.12.2001, duly registered as Document No. 9791, in Additional Book No. III, Volume No. 988, on Pages 189 to 192, on 11.12.2001, in the office of the Sub-Registrar, New Delhi, whereby and whereunder she devised and bequeathed all her Pramod Bhagat} {Kul Bhushat Sharma} Neha Sharma} Selh Fage Pages Nela Aeldtul Nels att-te Scanned with OKEN Scanner 5 rights, title and interest in the said property in the manner as defined hereunder; S No. Name of Beneficiary(ies) Portion/s 1 Mr: Pramod Bhagat Entire Ground Floor AND ALSO Entire Terrace/Rooftop rights of the Second Floor 2 Mrs. Veena Tandon and Entire First Floor Mrs. Rajni Munjal 3 Master Abhinav Bhagat Entire Second Floor Note The relevant part of the said Will read as under; "That on attaining the age Of 25 years, Master Abhinav Bhagat shall be at liberty to deal with the said share in the said property in the manner he desires and deem fit In the event; he desires to sell the said share in the property, he shall first offer the same for sale to the other legal heirs of Late Smt Kamla Bhagat; at the prevailing market If the other legal heirs do not accept the offer; then he (Abinav Bhagat) shall be at liberty to sell the said share of the property in the open market to a who is approved by the other legal heirs" D: AND WHEREAS the said Mrs. Kamla Devi (Kamla Devi Bhagat) died on 17.02.2016 [her husband namely Mr: Dhan Raj Bhagat had already pre-deceased her, having died on 26.02.1988], leaving behind the following as her only Class-[legal heirs, as per the provisions of Hindu Succession Act; 1956; Pramod Bhagat} {Kul BhushAn Sharma} Neba Sharma} Neh Suk Fage price: buyer Nela dc-U af f e Scanned with OKEN Scanner S No: Name of Legal Heir(s) Relation with the Deceased 1 Mr: Pramod Bhagat Son 2 Mrs. Veena Tandon Daughter 3. Mrs. Rajni Munjal Daughter 3 (a) Mrs. Kusum Bhagat Daughter-in-law (b) Mr: Abhinav Bhagat Grand-Son (c) Mrs. Riddhima Bhagat Grand-Daughter [being the widow, son and daughter of pre-deceased son namely Late Shri Vinod Bhagat; who died intestate on 05.05.1993] E AND WHEREAS the said Mrs. Kamla Devi did not leave behind any other legal heirs except those as mentioned hereinabove: The aforementioned Will of Late Smt Kamla Devi was duly acted upon by her legal heirs and the said (1) Mrs. Kusum Bhagat and (2) Mrs: Riddhima Bhagat have also given their Affidavit(s)/N.O.C (s), wherein have admitted and acknowledged the contents of aforementioned Will of Late Smt: Kamla Devi: Thus keeping in view of the aforementioned fact(s), the aforesaid Beneficiaries in the said Will of Late Smt. Kamla Devi became the absolute and exclusive owner /s of their respective portions in the said property, in the manner as contemplated in the said Will F AND WHEREAS the said Mr. Abhinav Bhagat had already sold, conveyed and transferred all his rights, title and

interest in the said property (which had been inherited to him by virtue of Will of Late Smt Kamla Devi) including but not limited to the Entire Second Floor alongwith the proportionate undivided share in the said plot of land measuring 200 square yards, bearing No. H-20, situated at N.D.S.E. Part- 1, New Delhi-110049, to (1) Mrs. Madhu Bhagat, wife of Mr: Pramod Bhagat; (2) Mrs. Rajni Munjal, wife of Mr: RP. Munjal and (3) Mrs Veena Tandon, wife of Late Shri RM. Tandon, vide Sald Deed dated 05.11.2019 Pramod Bhagat} {Kul Bhushal-Sharma} Sharma} le Al Page all they lehy lellxNaa Neh: a Scanned with OKEN Scanner duly registered #s Document No. 5070,'n Addittonal Hook No ! Volume Na; 1130, on Pages 40 to 51, onl 06.11.2019. In the offtice of the Sub Registrar-V(4) New Delhi; G ANDWHEREAS in the Maner aforesaid, the following person/s became the absolute and exclusive owner/s of the said property, as their respective portion/\$ defined hereunder; Name of Owner/\$ Portion/s Mr: Pramod Bhagat Entire Ground Floor (with exclusive to have and own the Entire Basement for the respective share as mentioned) AND ALSO Entire Terrace / Rooftop of the Second Floor (with exclusive right to construct and own any areas/floors on the said terrace