

NON JUDICIAL Government of National Capital Territory of Delhi 17 TNA e-Stamp Certificate No IN-DL80856539397515V Dale 13-Oct-2023 03.52 PM Certificate Issued SHCIL (FIV di-shcill LAJPAT NAGARI DL-DLH Account Reference SUBIN-DL DL-SHCIL27070428831564V Unique Doc; Reference ANUJ KAUSHIK AND OTHERS Purchased by Description of Document Article 23 Sale NAGAR EAST OF 252-C SECOND FLOOR BACK PORTION SANT Property Description KAILASH NEW DELHI-110065 31,00,000 Consideration Price (Rs:) (Thirty One Lakh only) SANJEEV KHOKHA First Party ANUJ KAUSHIK AND OTHERS Second Party Stamp Duty Paid By ANUJ KAUSHIK AND OTHERS 2,01,500 Stamp Duty Amount (Rs) (Two Lakh One Thousand Five Hundred only) FAIE 8 Sanjvkhokha Any) koskk Smph krvinaer Kev Ualw Ih: M 5419 09+21 x_ nagelk 2 8x5464 \$36 9906679435 28180 221,694497 0 Laps3464c 1176526 KvCka 9 &K APlyrz 320 Avag 9944 ren)LJ LOCKED 2 1 3 Jset_ 3 157342, SALE DEED Property bearing MC.D. No. 252-C, Sant Nagar; East of Kailash; New Delhi-110065. Floor Second Floor Back Portion Type of Deed Sale Deed Category D Total Area of Plot 83.61 Sq: Mtrs. Total Plinth Area 418.05 Sq. Mtrs: Plinth Area under transfer 83.61 Sq. Mtrs. Proportionate Land Share 16.722 Sq: Mtrs. Use Factor Residential Structure Type Pucca Age Factor 9 Minimum cost of Land Rs.1,27,680/- per Sq: Mtr. Minimum cost of Construction Rs.11,160/- per Sq: Mtr. Details of Circle Rate: - Land Rate 16.722 x 1,27,680/- 21,35,064.96 b) Construction Rate 83.61X 11,160 X.9 = Rs.8,39,778.84 Total a + b Rs.29,74,843.8 Sale Consideration Amount Rs.31,00,000/- Total Value of Female Share Rs.7,75,000/- Stamp Duty on Female Share 5% Rs.38,750/- Total Value of Male Share Rs.23,25,000/- Duty on Male Share 7% Rs.1,62,750/- Total Duty Paid female male share Rs.2,01,500/- h paid Stamp paid Stamp cSn) _ mJec kz NurV' This Sale Deed is made and executed at New Delhi on this 18th of October; 2023; BETWEEN MR. SANJEEV KHOKHA son of Late Shri RK. Khokha alias Ravinder Kumar Khokha resident of Plot No.63, First Floor; Udyog Vihar Phase-I, Industrial Complex Dundahera, Near Pir Baba Wali Gali, Gurgaon; Haryana, Pin-122016, hereinafter called the VENDOR; AND 1) MR ANUJ KAUSHIK (having 50% undivided share) son of Shri Ghanshyam Dass Kaushik resident of 342, Near Iskon Temple; Sant Nagar; East of Kailash; New Delhi-110065, (UID No.8380 2226 7909) & (PAN NoAPWPK3830P), 2) MR JASPAL SINGH (having 25% undivided share) son of Shri Kartar Singh resident of 322, Second Floor; Sant Nagar; East of Kailash; New Delhi-110065, (UID No.2816 5969 5247) & (Pan NoBWAPS3982C), 3) MRS. HARVINDER KAUR (having 25% undivided share) wife of Mr; Jaspal Singh resident of 322, Second Floor; Sant Nagar; East of Kailash; New Delhi-110065, (UID No.8870 1776 5226) & (Pan No.CPYPKO290K), hereinafter called the VENDEES; The expression of the terms the VENDOR and the VENDEES, wherever they occur in the body of this Sale Deed, shall mean and include them, their respective legal heirs, successors, representatives; executors, nominees, authorized agents and assignees etc. WHEREAS Shri Suraj Parkash was the owner of piece of plot bearing No.198 199, measuring about 600 Sq: Yds , out of Khasra No.185/150, situated at Back of Lana, Sant Nagar; Garhi Jharia Maria, New Delhi-110065, which is bounded as under:- EAST House of S. Banta Singh WEST Nala NORTH Land of others SOUTH Road (hereinafter called the said property). 7ay Ru day etc , 844 Ruf Hu-Viblert allil AND WHEREAS the said Shri Suraj Parkash etc the above said property, to Sardar Surjit Singh Chawla son of S. Gian Singh Chawla; by virtue of Sale Deed duly registered as Document No.3333, in Addl Book No.I, Vol No.1521, on pages from 162 to 164, on dated 29/04/1966, in the office of the Sub-Registrar; New Delhi: AND WHEREAS the said Sardar Surjit Singh Chawla son of S. Gian Singh Chawla; resident of A-272, Defence Colony, New Delhi, sold the above said property to (1) S. Ajmer Singh son of \$. Har Datt Singh, (2) S_ Manohar Singh son of S. Prem Singh and (3) S. Hernek Singh son of \$. Mehinder Singh, by virtue of Sale Deed duly registered as Document No.4610, in Addl Book NoI, Vol.No.2936, on pages from 86 to 89, On dated 04/07/1972, in the office of the Sub-Registrar; New Delhi. AND WHEREAS the said (1) S. Ajmer Singh son of S. Har Datt Singh resident of D- 8, Kotla Mubarakpur; Delhi-110003 , (2) S_ Manohar Singh son of S. Prem Singh resident of 386, Sant