SALE DEED

THIS SALE DEED is made at Delhi on this 3rd day of December, 2023.

BETWEEN

Mr. Aman age 45 s/o Sh. Ravish Naqvi r/o 1st Floor, 147, Vasant Vihar, Delhi (Hereinafter referred to as the VENDOR which expression shall, unless repugnant to the Context or meaning thereof shall mean and include his heirs, executors, administrators and Assigns of the FIRST PART).

AND

Mr. Rohan aged 48 years s/o kashive zaidi r/o 1st Floor, 182, Naraina Vihar, Delhi (Hereinafter referred to as the VENDEE/PURCHASER which expression shall, unless Repugnant to the context or meaning thereof shall mean and include his heirs, executors, Administrators and assigns of the SECOND PART).

WHEREAS the vendor purchased a freehold residential plot measuring 5000 Sq.feet and bearing No.147 in the residential colony known as Vasant Vihar, Delhi vide sale deed dated 6.8.1985 registered in the office of the Sub-Registrar, New Delhi as document No. 11072 Addl. Book No. I, Vol. No. 6757 at pages 72 to 110 on 1/2/2002.

The aforementioned plot is bounded as under:-

East ... Road North ... Plot No. 123

West... Service Lane South... Plot No. 143

AND WHEREAS the Vendor after purchasing the said plot, got the building plan sanctioned From the Municipal Corporation of Delhi vide their letter/file No. 500/B/85 dated 03.02.2002.

Then the Vendor caused construction thereon of residential building on different floor levels.

AND WHEREAS the Vendor has agreed to sell and the Vendee has agreed to purchase part

Of Second Floor (5000 Sq.feet approx) comprising of two bedrooms, two toilets, kitchen and

A drawing room of the said building on 'as is where is' basis for a total consideration of Rs.

5,00,00,000/- (Rupees five crore only) on the terms and conditions set forth hereinafter.

NOW THIS SALE DEED WITNESSES AS FOLLOWS:

- 1. That in pursuance of this agreement, the Vendor has already received from the Vendee a sum of Rs. 4,50,00,000/- (Rupees four crore fifty lacs only) as part sale consideration, the Receiptof which the Vendor hereby admits and acknowledges.
- 2. The balance amount of Rs. 50,00,000/- (Rupees Fifty lacs only) has been paid by the Vendee to the Vendor by cheque No. 010806 dated 2.12.2023 drawn on State Bank of India, vasant vihar, New Delhi-110057.
- 3. That is view of the amount of sale consideration received, the Vendor hereby grant, convey and transfer all his rights, titles and interests as held on the date hereof in the said part of Second Floor of the said property together with undivided, indivisible and impartible proportionate ownership rights on the land underneath the said building, on the terms and conditions contained herein, provided that common staircase, water tanks and other common facilities, fittings etc. shall be used and enjoyed by the Vendee along with other owners/occupants of the said building.

- 4. That the Vendor is free to sell the remaining portion (s) of the said residential building to any other party/parties with common rights for use of common entrances, common passages, staircases, water tanks, common facilities etc. and the Vendee will not make any objection thereto.
- 5. That the Vendor assures that the sale of the said residential portion/domestic storage space is free from attachment, tenancies gifts, decree, prior sale and religious disputes and if it is proved otherwise at any time and the Vendee suffers any loss due to any of the

Aforementioned reasons, then the Vendor shall be liable to make good the loss thus Suffered by the Vendee.

- 6. That the Vendee has perused the original title deed, sanctioned plans. Sale plans etc. and has fully satisfied himself.
- 7. That the Vendee/occupants shall have no right to use or affix or exhibit any display boards or any big writing or any sing boards at the external face of the said building.
- 8. That all expenses of registration, Corporation tax etc. have been borne and paid by the Vendee.
- 9. That charges for maintenance/consumption for common amenities such as lights in staircases etc. and booster and charges for major repairs etc. shall be paid by the owners of all the portions proportionately.
- 10. That all taxes from the date of the Agreement to sell the said portion shall be borne and paid by the Vendee. If assessment of taxes in not made separately for each portion,

then all the owners of the said building shall pay such charges proportionately directly to the authorities concerned and the Vendor shall in no way be responsible for the same.

- 11. That the Vendee shall keep the said property in properly repaired and good condition and shall not do anything or omit to do anything which may endanger or affect the other portions of the said building or hinder the proper and reasonable use of such portions by the other owners/occupants of the said building.
- 12. That the existing use of the said portion of second floor is residential. The Vendee shall neither use the said portion for any illegal, immoral or commercial purpose nor use it so as to cause annoyance or nuisance to the other owners/occupants of the said building. Common parts e.g. staircase, passage, driveway etc. will in no case be used for keeping/chaining pets/does or any other animal/bird or storing cycles, scooter,motorcycles etc.
- 13. The Vendee has also satisfied himself about the soundness of the title of the Vendor and his power to sell the said portion in the manner stated herein.
- 14. The Vendee shall have the right to make at his own discretion any internal alternations (except structural) in the said portion at his own cost and expenses.
- 15. That the Vendee shall not construct anything whatsoever upon or over hanging the said land or the portion of the said land kept uncovered and unbuilt upon the building (including terrace). The Vendee shall not make any alterations involving structural changes in the said protion/building. The Vendee shall have no right to use the terrace at the top of the building.

16. That the Vendee and owners/occupants (alongwith servants/workmen) of all the

portions of the said building will have full right for access to booster pump (tubewell),

water meter, sewer tank, overhead water tank etc. at all reasonable times only on notice

(except in the case of emergency) to get their underground and overhead tanks, booster

pump etc. repaired/cleaned.

17. That photostat copies of title deeds etc. have been handed over by the Vendor to

the Vendee and physical, vacant possession of the said floor/portion has also been taken

by the Vendee.

18. That this transaction has taken place at New Delhi. As such Delhi Court shall have

exclusive jurisdiction to entertain any dispute arising out of or in any way touching or

concerning this deed.

SCHEDULE OF PROPERTY

Second floor of all that Piece and Parcel of land and Building Bearing No.147 in the

residential colony known as VASANT Vihar, Delhi (CMDA Approved PPD/LO.No.72/2000)

coming under Sy.No.223/1C in Delhi Sub Registration Office, South Delhi Registration

District Delhi at Delhi District bounded on the:-

North by: Plot No. 123.

South by: Plot No. 143.

East by: Road.

West by: Service Lane

Measuring

Northern Side: 100 Feet.

Southern Side: 100 Feet.

Eastern Side: 110 Feet 50 Inches.

Western Side: 110 Feet 50.Inches

.

Measuring to an extent of 5000 Sq.feet area of land within the Registration District of South

Delhi and Sub- Registration District of Delhi

IN WITNESS WHEREOF parties hereunto have signed this document on the date and place First above written in the presence of following witnesses.

