



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL99326153952441R
 Certificate Issued Date : 06-Jun-2019 01:34 PM
 Account Reference : NONACC (BK)/ dlcbibk02/ KK DOOMA/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DLCBIBK0203989382669239R
 Purchased by : SHRI GUPTI SAGAR VIDYAPEETH CHARITABLE SOCIETY
 Description of Document : Article 23 Sale
 Property Description : B-165, NIRMAN VIHAR DELHI
 Consideration Price (Rs.) : 2,25,00,000
 (Two Crore Twenty Five Lakh only)
 First Party : HARSH AND OTHERS
 Second Party : SHRI GUPTI SAGAR VIDYAPEETH CHARITABLE SOCIETY
 Stamp Duty Paid By : SHRI GUPTI SAGAR VIDYAPEETH CHARITABLE SOCIETY
 Stamp Duty Amount(Rs.) : 13,50,000
 (Thirteen Lakh Fifty Thousand only)



Please write or type below this line

Harsh

Bhagwant

Vimal

9/14

Virendra Kumar J.




0000973448

Statutory Alert:

1. The authenticity of this Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on the Certificate should be reported to the concerned authorities.
2. The terms of checking the Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on the Certificate should be reported to the concerned authorities.

:: 01-Page of Sale Deed ::

<p>38</p> 	<p>48</p> 	<p>49</p> 
<p>Smt. HARSH ARORA (VENDOR)</p> <p>DELHI</p> <p>Pan No. AEYPM2107G Aadhar No. 7486-4476-3643</p>	<p>Smt. VIMAL MALHOTRA (VENDOR)</p> <p>DELHI</p> <p>Pan No. ALMPV8618E Aadhar No. 9596-0452-1695</p> <p><i>Vimal</i></p>	<p>Smt. BHAGWANTI (VENDOR)</p> <p>DELHI</p> <p>Pan No. AFBPB1142C Aadhar No. 9689-6204-8279</p>

<p>58</p> 	<p>58</p> 	<p>58</p> 
<p>PAWAN KUMAR JAIN Aadhar No. 4884-4091-7561 President and on behalf of VENDEE Pan No. AAFAS1845P</p>	<p>DEEPAK JAIN Aadhar No. 4902-9996-5489 Gen. Secretary on behalf of VENDEE Pan No. AAFAS1845P</p>	<p>VIRENDRA KUMAR JAIN Aadhar No. 4091-3316-6543 Treasurer and on behalf of VENDEE Pan No. AAFAS1845P</p> <p><i>Virendra Kumar Jain</i></p>

:: SALE DEED FOR Rs.2,25,00,000/- ::

SCHEDULE OF PROPERTY

E-Stamping Certificate No.: IN-DL99326153952441R
Certificate issued dated : 06-Jun-2019
Property No. : B-165,
Located at : Nirman Vihar, Delhi-110092
Category of Locality : "D"
Circle rate of category : Rs.1,27,680/- Per Sq.Mtr.
Construction Rate : Rs.11,160/- Per Sq.Mtr.
Total Plot Area : 150.49 Sq.Mtrs. (180 Sq.Yds.)
Total Covered Area : 297.96 Sq.Mtrs.
Year of Construction : onwards 1989
Age Factor : 0.8
Use Factor : 1 (Residential)
Total Value of Property i.e.
according to circle rate : Rs.2,18,74,749/-
True & Full Market Value : Rs.2,25,00,000/-

Land Value : 150.49 x 127680 =Rs.1,92,14,563/-
Construction Value : 297.96 x 11160x0.8=Rs. 26,60,186/-

Total Value =Rs.2,18,74,749/-

As per Govt. prescribed rates, as mentioned above, the Value of the property comes to Rs.2,18,74,749/- (according to circle rate), but the Sale Deed is being executed for a Sale Consideration amount of Rs.2,25,00,000/- Which is more than the present Govt. prescribed rates/Values on which the proper Stamp Duty is being paid.