and subsequent terraces thereupon and thereabove, the limits of sky) alongwith proportionate, undivided, indivisible and impartible ownership rights in the said of land measuring 200 square yards; Mrs. Veena Tandon and Entire First Floor AND ALSO 2/3rd Mrs. Rajni Munjal undivided share of the Entire Second Floor, alongwith proportionate, undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards; Mrs. Madhu Bhagat 1/3rd undivided share of the Entire Second Floor, alongwith proportionate, undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards; Pramod Bhagat} {Kul Bhushal Sharma } Shana} 5th att-cC per right rights upto plot | dltdessks NeKS Scanned with OKEN Scanner 8 H: AND WHEREASThereafter; the said Mr: Pramod Bhagat; Mrs; Veena Tandon; through her General Attorney Mrs: Bela Mehra, Mrs Rajni Munjal, Mrs Madhu Bhagat and Mr. Abhinav Bhagat; collectively entered into 4 Memorandum of Family Settlement dated 21.10.2021, duly as Document No: 1193, in Book No. IV, Volume No. 310, on Pages 84 to 96, on 22.10.2021, in the office of the Sub-Registrar-V(1), New Delhi, wherein have acknowledged and ratified the aforementioned facts and figures and also confirmed their ownership rights and title to their respective share /portions in the said property, as recited hereinabove: L ANDWHEREAS in the manner aforesaid, the said Mrs. Veena Tandon became the sole, absolute and exclusive owner of the 1/2 (one- half) undivided share of the Entire First Floor AND ALSO 1/3rd undivided share of the Entire Second Floor, alongwith proportionate, undivided, indivisible and impartible ownership rights in the said of land measuring 200 square yards. J ANDWHEREAS the said Mrs, Veena Tandon died intestate on 20.11.2021 (her husband namely Mr: RM Tandon had already pre- deceased her; having died on 03.05.2009), leaving behind her daughter namely Mrs. Bela Mehra, as her only Class-[legal heir, as per the provisions of Hindu Succession Act 1956 and thus, the entire rights, title and share of Mrs: Veena Tandon in the said property devolved upon the said Mrs Bela Mehra, absolutely and forever. K AND WHEREAS a Surviving Family Members Certificate has also been issued by the Deputy Tehsildar, Bengaluru North (Addl}, Revenue Department; Government of Karnataka, vide Certificate NoRDO038078137347, thereby certifying the said Mrs Bela Mehra, as only Surviving Member in the family of Late Smt

Veena Tandon: L: AND WHEREAS the said Mr: Pramod Bhagat [the VENDOR herein] has represented and held out and confirmed, that the VENDOR is the sole, absolute and exclusive owner of the Entire Ground Floor (with exclusive right to dig-out; construct and own the Entire Basement) AND ALSO Entire Terrace/Rooftop rights of the Second Floor; along with proportionate, Pramod Bhagat} {Kul Bhush; Skarma} Sharma} 11 Page registered they plot Nelq [vl Uxen . Noky test p Scanned with OKEN Scanner Page 9 undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards, which is the exclusive property of the VENDOR and the VENDOR has full right; absolute authority to sell, dispose off and transfer the same in whole or in and none else except the VENDOR has any right; title or interest in the aforesaid portions of the said property. M AND WHEREAS the VENDOR (being in sound and disposing mind without undue influence; coercion or fraud) for his bonafide needs and requirement has agreed to absolutely and irrevocably sell, convey, transfer and assign to the VENDEES and the VENDEES have to purchase the Proportionate (to the extent of 10%), undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards, bearing No. H-20, situated at New Delhi South Extension Part-I, New Delhi- 110049 and in the event of re-construction of the said property, the exclusive right to construct and own the Entire Basement with all rights, title and interest; easements, privileges and appurtenances thereto, with all rights in common entrances, passages, staircase and other common facilities and amenities provided therein [hereinafter collectively referred to as the "SAID PORTION OF THE SAID PROPERTY"] for a total