East of Kailash; New Delhi-110065, and (3) S. Hernek Singh son of S. Mehinder Singh resident of 320, Sant East of Kailash; New Delhi-110065, partitioned the said above said property as per Partitioned Deed the said S. Ajmer Singh son of S. Har Datt Singh, became the absolute owner of measuring 90 Ft X 20 Ft: total area measuring 200 Sq: Yds , Plot No.198, part of Khasra No.185/150, situated at Sant Nagar; Garhi Jharia Maria; New Delhi-110065, (now known as Property bearing MCD. No.252-C, built on Plot No.198), which is bounded as under: - EAST Property of S. Banta Singh WEST Plot of S. Hernek Singh NORTH Road 80 Ft; Wide SOUTH Road 30 Ft. Wide (hereinafter called the said property), by virtue of Partition Deed duly registered as Document No.2246, in Addl Book No.I, Vol No.3950, on pages 152 to 154, on dated 03/06/1978, in the office of the Sub-Registrar, New Delhi: AND WHEREAS the said S. Ajmer Singh son of S. Hardit Singh alias S. Har Datt Singh resident of 252-C, Sant Nagar; East of Kailash; New Delhi-110065, sold the undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property), to Shri Rajpal Singh son of Shri Hari Ram resident of 187-A, Sant Nagar; East of Kailash, New Delhi-110065, by virtue of Sale

Deed duly registered as Document No.8011, in Addl Book No.I, Vol No.8470, on pages from 133 to 142, on dated 02/11/1994, in the office of the Sub-Registrar; New Delhi: AND WHEREAS the said S. Ajmer Singh son of S. Hardit Singh alias S. Har Datt Singh resident of 252-C, Sant Nagar, East of Kailash, New Delhi-110065, sold the 1/3rd undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds.), part of Khasra No.185/150, situated at Sant Nagar, East of Kailash, New Delhi-110065, (hereinafter called the said property), to Shri Balwant Malik son of Shri RD Malik resident of 1543, Kotla Mubarakpur; New Delhi by virtue of Sale Deed duly registered as Document No.8012, in Addl Book No.I, Vol No.8470, on pages from 143 to 152, on dated 02/11/1994, in the office of the Sub-Registrar; New Delhi: AND WHEREAS the said S. Ajmer Singh son of S. Hardit Singh alias S. Har Datt Singh resident of 252-C, Sant Nagar; East of Kailash; New Delhi-110065, sold the 1/3rd undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds.), part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property) . to Shri N.K. Handa son of Shri S.L. Handa resident of Q-24, Double Storey, Lajpat Nagar; New Delhi, by virtue of Sale Deed duly registered as Document No.8013, in Addl Book No.I, Vol No.8470, on pages from 153 to 162, on dated 02/11/1994, in the office of the Sub-Registrar; New Delhi: AND WHEREAS the said (1) Shri Rajpal Singh son of Shri Hari Ram resident of 187-4, Sant Nagar; East of Kailash; New Delhi-110065, (2) Shri Balwant Malik son of Shri RD. Malik resident of 1543, Kotla Mubarakpur; New Delhi-110003, and (3) Shri N.K. Handa son of Shri S.L. Handa resident of Q-24, Double Storey; Lajpat New Delhi, executed General Power of Attorney in favour of Shri Gurman Singh son of S. Tara Singh resident of H-76, Lajpat Nagar-I, New Delhi-110024, in respect of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds) part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property), vide General Power of Attorney duly registered as Document No.2364, in Addl Book No.IV, Vol No.413, on pages from 116 to 119, on dated 13/03/1995, in the office of the Sub- Registrar; New Delhi: AND WHEREAS the said Shri Rajpal Singh son of Shri Hari Ram resident of 187-A, Sant Nagar; East of Kailash; New Delhi-110065, also sold the 1/3rd undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds), of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property) , to Shri Nafe Singh son of Shri Hard Lal resident of Village & Post Tikri Khund, Delhi-110040 , vide Agreement to Sell dated 17/03/1995. Gudv Hr4' (carz Nagar; part wari Jtsyod wle AND WHEREAS the said Shri Balwant Malik son of Shri RD. Malik resident of 1543, Kotla Mubarakpur; New Delhi-110003, also sold the undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq; Yds:) part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property), to Shri Jaswant Singh son of S. Lal Singh resident of 39, Hari Nagar; Ashram; New Delhi, vide Agreement to Sell dated 17/03/1995 . AND WHEREAS the said Shri N.K Handa son of Shri S.L. Handa resident of Q-24, Double Storey, Lajpat New Delhi, also sold the 1/3rd undivided share of