Harsh

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Vinod Kumar Jain

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STAMP DUTY PAID UNDER ARTICLE 23
OF THE INDIAN STAMP ACT @ 3% ON
AMOUNT OF Rs.2,25,00,000/-

Rs.6,75,000/-

CORPN. TAX. PAID UNDER SECTION 147
OF THE DELHI MUNICIPAL CORPORATION
@ 3% OF Rs.2,25,00,000/-

Rs.6,75,000/-

TOTAL NON JUDICIAL STAMP PAPER : Rs.13,50,000/-

THIS SALE DEED is made and executed at Delhi on this 06th day of June 2019 BY : (i) Smt. Harsh alias Harsh Arora Wife of Shri Vijay R/o B-35, Gali No.3, Krishan Kunj Extn. Part-2, Laxmi Nagar, Delhi-110092 (ii) Smt. Vimal alias Vimal Malhotra W/o Late Sh. Om Prakash Malhotra R/o 15/81, Geeta Colony, Delhi-110031, & (iii) Smt. Bhagwanti W/o Shri Praveen Valecha R/o 17/1, Geeta Colony, Delhi-31 HEREINAFTER COLLECTIVELY CALLED THE VENDORS, which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees of the one part:

:: IN FAVOUR OF ::

SHRI GUPTI SAGAR VIDYAPEETH CHARITABLE SOCIETY (Regd.) (Pan No. AAFA1845P) at A-80, Preet Vihar, Delhi-110092, Signed through (i) President-Shri Pawan kumar Jain S/o Shri Abhinandan Kumar Jain R/o A-80, Preet Vihar, Delhi-110092 (ii) Gen. Secretary- Shri Deepak Jain S/o Shri Satish Chand Jain r/o G-191, TF Preet Vihar, Delhi-110092 (iii) Treasurer-Shri Virendra Kumar Jain s/o Late Jinesh Kumar Jain R/o D-24, Preet Vihar, Delhi-110092, duly Authorized by Managing Committee, Vide Resolution Dated 15.04.2019 HEREINAFTER CALLED THE VENDEE, which expression shall mean and includes its/his heirs, successors, executors, administrators, legal representatives, nominees and assignees of the other part.

WHEREAS THE VENDORS are the Absolute Owners and in possession of Freehold built-up property Bearing No. B-165 (Plot No.165, in Block-B), Land Measuring Area 180 Sq.Yds. i.e. 150.49 Sq.Mtrs. Consisting of Ground Floor, First Floor, Second Floor & above, with roof rights, with the rights to further & upper construction upto the last storey, Situated in the Layout Plan of the Ministry of Works, Housing and Supply Co-operative House Building Society Ltd. Colony Known as "NIRMAN VIHAR", Delhi-110092 (hereinafter called the Said Property) and bounded as under:-

East :- Plot No.166
West :- Jain Mandir
North :- Plot No.184
South :- Road 30 Ft.wide

Harsh

Bhagwanti

Vimal

Virendra Kumar Jain

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Deed Related DetailDeed Name *Harsh* SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil S R VIIIA Preet Vihar

Village/City Nirman Vihar

Building Type

Place (Segment) Nirman Vihar

Property Type Residential

Property Address House No.: B-165, Road No.: Nirman Vihar

Area on Property 150.49 Sq.Meter

Money Related DetailConsideration Amount *22500000* 22,500,000.00 Rupees

Stamp Duty Paid 1,350,000.00 Rupees

Value of Registration Fee 225,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

HARSH ALIAS HARSH ARORA

VIMAL ALIAS VIMAL MALHOTRA

BAHGWANTI

S/o W/o

VIJAY

OM PRAKASH MALHOTRA

PRAVEEN VALECHA

R/o

B-35 GALI.NO-3 KRISHAN KUNJ EXTN

LAXMI NAGAR, DELHI

15/81 GEETA COLONY DELHI

17/1 GEETA COLONY DELHI

in the office of the Sub Registrar, Delhi this 06/06/2019 16:10:08 day Thursday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
S R VIIIA Preet Vihar
Delhi/New DelhiExecution admitted by the said Shri / Ms.
HARSH ALIAS HARSH ARORA, VIMAL ALIAS VIMAL MALHOTRA, BAHGWANTIand Shri/ Ms
SHREE GUPTE SAGAR VIDYAPEETH CHARITABLE SOCIETY