consideration of Rs.33,00,000 /- (Rupees Thirty Three Lakhs Only) NOW THIS SALE DEED WITNESSETH AS UNDER: 1. That in consideration of the sum of Rs.33,00,000/- (Rupees Thirty Three Lakhs Only), which has been received by the VENDOR from the VENDEES, as per details mentioned in Schedule-I written at the foot of this Sale Deed, the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement; the VENDOR do hereby grant; convey; sell, transfer and all their rights, titles and interests in the SAID PORTION OF THE SAID PROPERTY [fully described above and also mentioned in SCHEDULE-II written at the foot of this deed], to the VENDEES, on the terms and conditions herein contained provided that nothing herein stated shall confer or deemed to have conferred upon the VENDEES exclusively any Pramod Bhagat} Kul Bhushan Sharma {Neha Sharma} Ssk parts agreed assign Aely "culcaslz Nels att-p Scanned with OKEN Scanner Ju or title to the common entrances, passages; staircase, overhead water tanks; Sewers, Water meters and other common facilities to the exclusion of the VENDOR and/or the VENDEES or owners/occupants of the other units of the said building: 2 That the actual physical vacant possession of the SAID PORTION OF THE SAID PROPERTY has been delivered by the VENDOR to the VENDEES, On the spot; who have assumed its possession and are now the lawful owners of the same; 3 Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the SAID PORTION OF THE SAID PROPERTY and the VENDEES have become the absolute owner of the SAID PORTION OF THE SAID PROPERTY, with full right to use; enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the VENDOR or any other person claiming under the VENDOR That the VENDOR hereby assures the VENDEES, that he has neither done nor been party to any act whereby his

rights and title to the SAID PORTION OF THE SAID PROPERTY may in any way be impaired or whereby he may be prevented from transferring the SAID PORTION OF THE SAID PROPERTY: 5 That the VENDOR hereby declares and represents, that the SAID PORTION OF THE SAID PROPERTY is not subject matter of any HUF and that no of the SAID PORTION OF THE SAID PROPERTY is owned by any minor: 6- That the VENDOR hereby assures, represents and covenants with the VENDEES as follows: a) That the SAID PORTION OF THE SAID PROPERTY is free from all encumbrances whatsoever or howsoever: b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time in force or by any other authority nor any notice of acquisition Nehg Pramod Bhagat} {Kul Bhusmun Sharma } (eha Sharma} Nelg @lk Ford right part being Zeudl ott-b Scanned with OKEN Scanner 11 Or requisition has been received in respect of the SAID PORTION OF THE SAID PROPERTY That except the VENDOR nO body else has any right, title; interest; claim or demand whatsoever Or howsoever in respect of the SAID PORTION OF THE SAID PROPERTY: That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the SAID PORTION OF THE SAID PROPERTY, in favour of the VENDEES. That there IS nO subsisting agreement for sale, except the agreement with the VENDEES in respect of the SAID PORTION OF THE SAID PROPERTY hereby sold to the VENDEES and the same has not been transferred in any manner whatsoever, in favour of any other person or persons: That the VENDOR has a marketable title in respect of the SAID PORTION OF THE SAID PROPERTY. g) That there is no notice of default or breach on the part of the VENDOR or his pre-decessors in interest of any provisions of law in respect of the SAID PORTION OF THE SAID PROPERTY. 