built- up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds) , part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property), to Shri Harmeet Singh son of Shri Mangat Singh resident of P-3A, Jangpura Extn , New Delhi; vide Agreement to Sell dated 17/03/1995 . AND WHEREAS the said Shri Rajpal Singh son of Shri Hari Ram resident of 187-4, Sant Nagar; East of Kailash, New Delhi-110065, represented through his duly constituted General Attorney Shri Gurman Singh son of S. Tara Singh resident of H- 76, Lajpat Nagar-I, New Delhi-110024, vide G.PA: dated 13/03/1995, regd. as Document No.2364, in Addl Book No IV, Vol No.413, On pages from 116 to 119 on dated 13/03/1995, as Vendor; and Shri Nafe Singh son of Shri Hardwari Lal resident of Village & Post Tikri Khurd, Delhi, as confirming vendor sold the 1/3rd undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" 20" (200 Sq; Yds) part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said property), to Smt: Shakuntla Aggarwal wife of Shri J K Aggarwal resident of W-39, Greater Kailash Part-II, New Delhi-110048, by virtue of Sale Deed duly registered as Document No.7843, in Addl Book No.I, Vol No.8877, on pages from 8 to 14, on dated 18/09/1995, in the office of the Sub-Registrar; New Delhi. AND WHEREAS the said Shri Balwant Malik son of Shri RD. Malik resident of 1543, Kotla Mubarakpur; New Delhi-110003 , represented through his duly constituted General Attorney Shri Gurman Singh son of S. Tara Singh resident of H-76, Lajpat Nagar-I, New Delhi-110024, vide GPA: dated 13/03/1995, as Document No.2364, in Addl Book No.IV, Vol.No.413, On pages 116 to 119, on dated 13/03/1995, as Vendor; and Shri Jaswant Singh son of S. Lal Singh resident of 39, Hari Ashram; New Delhi, as confirming vendor sold the 1/3'4 undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" X 20" (200 Sq: Yds), part of Khasra No.185/150, situated at Sant East of Xwh idlo |ou b 1/3rd Nagar; regd. from Nagar; Nagar; Iajol NaV= Kailash; New Delhi-110065, (hereinafter called the said property), to

Shri Inder Mohan Poddar son of Late Shri Peare Lal resident of D-1-i001, Vasant Kunj; New Delhi-110070, by virtue of Sale Deed duly registered as Document No.7842, in Addl Book No.I, Vol.No.8877, on pages from to 7, on dated 18/09/1995, in the office of the Sub-Registrar; New Delhi_ AND WHEREAS the said Shri N.K. Handa son of Shri S.L. Handa resident of Q-24, Double Storey, Lajpat Nagar, New Delhi, represented through his duly constituted General Attorney Shri Gurman Singh son of S. Tara Singh resident of H-76, Lajpat Nagar-I, New Delhi-110024, vide GPA_ dated 13/03/1995, regd_ as Document No.2364, in Addl Book NoIV, Vol.No.413, on pages from 116 to 119, on dated 13/03/1995,as Vendor; and Shri Harmeet Singh son of Shri Mangat Singh resident of P-3A, Jangpura Extn , New Delhi; as confirming vendor sold the 1/3rd undivided share of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds.), of Khasra No.185/150, situated at Sant Nagar; East of Kailash, New Delhi-110065, (hereinafter called the said property), to Shri Arun Aggarwal son of Shri RK Aggarwal resident of W-39, Greater Kailash Part-IL, New Delhi-110048, by virtue of Sale Deed duly registered as Document No.7844, in Addl Book No.I, Vol No.8877, on pages from 15 to 21, on dated 18/09/1995, in the office of the Sub-Registrar; New Delhi. AND WHEREAS the said (1) Shri Inder Mohan Poddar son of Late Shri Peare Lal resident of D-1-1001, Vasant Kunj, New Delhi-110030, (2) Mrs. Shakuntla Aggarwal wife of Shri J.K Aggarwal and (3) Shri Arun Aggarwal son of Shri RK Aggarwal both residents of W-39, Greater Kailash Part-II, New Delhi-110048, IDENTIFIED THROUGH I.C NO.DL/03/031/015647, ERO Mahipal Pur; New Delhi, dated 04/04/1995, (2) L.CNO. DL/02/007/018243, ER.O. Kalkaji, dated 29/04/1995, & (3) LCNO. DL/02/007/018335, ER.O. Kalkaji, Dated 12/01/1995, executed General Power of Attorey in respect of Entire Second Floor of built-up property bearing MCD No.252-C built on Plot No.198, measuring 90" x 20" (200 Sq: Yds) part of Khasra No.185/150, situated at Sant East of Kailash, New Delhi-110065, (hereinafter called the said floor of the said property), in favour of Mrs Ruchi Khokha wife of Mr. Sanjeev Khokha resident of E-302, Greater Kailash Part-II, New Delhi- 110048, IDENTIFIED THROUGH PP NO. E 258336 issued from RPO; New Delhi dated 04/11/1988, vide General Power Of Attorney duly