Who is/are identified by Shri/Smt/Km. ANIL KUMAR JAIN S/o W/o D/o M.P JAIN R/o F-96 PREET VIHAR DELHI

and Shri/Smt./Km RAKESH KUMAR ADV S/o W/o D/o RAM LAL R/o 15/81 GEETA COLONY DELHI

(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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 22,500,000.00 - Two Crore Twenty Five

The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/Mortgagor(s) by. Sh./Ms. SHREE GUPTE SAGAR VIDYAPEETH CHARITABLE SOCIETY S/o, W/o,-

R/o, A-80 PREET VIHAR DELHI

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

DELHI

Registrar/Sub Registrar
S R VIIIA Preet Vihar
Delhi/New Delhi

WHEREAS,

1. That the said plot was originally Leased-out by DDA through Society in Sub-Lease in the name of Shri Kranti Kumar Tiwari S/o Shri Govind Tiwari R/o D-172, Bhargu Marg, Jaipur, Vide Sub-Lease Deed dated 08.12.1987, duly regd. as Document No.9, in Book No.1, Volume No.2008, on Pages 52 to 62, Dated 04.01.1988 in the office of Sub-Registrar Delhi.
2. That Shri Kranti Kumar Tiwari sold the said plot to M/s. Advance Enterprises (P) Ltd. through its Director Shri Lalit Aggarwal, Vide an Agreement to Sell, Receipt and other transfer documents dated 09/02/1998 and also executed a GPA in favour of Shri Lalit Aggarwal, after received full and final payment and delivered the possession thereof.
3. That Shri Lalit Aggarwal, director of M/s. Advance Enterprises Pvt. Ltd. have applied for the conversion of the said property from Leasehold to Freehold through DDA in his own name and acquired the freehold ownership rights thereof by Virtue of Conveyance Deed dated 10.08.2004, duly regd. as Document No.5783, in Book No.1, Volume No.1205, on Pages 94 to 96, Dated 10.08.2004 in the office of Sub-Registrar VII New Delhi executed by the President of India through Delhi Development Authority.
4. That M/s. Advance Enterprises (P) Ltd. through its Director Shri Lalit Aggarwal sold the said property by executing following Sale Deeds as under:-
 - a) Sale Deed Executed on 27.09.2004, Duly regd. as Document No.9121, in Book No.1, Volume No.1397, on Pages 93 to 97, Dated 27/09/2004 in the office of Sub-Registrar VIII Delhi in favour of Smt. Harsh Wife of Shri Vijay R/o B-35, Krishan Kunj Extn. Laxmi Nagar, Delhi in respect of ENTIRE GROUND FLOOR PORTION OF PROEPTY No.B-165, NIRMAN VIHAR, DELHI-110092.
 - b) Sale Deed Executed on 27.09.2004, Duly regd. as Document No.9122, in Book No.1, Volume No.1397, on Pages 98 to 102, Dated 27.09.2004 in the office of Sub-Registrar VIII Delhi in favour of Smt. Vimal Wife of Late Sh. Prakash R/o 15/81, Geeta Colony, Delhi-110031, in respect of Entire First Floor Portion, Without roof rights of Property No.B-165, Nirman Vihar, Delhi-110092.
 - c) Sale Deed Executed on 27.09.2004, duly regd. as Document No.9123, in Book No.1, Volume No.1397, on Pages 103 to 107, Dated 27/09/2004 in the office of Sub-Registrar VIII Delhi alongwith its Rectification Deed dated 01.03.2019, duly regd. as Document No.1276, in Book No.1, Volume No.1528, on Pages 80 to 83, Dated 11/03/2019 in the office of Sub-Registrar VIIIA, Delhi in favour of Smt. Bhagwanti W/o Shri Praveen Valecha R/o 17/1, Geeta Colony, Delhi-31 in respect of Entire Second Floor & above, with roof rights, with the rights to further and upper construction upto the last storey, in the above said Property No.B-165, Nirman Vihar, Delhi-110092.

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Virendra Kumar Jain

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Hence, (i) Smt. Harsh Wife of Shri Vijay (ii) Smt. Vimal Wife of Shri Prakash & (iii) Smt. Bhagwanti W/o Shri Praveen Valecha are the owners of the entire property with their respective floors as mentioned above.