7 That the VENDOR assures the VENDEES, that the SAID PORTION OF THE SAID PROPERTY is free from all kinds of encumbrances such as sale, mortgage, disputes, litigation, acquisition, attachment in the decree of any court; lien, court injunction, Will, Trust; Exchange, Lease, loan, surety, security, stay order, legal flaws, claims, Agreement to Sell etc etc and if it is ever proved otherwise, or if the whole or any portion of the SAID PORTION OF THE SAID PROPERTY is ever taken away Or goes out from the possession of the VENDEES on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make the loss suffered by the VENDEES and keep the VENDEES indemnified, Hoc U Pramod Bhagat} {Kul Bhushan Sharma} Sharma } Slk Fas gift, prior good Aehq Fouledrena Alebe; dkl Scanned with OKEN Scanner 12 saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEES 8 That the VENDEES can the SAID PORTION OF THE SAID PROPERTY mutated in the thrown names in the records of SD.MC and other concerned authorities On the basis of this Sale Deed or its certified true copy: 9 That the house tax and other dues and demands if any in respect of the SAID PORTION OF THE SAID PROPERTY shall be by the VENDOR upto the date of handing over the possession to the VENDEES and thereafter the VENDEES will be responsible for the payment of the same: 10. That the owners/ occupants of the said building shall have right of access through staircase etc. to the terrace at all reasonable times to the overhead tank repaired/ cleaned etc: That similar condition shall apply to the underground water tank and booster pump etc: 11 That the proportionate common maintenance charges will be by all the occupants /owners of the said building in proportion of the area occupied by

them: 12. That the VENDEES shall have; as a matter of right, right to use entrances, passages, staircases and other common facilities as are available in the said building: 13 That it is hereby clarified that the VENDEES shall have no ownership and no usage right on the Terrace above Second Floor of the said property and the owner(s) of terrace shall have full right to carry out further construction thereon: However, in such event, the owner(s) of terrace shall shift the overhead water tanks and other facilities and amenities so provided to the VENDEES and other owners/occupants of the building on the newly built top terrace at his/her own cost and expenses and shall also ensure that during the course of construction no VAeba _ Pramod Bhagat} {Kul Bhushg= Sharma {Neha Sharma} dlt' Fag get payable paid top get paid all uddCee , Mes L2 Cel Scanned with OKEN Scanner Fuge 1 damage is caused to the existing structure of the building and the normal electricity & water supply is/are maintained. 14. That it is hereby also clarified that at present the said property is very old and therefore as and when the said property is re- constructed afresh; then in that event the share/ entitlement portion hereby sold to the VENDEES shall not be changed affected and/or diluted in any manner of whatsoever and accordingly, the VENDEES in lieu of their rights, title and interests etc: purchased under this Sale Deed, shall be entitled to re-develop and re-construct and be the absolute and exclusive owner of the Entire Basement and also 10% share/portion of the Entire Stilt Area, alongwith proportionate (to the extent of 10%) , undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards, bearing No H- 20, situated at New Delhi South Extension Part-I, New Delhi- 110049, without any right, title, interest or claim from the VENDOR or any other person (s) claiming through or under the VENDOR 15 That the photocopies of all relevant documents in respect of the said property have been handed over by the VENDOR to the VENDEES. 16 That all the expenses of this Sale Deed, viz Stamp Duty, Registration Charges etc: have been borne and by the VENDEES. The VENDEES shall have the right to collect the original Sale Deed from the office of the Sub-Registrar and the same: 17. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching Or concerning this deed: Pramod Bhagat} {Kul Bhushap Sharma} Neha Shara} ateee(paid keep 4 NeA 4L@ = Nelg t Scanned with OKEN Scanner 14 SCHEDLLELABQVE REFERRED TOz [Detail of payments made by the VENDEES to the VENDOR] Amount in Payment Rupees Mode Number Dated Drawn on 16,33,500/- RTGS HFCR520220 04/01/2022 HDFC Bank 10488082950 16,33,500/- RTGS HFCR520220 04/01/2022 HDFC Bank 10488084648 33,000 /- the amount of TDS deducted (representing 1% of the total sale consideration) and the same has been deposited by the VENDEES with Income Tax Authorities in the account of the VENDOR, as required under the relevant provisions of the Income Tax Act 1961 and rules framed thereunder; Ct Nely Pramod Bhagat; Kul Bhushnan Sharma} {Neha Sharma} Fuge Being et-- eco6 4 Mehq Scanned with OKEN Scanner 15 SCHEDULE-ILABOVE REFERRED TOz [Schedule of Property subject matter of Sale/Transfer] Proportionate (to the extent of 10%), undivided, indivisible and impartible ownership rights in the said plot of land measuring 200 square yards, bearing No. H-20, situated at New Delhi South Extension Part-I, New Delhi-110049 and in the event of re-construction of the said property, the exclusive right