registered as Document No.14854, in Addl Book No.IV, Vol No.809, on pages from 20 to 22 on dated 04/10/1996, in the office of the Sub-Registrar; New Delhi. AND WHEREAS the Shri Inder Mohan Poddar son of Late Shri Peare Lal resident of D-1/1001, Vasant Kunj; New Delhi-110030, acting through his general attorney Mrs. Ruchi Khokha wife of Shri Sanjeev Khokha resident of E-302, Greater V0 Hu-ntle Kez_ part Nagar, said Jaks G Kailash Part-II, New Delhi-110048, vide GP.A. registered in the office of the Sub- Registrar; New Delhi, vide document No.14854, in Addl Book No IV Vol No.809, on pages from 20 to 22 on dated 04/10/1996, sold the undivided share of Entire Second Floor of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds), part of Khasra No.185/150, situated at Sant East of Kailash; New Delhi-11006S, (hereinafter called the said floor of the said property), to Mr: Sanjeev Khokha son of Late Shri RK Khokha resident of E- 302, Greater Kailash Part-II, New Delhi-110048, (the vendor herein), by virtue of Sale Deed duly registered as Document No.6080, in AddlBook NoI, Vol No.1157, on pages from 17 to 22, on dated 03/06/1997, in the office of the Sub-Registrar; New Delhi, AND WHEREAS the said Shri Arun Aggarwal son of Shri R.K Aggarwal resident of W-39, Greater Kailash Part-II, New Delhi-110048, acting through his general attorney Mrs. Ruchi Khokha wife of Shri Sanjeev Khokha resident of E-302, Greater Kailash Part-II, New Delhi-110048, vide GP.A. registered in the office of the Sub-Registrar; Delhi, vide document No.14854, in Addl Book No.IV, Vol.No.809, on pages from 20 to 22 on dated 04/10/1996, sold the undivided share of Entire Second Floor of built-up property bearing MCDNo.252-C, built o Plot No.198, measuring 90" x 20" (200 Sq: Yds.), of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-11006S, (hereinafter called the said floor of the said property), to Mr. Sanjeev Khokha son of Late Shri RK Khokha resident of E-302, Greater Kailash Part-II, New Delhi-110048, (the vendor herein), by virtue of Sale Deed duly registered as Document No.6081, in Addl Book NoI, Vol No.1157, on pages 23 to 28, on dated 03/06/1997, in the office of the Sub-Registrar; New Delhi: AND WHEREAS the said Mrs Shakuntla Aggarwal wife of Shri J.K Aggarwal resident of W-39_ Greater Kailash Part-II, New Delhi-110048, through her general attorney Mrs. Ruchi Khokha wife of Shri Sanjeev Khokha resident of E-302, Greater Kailash Part-II, New Delhi-110048, vide G.P.A. registered in the office of the Sub-Registrar; New Delhi; vide document No.14854, in Addl Book No.IV Vol No.809, on pages from 20 to 22 on dated 04/10/1996, sold the 1/3rd undivided share of Entire Second Floor of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq: Yds), part of Khasra No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-[10065, (hereinafter called the said floor of the said property), t0 Mr: Sanjeev Khokha son of Late Shri R.K: Khokha resident of E-302, Greater Kailash Part-II, New Delhi-110048, (the vendor herein), by virtue of Sale Deed duly registered as Document No.6082, in AddlBook No.I, Vol No.1157, on pages from 29 t0 34, on dated 03/06/1997, in the ollice of the Sub-Registrar; New Delhi; 4lx ^ic Hozu"ex Keucs 1/3rd Nagar; New 1/3rd part from acting AND WHEREAS in the manner aforesaid the VENDOR is the owner of Entire Second Floor of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 90" x 20" (200 Sq Yds.), part of Khasra

No.185/150, situated at Sant Nagar; East of Kailash; New Delhi-110065, (hereinafter called the said floor of the said property)- AND WHEREAS the VENDOR, for his bonafide needs and requirements, agreed to sell the Second Floor Back Portion of built-up property bearing MCD No.252-C, built on Plot No.198, measuring 100 Yds , out of total measuring 200 Sq: Yds of Khasra No.185/150, situated at Sant East of Kailash; New Delhi-110065, along with proportionate, undivided, indivisible and impartible ownership rights, interest, liens and title in the land beneath the same; rights of usage of necessary amenities/services attached thereto i.e. common passages and staircases for approach; use of separate water connection; common sewer connection; separate Electric Connection and separate overhead water tank etc , (hereinafter called the said floor of the said property), unto the VENDEE, for total sum of Rs.31,00,000/- (Rupees Thirty One Lakhs Only), and the