AND WHEREAS on the basis and strength of the facts and documents aforesaid the VENDORS have represented that they are the sole, absolute, exclusive and rightful joint owners/co-owners of the property and in possession of above property alongwith the free hold land underneath and all fittings and fixtures and the VENDORS has got full power, absolute authority and unrestricted right and is fully competent to sell or dispose off the above mentioned property (either part or in whole) to anyone in any manner as he may like and the same is free from all sorts of encumbrances and there is no legal defect in the title of the VENDORS.

AND WHEREAS the VENDORSS have agreed to sell the above said property i.e. Freehold built-up property Bearing No. B-165 (Plot No.165, in Block-B), Land Measuring Area 180 Sq.Yds. i.e. 150.49 Sq.Mtrs. Consisting of Ground Floor, First Floor, Second Floor & above, with roof rights, with the rights to further & upper construction upto the last storey, Situated in the Layout Plan of the Ministry of Works, Housing and Supply Co-operative House Building Society Ltd. Colony Known as "NIRMAN VIHAR", Delhi-110092 with fittings, fixtures, connections, motors, meters installed therein, with all rights, title interest, ownership and possession thereof to the VENDEE for a sum of Rs.2,25,00,000/-(RUPEES TWO CRORES TWENTY FIVE LAKHS ONLY) and the VENDEE has also agreed to purchase the same.

AND WHEREAS the VENDORS with their free will, sound mind, good health and without any pressure of any one, hereby sells, conveys, transfers, alienate and assign the above said property with all their rights, titles and interest whatsoever unto the VENDEE, who shall after the registration of this Sale Deed become the sole and absolute owner of the said property and shall enjoy all rights of possession, ownership etc. for ever whatsoever without any claim or lien or hindrance from the VENDORS or from any legal heirs of the VENDORS.

AND WHEREAS the VENDORS hereby further assures, represents and covenant with the VENDEE as follows:-

- a. That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever or wheresoever.
- b. That there is no attachment by the Income Tax Authority or any other Authorities under any law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.

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Virendra Kumar Jain

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- c. That the aforesaid property is not the property of H.U.F. and that the children/family members of the VENDORS and no body else has any right, title, interest, share, claim or demand whatsoever or howsoever in the aforesaid property.
- d. That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring, alienating and vesting the absolute title and ownership in the aforesaid property in favour of the VENDEE.
- e. That there is no subsisting agreement for sale, except the present sale deed entered between the VENDORS and the VENDEE in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the VENDORS has a good marketable title.
- f. That there is no notice of default or breach on the part of the VENDORS or their predecessors in respect of any provisions of law in respect of the aforesaid property.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT the VENDORS have received the entire sale consideration amount of Rs.2,25,00,000/- (RUPEES TWO CRORES TWENTY FIVE LAKHS ONLY) from the VENDEE. The details of payment are mentioned below :-

Amount	Mode of Payment	Dated	In favour of	Bank
Rs.20,00,000/-	Cheque No.158380,	19.04.2019	Harsh	Indian Bank,
Rs.20,00,000/-	Cheque No.158381	19.04.2019	Vimal	Indian Bank,
Rs.20,00,000/-	Cheque No.158382	19.04.2019	Bhagwanti	Indian Bank,
Rs.34,45,000/-	Cheque No.158385	01.05.2019	Vimal	Indian Bank,
Rs.34,45,000/-	Cheque No.158386	01.05.2019	Bhagwanti	Indian Bank,
Rs.34,45,000/-	IDIBR52019051718902460	17.05.2019	Harsh	Indian Bank,
Rs.19,80,000/-	IDIBR52019060618491569	06.06.2019	Harsh	Indian Bank,
Rs.19,80,000/-	IDIBR520190606184915	06.06.2019	Vimal	Indian Bank,
Rs.19,80,000/-	IDIBR5019060618491547	06.06.2019	Bhagwanti	Indian Bank,
Rs.2,25,000/-	Deducted as TDS @1% of entire consideration as per Income Tax Act. Deposited, Vide TDS Challan Sr. No.00542, 00555, 00529, Dated 05.06.2019 for Rs.75,000/- Each BSR Code: 0211775, Allahabad Bank			
Rs.2,25,00,000/-	Total (Two Crore Twenty Five Lakhs Only).			

