

Document 2: Sale Deed – Property B

SALE DEED

This Sale Deed is executed on this 12th day of September, 2025, at New Delhi, between:

Seller: Mr. Sanjay Gupta, son of Mr. Ramesh Gupta, residing at 56, Hauz Khas, New Delhi – 110016.

Buyer: Mr. Rohit Mehta, son of Mr. Arvind Mehta, residing at 12, Vasant Vihar, New Delhi – 110057.

Recitals:

- The Seller is the absolute owner of the commercial property located at 22, Connaught Place, New Delhi – 110001.
- The Buyer has agreed to purchase the said property for a total consideration of ₹2,00,00,000 (Rupees Two Crore Only).

Terms and Conditions:

1. The Seller confirms that the property is free from all encumbrances, mortgages, or litigation.
2. The Buyer has inspected the property and accepts it in its present condition.
3. The ownership rights shall be transferred upon registration and full payment of the consideration.
4. Both parties agree to comply with all applicable laws under the Transfer of Property Act, 1882.

Execution:

Signed by the Seller and Buyer on the date mentioned above, in the presence of witnesses.

Witnesses:

1. Mr. Sunil Verma
2. Ms. Kavita Sharma