VENDEE has to purchase the same from the VENDOR, for the same amount: NOW THIS SALE DEED WITNESSETH AS UNDER:- 1. That in pursuance of this sale deed in consideration of a total sum of Rs.31,00,000/- (Rupees Thirty One Lakhs Only), which the VENDOR has received from the VENDEE, in the following manners RTGSICH: No. DATE AMOUNT DRA WN ON Ch.No.094648 17/09/2023 Rs.5,00,000/- ICICI Bank Ltd. 326610919430 23/09/2023 Rs.10,000/- ICICI Bank Ltd: 326610938355 23/09/2023 Rs.4,90,000/- ICICI Bank Ltd. 326712588146 25/09/2023 Rs.5,00,000/ ICICI Bank Ltd. Ch.No.000036 07/10/2023 Rs.5,00,000/- Bank of Baroda CNRBR52023092664214069 26/09/2023 Rs.5,00,000/- CANARA Bank Ch.No.984685 07/10/3034 Rs.5,00,000/= IOB Bank BARBV23285583873 12/10/2023 Rs.1,00,000/- Bank of Baroda as full and final sale consideration and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said floor of the said property, the VENDOR doth hereby agree to sell, convey, transfer and assign all the rights; title (U kwh Ho-vmclesc Ku_6 part Sq: Nagar, agreed A9/ 10 and interest in the said floor of the said property super structure built therein, (fixture fittings, sanitary fittings, electric fittings, etc.) unto the VENDEE PARTY absolutely and forever: 2 That now the VENDOR doth hereby sells, conveys; grants, transfers and assigns all his rights, titles, interests, claims, benefits in the said floor with super-structure standing therein, along with proportionate, undivided, indivisible and impartible share of ownership rights in the land beneath the same; including easements and appurtenances; whatsoever, pertaining to the said floor of the said property TO HAVE AND TO HOLD THE SAME unto the VENDEE, ABSOLUTELY and FOREVER. 3. That the VENDOR admits that he has been left with no right; interests, claim or lien of any nature whatsoever in the said Floor of the said property; and the same has become the absolute property of the VENDEE, with the right to use, enjoy, sell and transfer the same by whatever, mean likes, without any demand, objection, claim or interruption by the VENDOR or any persons) claiming under or in trust for him; THAT the VENDOR has handed over the actual, vacant and peaceful physical possession of the SAID FLOOR OF THE SAID PROPERTY to the VENDEE at the time of execution of this SALE DEED. 5, THAT the VENDOR hereby assures, represents and covenants with the VENDEE as follows: a) THAT the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's right and title to the SAID FLOOR OF THE SAID PROPERTY may in any way be impaired or whereby the Vendor may be prevented from transferring the SAID FLOOR OF THE SAID PROPERTY. 6) THAT except the VENDOR nobody else has any right; title, interest and claim or demands whatsoever or howsoever in respect of the SAID FLOOR OF THE SAID PROPERTY and the VENDOR has full right and absolute authority and power to sell, transfer and convey the SAID FLOOR OF THE SAID PROPERTY and receive the sale consideration amount; 86 hdo IQo V title; they "aAW 5 4ae Vi" THAT there is no order of attachment by the Income Tax Authorities or any other Authorities under any law for the time in force or by any other authority nor any notice of acquisition or requisition has been issued/received by the VENDOR in respect of the SAID FLOOR OF THE SAID PROPERTY. THAT there is no subsisting agreement for sale in respect of the SAID FLOOR OF THE SAID PROPERTY and the same has not been transferred in any manner whatsoever; in favour of any other person or persons, except those mentioned above: THAT there is no legal impediment or bar whereby the VENDOR are/is or can be prevented from selling; transferring or entering into any contract any person or persons, in respect of SAID FLOOR OF THE SAID PROPERTY. 0 THAT there is no notice of default or breach on the part of the VENDOR or his predecessors in interest of any provisions of law in respect of the *SAID FLOOR OF THE SAID PROPERTY' . Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof; the Vendee has agreed to purchase the SAID FLOOR OF THE SAID PROPERTY and in case any of the representations assurances made by the VENDOR are/is found to be untrue and or if the whole or any of the SAID FLOOR OF THE SAID PROPERTY (fully described above) is ever taken away Or goes out from the possession of the VENDEE or any of their successors in interest 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 losses suffered by the VENDEE or their successors in interest and shall keep the VENDEE saved and harmless and indemnified all such costs, damages; losses, suffered by the VENDEE: 6. THAT the VENDOR hereby conveys, grants, transfers and assign all rights, titles, interests,