to construct and own the Entire Basement; with all rights, title and interest; easements, privileges and appurtenances thereto, with all rights in common entrances, passages, staircase and other common facilities and amenities provided in the building which is bounded as under; EAST Plot No. H-19 WEST Plot No. H-21 NORTH Road SOUTH Service Lane St} tcso Pramod Bhagat} Kul Bhushan Sharma} Neha Sharma} Page 1

athdeP 86/y LLh(Nlebs Neha Scanned with OKEN Scanner Form-A [See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules 2002 1 Name of office of Registrar /Sub-Registrar V(1), LAJPAT NAGAR, NEW DELHI 2 Name & Father's Name of the Transferor MR PRAMOD BHAGAT, SON OF LATE SHRI DHAN RAJ BHAGAT: 3 Address of the Transferor H-20, N.D. SE: PART-I, NEW DELHI-110049. 4 Name & Father's name of the Transferee (1) MR KUL BHUSHAN SHARMA AND (2) MRS: NEHA SHARMA 5 Address of the Transferee 69-4, TOP FLOOR, SUBHASH MARKET, KOTLA MUBARAKPUR, NEW DELHI-110003. 6 If the property was transferred earlier (Yes/No): (a) if yes; amount of consideration thereof: 7 Amount of consideration of the present transfer: Rs.33,00,000 /- 8. Other Information: - A In case of agricultural Land Name of the Revenue Estate : NA: ii Name of Village: iii, Khasra Number (s): (1 Acre sq: mtr,, 1 Bigha = mtr: 1 Biswa = sq: mtr:) B In case of non-agricultural land a Location of the property H-20 b Name of the Colony /locality ND.S,E; PART-I, NEW DELHI-110049 B' C Sl, No. of the Colony /locality in the list colonies Localities: d Category of the colony /locality; (If the name of colony /locality is not included in the list of colonies /localities, the category of the nearest colony /locality may be mentioned) 1 Area (in sq. mtr;) 167.22 sq. mtrs: ii; Land use "(Fill the corresponding value of the following land uses as applicable in your case) a. RESIDENTIAL - 1 b: Govt Public purpose-1 C. Private public purpose (eg: private schools, colleges, hospitals) d; Industrial-2 e commercial-3 Land Marks, if any. with the help of which the property can be SINDSE PART-[Gak Sq: 'eilell Nehs al8-et7 Scanned with OKEN Scanner C In case of built-up property other than flats:- Total area to the plot 167.22 sq; mtrs: [10% SHARE] iis Land use* (Fill the corresponding value of the following land uses as applicable in your case) a. RESIDENTIAL 1 b; Govt Public purpose -1 C Private public purpose (eg: private schools, colleges, hospitals) d Industrial-2 € Commercial -3 iii. Total plinth area of the property (in sq: mtr:): NA: iv Plinth area under transfer (in sq mtr:) N.A: V Year of construction/Age Factor: ~ (In case of colonies falling in categories 'G' and 'H' , please mention the corresponding value of the following type of structure applicable in your case: Pucca 1.0 Semi-Pucca 0.75 Katcha 0.5 D In case of Flats: Constructed by DDA/Co-operative Group Housing Dazmeut 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?); tatoztot 9 NAMEEASIGNATURE OF THE TRANSFEROR VERIFICATION 0 LPRAMOD BHAGAT; do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief: Verified today, on this M of February 2022. SIGNATURE OF TRANSFEREE SIGNATURE OF TRANSFEROR Aels 1 6 day - 3 Fe-Loof Aeha a&-6 Q1) Scanned with OKEN Scanner UNDERTAKING Sub Registrar V() ~rulNumbtt 14/02/2022 Sov KUL RHUSHAANSH(RMA SUBHASH CHANRA SHARMA SAADO Ro 69-| TOP FLR SUBHASH MKT KMPUR ND Mobile No 9582105085 do hereby Undertaker as Follows: - 1. I am the buyer of the property as detailed below: Details of property: - House No.: H-20 NDSE [ND, Road No.: SOUTH EX PART- [2. The mobile no