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[Signature]

NOW NOTHING remains due upon the said VENDEE towards the sale price of the above mentioned property under sale.

2. That in consideration of above amount of Rs.2,25,00,000/- (RUPEES TWO CRORES TWENTY FIVE LAKHS ONLY) the VENDORS hereby convey, transfers, sells and assigns all their rights, titles and interests whatsoever in the above said property under sale in favour of the VENDEE absolutely, completely and forever.

3. THAT the VENDORS assures the VENDEE that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications attachment, notices, wills, legal flaws and there is no other legal defect in the title of the VENDORS regarding ownership and he is fully empowered and competent to sell or transfer the said property under sale to the VENDEE by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEE is deprived of the said property at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above reason or reasons whatsoever in respect of the said property, the VENDORS hereby undertakes before the VENDEE that he will entirely remain liable and responsible to indemnify the VENDEE for the same in all manners by all his moveable and immoveable properties and all other assets.

4. THAT the VENDORS has delivered the peaceful physical vacant Possession of the above mentioned property under sale alongwith all its rights of ownership and also delivered all the previous documents of the above said property to the VENDEE at the time of execution and registration of this SALE DEED.

5. THAT the VENDEE can get the aforesaid property under sale mutated in his own name in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

6. That the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT, therefore there is no bar or any legal complication for the transfer of the said property by the VENDORS unto the VENDEE by way of this present SALE DEED.

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[Signature]
Venudh Kumar Jain

[Signature]

7. THAT from the date of execution of this SALE DEED the VENDEE becomes the sole and absolute owner of the above mentioned property under sale and he shall be at full liberty to use, enjoy and utilise the said property under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as he may like.

8. THAT after the execution of this SALE DEED neither the VENDORS nor their legal heirs, may raise any objection or create any charge or demand any share in the above mentioned property under sale here-after.

9. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEE.

10. THAT the VENDORS shall be liable and responsible for all the dues/arrears regarding House Tax, Water and Electricity charges pertaining to the above mentioned property under sale till the date of execution of this SALE DEED and in future the VENDEE will pay all taxes, dues, house tax and other charges of the above mentioned property under sale to the authority concerned.

11. THAT the VENDEE can get the fresh and/or change the existing electricity and water connection in the said property under sale from the BSES Yamuna Power Ltd., D.J.B. and/or any other concerned authority by presenting this SALE DEED or its true copy.

12. THAT the market value of the said property is Rs.2,25,00,000/- (RUPEES TWO CRORES TWENTY FIVE LAKHS ONLY).

13. THAT the VENDORS and the VENDEE are the citizens of REPUBLIC OF INDIA.

IN WITNESS WHEREOF, the VENDORS and the VENDEE have signed this SALE DEED after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

WITNESSES:-

1. Anil Kumar Jain (S)
S/o Late Sh. M. P. Jain
H/o F-96 Preet Vihar Delhi 11
DL 0720100049510

2. Rakesh Kumar Ad- (U)
RAJESH KUMAR 8782 RAM LAL
H/o 15788 Geeta Colony Delhi 11
Adm- 6P46 6802/8355

Horsb

Bhagwanvati

Vimal

VENDORS

(Signature)
Venudokumar Jain

VENDEE

(Signature)

Reg. No.
3155

Reg. Year
2019-2020

Book No.
1



Ist Party



IInd Party



Witness

Ist Party

HARSH ALIAS HARSH ARORA, VIMAL ALIAS VIMAL MALHOTRA, BAHGWANTI

IInd Party

SHREE GUPTI SAGAR VIDYAPEETH CHARITABLE SOCIETY

Witness

ANIL KUMAR JAIN, RAKESH KUMAR ADV

Certificate (Section 60)

Registration No.3,155 in Book No.1 Vol No 1,602
on page 110 to 119 on this date 07/06/2019 12:03:04
and left thumb impressions has/have been taken in my presence.

day Friday

Date 07/06/2019 12:11:59

Sub Registrar
S R VIIIA Preet Vihar
New Delhi/Delhi



198700113155