claims, benefits in the SAID FLOOR OF THE SAID PROPERTY with super-structure standing therein; with proportionate freehold ownership rights in the land beneath the same; including all rights; title, privileges; benefits; easements; appendages and appurtenances whatsoever; pertaining to the SAID FLOOR OF THE SAID PROPERTY to the VENDEE and TO HAVE AND TO HOLD THE SAME ABSOLUTELY & FOREVER. G Kele V being with part good against along liberty. liSRaf (Huziles NL' L 7. THAT the VENDOR hereby confirms that it has left with no right; interest of any nature with the SAID FLOOR OF THE SAID PROPERTY and the VENDEE has become the absolute owner of the SAID FLOOR OF THE SAID PROPERTY with full right to use and enjoy the same as absolute owner thereof without any hindrance or objection by the VENDOR or any other person claiming under it. 8 THAT the VENDOR hereby declares and represents that the SAID FLOOR OF THE SAID PROPERTY is not the subject matter or property of any Hindu Undivided Family (HU.F) and no part of the SAID FLOOR OF THE SAID PROPERTY is owned by any minor. 9. THAT the Vendor has assured the Vendee that the SAID FLOOR OF THE SAID PROPERTY' is free from all sorts of encumbrances, such as Sale, Gift Mortgage, WILL, Trust; Exchange, Lease; Legal flaws claims, Loan, Surety; Security, Lien any court injunction or person; Receipt, Litigation, Stay Order; Notice, Charges, family or religious disputes, acquisitions, attachment in decree of any court; injunctions, hypothecation, Income Tax or Wealth Tax attachment; or any other registered or Un-Registered encumbrances; whatsoever; as result of which; the Vendee are/is deprived off from the 'SAID FLOOR OF THE SAID PROPERTY' or part thereof; then the Vendor will be liable and responsible to indemnify the Vendee, upto the extent of all losses sustained by the Vendee aforesaid, and to make of all losses; costs, damages and expenses sustained/suffered by the Vendee aforesaid and keep the Vendee saved, harmless and indemnified against all such losses suffered by the Vendee. 10. THAT the Vendor shall be liable to pay all the previous dues i.e. house tax; property tax; water and electricity charges, misuse charges, Or any other dues and demands of the concerned authorities, as per the bills received from the concerned authorities, in respect of the SAID FLOOR OF THE SAID PROPERTY if any payable upto the date of handing over of actual physical possession of the SAID FLOOR OF THE SAID PROPERTY to the VENDEE even if the bills are received at a later stage and thereafter the same shall be paid and borne by the VENDEE: 11. THAT the Vendee can get the SAID FLOOR OF THE SAID PROPERTY mutated and transferred in their own names in the records of the Municipal corporation of Delhi; the New Delhi Municipal Corporation, the BSES Rajdhani Power Ltd, Delhi Jal Board or any other concerned authority, On the basis of this Sale Deed Or through its copy, at their own cost and expenses; Rur title; prior good JWpelex+% 'latviu61 Kch 12. THAT the sale consideration includes the consideration for electricity and water connections and the security deposits made with the concerned departments: The VENDEE shall be entitled to the existing electricity and water connections transferred in their Own names, along with the security deposit with electricity and water departments etc. 13. THAT the VENDEE/ OWNER occupants with servants/workmen of the other parts of the said building will have full right of access to maintenance of water storage tank; water meter, sewers and overhead water tank installed on top terrace of the building, for the purpose of its repairing/cleaning etc. at all reasonable times. 14 THAT the VENDOR has provided one separate electricity connection meter; in the SAID FLOOR OF THE SAID PROPERTY for the exclusive use of the VENDEE herein, and the payment of which shall be made directly to the BSES RAJDHANI POWER LTD by the VENDEE, from the date of execution of this Sale Deed_ 15. THAT the VENDOR has also provided the separate water connection of DELHI JAL BOARD, which is connected with the separate over head water tank for the exclusive use of the VENDEE herein. 