mentioned by me belongs to me. 3 . Thave no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies public utilities for changes of name/mutation in their record Signhture of Buyer Name of Buyer- KUL BHUSHAN SHARMA Mobile No- 9582105985 Nlalg Cq ' Jolkyh ntewy [oLe-4L (dfetro Scanned with OKEN Scanner Government of National Capltal Territory of Delhi 0- Registration Fee Receipt Raccint No DL1059310458650 Issue Date 14-FEB-2022 10.42 ACC Relercnce SHCIUSHCIL NCT OF DELHVNEHRU PLACE ESI Gortificale No IN-DL89522554288042U Furchased By KUL BHUSHAN SHARMA AND NEHA SHARMA Rogistratian Foos Paid By KUL BHUSHAN SHARMA AND NEHA SHARMA Proparty Doscriptlon H.2o,ND.S,E: PAAT-I, NEW DELHI Purpose Article 23 Sale Amount (Rs.) Parliculars 3 33,000.00 Registration Fee 100.00 Copying Fees <1,000.00 E-change of Name Fee South DMC <20.00 Service Charges 2.00 CGST 9 % 2.00 SGST 9 % <34,124.00 Tolal Amount Rupoes Thirty-Four Thousand One Hundred Twenty-Four Only) Alert This Is a receipt Of fees collected and should not be treated as receipt of Registration. Statulory authenticity of e-Registration Fee Receipt can be be veriliated at website i.e. The ntttps Iwwwshcilestamp com/Registration/ 8 GSTIN Number 07AABCS1429B1ZW PAN: AABCS1429B SAC 998599 CIN: U67190MH1986G01040506 PREMISES IFCI Tower, Sth Floor; A wing, 61, Nehru Place, New Delhi-110019 Lc Nela Seet J 1q uleala 5 te6-st~ Scanned with OKEN Scanner 16 INWITNESS WHEREQE the VENDOR and the VENDEES have signed this SALE DEED at New Delhi; on the date first mentioned above in the presence of the following witnesses: WITNESSES; 1. MR AKSHAY ARORA S/o Mr: Kawal Arora R/o 4-68, Bapu Park; Kotla 4 Mubarakpur, New Delhi-110003 UID : 8678 1225 9055 {Pramod Bhagat} VENDOR 2.MR. SHIV CHARAN S/o Mr: Lal Chand R/o A-373/10, Subhash Market; Kotla Mubarakpur, New Delhi- 110003 UID : 5274 6106 4495 {Kul Bhilshan Sharma} {Neha Sharma} VENDEES Ci Page hhcus 8rud 3 Nehq Nlels IaLseh Ftfeky Scanned with OKEN Scanner No. Year Book No: 492 2022-2023 Ist Party Ind Party Witness Ist Party PRAMOD BHAGAT IInd KUL BHUSHAN SHARMA NEHA SHARMA Witness AKSHAY ARORA, SHIV CHARAN Certificate (Section 60) istration No492 in Book No.1 VolNo 1.882 on page [6 to 34 on this date 17/02/202210:03.23AM Thursday and left thumb impressions has/have been taken in my presence: 7 Sub Registrar Sub Registrar V(I) Date 14/03/2022 10.25.52 ThaailOf New Delhi Delhi Sct 9 2286201100492 Revenue Department NCT of Delhi DORIS NIC-DSU Reg: Reg: Panty Rege day 3 1 3 L 1 5 7exIic l Neks Hast Scanned with OKEN Scanner Inspection Report From M/s V; K ELECTRIC STORE Ws (Wiina Contractor) LGENCt TO Eleciric ContKNGTORS 0+29, Subhash Chowl, Rct No E,C, No; 238475Facd Yto No;;937 p6s? Ms (Name of the Licensee) Dear We hereby inform vou that Electrical installation at the premises bearing no 4/-2 0 , SZateMeu (- N'p < 6 QanT~ NiLO Dellu 49 situated on Road/Street occupied by Xu ehudt KAmA has been completed by us and is ready for your engineer t0 test and connect up with your mains. The installation was tested by Us on and the installation resistance was mega ohms. The installation comprises the {ollow"8: Ma s; NeHA SHAR Na; ef cinuits Size of Lamps Fans (5 amp) (15 amp) Other Domestic Total left to right on Conductor appliances KW Distribution No Watt No Watt No Watt No Watt Description Watt Circuit No. 1 35w4 2 Uo 2 60 2 Sod Circuit 2 44" 4u Koo Circuit No. 3 Circuit No Circuit No.5 Circuit No. 6 total 2 NX Licensed wiring Contractor License No_ 201775ate D D M | M|Y | Y | Y | Y (Name) EC: No. (5079) Address VALP-YPTO d82p2408174 Pin ul @hushAn SHAQMA %2 S 2 2HAAmA Name of the Applicant S/o Mes NeHA _CHARMa 1Se

Skus_KhushAn_ChAemA Address where supply 4 A4 Elsnlz is required NI 01
, ~1 453 TZRITeZ city NJFy nenl Pin Trroptts Address where bill is t0
be sent Cty Pin Sienature of Contractor of Applicant Dale: Nels To 8-
29, N4qjl ch' tic (5079) UPTO VALID 7827220677 Su , Plug Piug No ~p
2804.2042 Cty Sh clkd Wiring " StrRature ~ELECTRIC CONTRACTORS 'M
ELECTRIC Chonk, LICENCE Xi Supha Delni-92 "OTy9H+6SL ILaxm