16. THAT the VENDEE, and other owners/occupants of the other parts of the building shall have limited and unrestricted right to access to the terrace for the purpose of installation of TV. Antennas and overhead water Storage Tanks,, which are situated on the terrace of the stairs of the said building, ie. mumty and have the limited and un-restricted right to get it repaired, re-installed and cleaned at all reasonable times and hour; after giving reasonable notice to the owner of the terrace floor, 17. THAT the proportionate common maintenance charges will be paid by all the occupants/owners of the said building in proportion Of the area by them; which is required to be spent for the maintenance of the common areas 18. THAT no common parts of the building shall be used by the owners/occupants of the said building for keeping/chaining pets; dogs; birds or for storage of cycles; motor cycles, nor the common passage shall be blocked in any manner; 19. THAT the VENDEE shall have the right to use all the common spaces such as pathways, staircase; of the SAID FLOOR OF THE SAID PROPERTY. frwk 0~ Ku get along repairs they occupied ~pVe Norvile 20. THAT the VENDOR has handed over the all the original/photo state documents pertaining to the SAID PROPERTY, to the Vendee; at the time of execution of this Sale Deed_ 21 . THAT the Vendee shall have the absolute right and authority to use, enjoy and drive the benefit from the SAID FLOOR OF THE SAID PROPERTY in any manner the VENDEE may deem fit & proper: 22. THAT all the expenses for the registration of this Sale Deed viz stamp registration charges etc. has been borne and by the VENDEE_ 23. THAT the VENDOR is left with no right; title, interest, claim or concern of any nature

with the SAID FLOOR OF THE SAID PROPERTY and the VENDEE has become the absolute owners of the same. 24. THAT in the event of the SAID FLOOR OF THE SAID PROPERTY damaged or not remaining in existence on any account whatsoever then the VENDEE shall have the right to raise construction on land beneath SAID FLOOR OF THE SAID PROPERTY which is sold under this SALE DEED, and shall have the proportionate undivided, indivisible and impartible freehold ownership rights in the land underneath the 'SAID PROPERTY', with other owners of the building; 25. 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. 26. That the said part of land is not notified U/s 4 & 6 of Land Acquisition Act: 1894 and has not been acquired by the Government for any public purpose: 27. That is no contravention of Delhi Land Reforms Act. 28, That the said property is regularized by DDAMMCD,, vide Resolution No.129 dated 10/09/1981. 846- kue duty; paid being along J4ku8 - Idvcuwen AkwL IN WITNESS WHEREOF the VENDOR and VENDEE have signed and executed this Sale Deed on the day, month and year first above written, in the presence of the following witnesses and the witnesses have also signed in presence of Executants. WITNESSES: - VENDOR n Q Njav Mr: Navneet Singh Slo Shri Jaspal Singh Rlo 322, Second Floor; Sant Nagar; East of Kailash; New Delhi-110065_ (UID No.4001 5289 5505) VENDEE 2 Scnt) Huc Mr: Sanjay Kumar Gupta S/o Sita Ram Gupta Rlo HNo.310, Sant Nagar, East of Kailash, New Delhi-110065. N (UID No.7603 3632 2166))t)pax e Uoululen , AL FORM-A (see_rule_S_of delhi stamp (prevention of undervaluation of instruments) Rules 2007 LName of office of Registrar/Sub-Registrar Lajpat Nagar -V (1) 2Name of Father' \$ name of the transferor Mr: Sanjeev Khokha Slo Lt RK Khokha 3.Address of the transferor 63,FIF, Udyog Vihar Ph-I, Gurgaon Haryana,Pin- 122016. 4.Name& Father' s name of the transferee Anuj Kaushik Jaspal Singh & Harvinder Kaur 5.Address of the transferee 342, Sant Nagar, East of Kailash, New Delhi-110065. 6.If the property was transferred earlier (Yes No): NO (a) If yes, amount of consideration thereof: 7.Amount of consideration of the present transfer Rs.31,00,000/- 8.Other Information: In case of 'agricultural Land: Name of the Revenue Estate NA- Name of Village:_ NA: Khasra Number(s)_ NA. Area of land under transfer (in hect/sq: metr:) N.A. (1 Acre=_ Sq: Mtr:, Bigha=_ sq. mtr. [Biswa= sq. mtrs. B In case of 'non-agricultural land:- NA. Location to the Property: - Name of the colony/locality Sant Nagar; East of Kailash SL, No. of the colony/locality in the list colonies/localities:- 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) Area (In Sq: Mtrs:): 83.61 Sq: Mtrs. Land Use: "[Fill the corresponding value of the following land uses as applicable in your case] Residential-| Govt. purpose- | Private public purpose (e.g private schools, colleges, hospitals) Industrial-2 Commercial-3 V) Land Marks, If any, with the help of which the property can be located: Sant Last of Kailash In case of built-up property other than flats: - Total area of the plot: 83.61 Sq: Mtrs public Nagar; Land Use: of the following land uses as in your case] "Fill the corresponding value Residential-| Govt; purpose-[Private public purpose (e.g: private schools; colleges, hospitals) Industrial-2 Commercial-3 Total Plinth area of the property (in sq: mtrs) 418.05 Sq: Mtrs Plinth area under transfer (in sq. mtrs) 83.61 Sq: Mtrs: (IV) Year of construction: PUCCA Nature of construction:- ~In case of colonies in categories "G" and "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 In case of Flats: constructed by DDA/Co-Operative Group Housing Society (CGHSP) Private builder; Plinth area of the flat (In Sq: Mtrs Sq: Mtrs: NA Whether number of storeys in the building of your flat exceeds or not (YesNNo): Name Sighatute of the Transferor VERIFICATION:- Vwe, Mr: Sanjeev Khokha Slo Lt. RK Khokha,do hereby solemnly declare that What is stated above is true t0 the best of my knowlededund belief: Verified this !8'h of October; 2023, Inw_ 3 Signature of Transferee Signatere \$f transferor applicable public failing four LL 3 day today, IcgKw { Iden ~ wo O-Vi" (MssL L Government of National Capital Territory of Delhi Ft e-Registration Fee Receipt Receipt No DL1650662860455 Issue Date 13-OCT-2023 16,50 ACC Reference SHCILISHCIL NCT OF DELHIINEHRU PLACE ESI Certificale No IN-DL80856539397515V Purchased By ANUJ KAUSHIK AND OTHERS Registration Fees Paid By ANUJ KAUSHIK AND OTHERS Property Description 252-C SECOND FLOOR BACK PORTION SANT NAGAR EAST OF KAILASH NEW DELHI-110065 Purpose Article 23 Sale 8 Particulars Amount (Rs. Registration Fee 231,376.00 Copying Fees 100.00 E-change fName Fee MCD 00 Service Charges 20.00 CGST 9 % {2.00 SGST 9 % <2.00 Total Amount <32,500.00 (Rupees Thirty-Two Thousand Five Hundred Only Slalulory Alert This is a receipt of fees collected should not be treated as receipt of Registration: The authentically of e-Reglstration Fee Receipt can be be verified at website i.e https /lwww shcilesiamp com/Registration/ "GSTIN Nurriber ; 07AABCS1429B IZW PAN: AABCS1429B CIN: U67 190M141986G0/040506 SAC 998599 PREMISES IFCI Tower; Slh FloorA wing; 64 Nelru Place , New Delhi-|10019 8+4 KL 000 and Jwsy = N&vhden Document Registration Summary 2 3 Oct-2023 Registration No.2023/9/9944 Sale Deed - 23 % o. 4. ANUJ KAUSHIK PURCHASER 342 SANT NAGAR EAST OF KAILASH NEW DELHI 110065 Delhl Aadhar Card- '7909 Pan No: APWPK3BBOP Age40 SANJEEV KHOKHA SELLER PLOT NO 63 FIRST FLOOR NEAR PIR BABA WALI GALI UDYOG VIHAR PHASE-|

INDUSTRIAL COMPLEX DUNDAHARA GURGAON; HARYANA PIN-122016 Delhi; Aadhar Card
+++*+*+*8279 Pan No: AAGPK5734R, Age 62 JASPAL SINGH PURCHASER 322 SECOND FLOOR SANT
NAGAR EAST OF KAILASH NEW DELHI 110065 Delhi; Aadhar Card - "5247 Pan No; BWAPS3982C Age 60
HARVINDER KAUR PURCHASER 322 SECOND FLOOR SANT NAGAR EAST OF KAILASH NEW DELHI
110065 Delhi; Aadhar Card 31t*t+*5226 Pan No; CPYPko2gok Agess Ttie Executants Have Admitted The
Execution Starp No.3 at On Dated 18-Oct-2023 04.27.41 pm Witness Winess: Wnleness Wurhess Photo
Tlmibo Signature: Wness Name SANJAY KUMAR GUPTA Sench S/o : SITA RAM GUPTA Address *310
SANT NAGAR EAST OF KALASH; NEW DELHI 110065 NAVNEET SINGH 5/0 : JASPAL SINGH Address ,322
SECOND FLOOR SANT NAGAR EAST OF KAILASH NEW DELHI 410065 Stamp No: 4 at 18-Oct-2023
04,28,29 prni South East Defence Colony Deed To+b Hrtje Navack 2023/41/0014 ~SANIEEV KIOKIIA
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Slo Wlo D/o JASPAL SINGH R/o 322 SECOND FLOOR SANT NAGAR EAST QFKAILASH NEW DELHI
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DO HEREBY SOLEMNLY AFFIRM AND DECLARE AS UNDER: 13 THATI / WE AM/ ARE THE OWNER CO-
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AM ARE HAVE NO OBJECTION IF THE BSES RAJDHANI POWER LTD MAY SANCTION A NEW ELECTRIC
CONNECTION IN THE NAME OF Anui KauHHik 4 THAT VWE SHALL NOT CLAIM ANY RIGHT, DISPUTE
AND LEGAL OBJECTION THE SAID NOC IN FUTURE: DEPONENI VERIFICATION& VERIFIED AT NEW
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