

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION No. 525/2022**

IN THE MATTER OF:

Laxmi

... Applicant

Versus

Ministry Of Environment Forests &
Climate Change & Ors.

... Respondents

I N D E X

<u>Sl. No.</u>	<u>Particulars</u>	<u>Pg. No.</u>
1.	Compliance/Status Report on behalf of SDM, Saket, Govt of NCT Delhi (Respondent No 2)	1-2
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2355

11.	Document- 1 (Colly): Copies of the khatoni/ revenue record of Khasra Nos. 725, 729, 730, 848, 961, 963, 969 & 954	40-72
12.	Document- 2 (Colly): Copies of the Sale Deeds	73-267

FILED BY:

NEW DELHI

DATED: 02.06.2025


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BEFORE THE NATIONAL GREEN TRIBUNAL, AT NEW DELHI
ORIGINAL APPLICATION NO 525 OF 2022

IN THE MATTER OF:

LAXMI ... APPLICANT
VERSUS

M.O.E.F. & Ors. ... RESPONDENTS

**COMPLIANCE/ STATUS REPORT IN TERMS OF ORDER DATED
26.03.2025 ON BEHALF OF RESPONDENT NO. 2/ SDM
(SAKET)**

MOST RESPECTFULLY SHOWETH:

1. That this Hon'ble Tribunal issued the direction vide order dated 26.03.2025, same has been reproduced as under:

"7. Respondent No.2- SDM, Saket is directed to file his report on the basis of the revenue record as to ownership and/or possession of Respondents No. 8 to 12 with all relevant particulars regarding execution of transfer deeds and sanctioning of mutations in their favour. The report be filed by Respondent No.2- SDM, Saket at least one week before the next date of hearing fixed.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard."

2. That, in respect to para 7, it is submitted that the relevant revenue record alongwith the documents regarding execution of

transfer deeds obtained from Sub-Registrar office, District South and copies of mutation record is as follows:

Sr. No.	Khasra No.	Chain of Ownership rights/ Mutations/ Sale Deeds
1	725	Annexure as A & A1
2	729	Annexure as B & B1
3	730	Annexure as C & C1
4	848	Annexure as D & D1
5	954	Annexure as E & E1
6	961	Annexure as F & F1
7	963	Annexure as G & G1
8	969	Annexure as H & H1

3. That, it is submitted that notice to the respondent No. 8 to 12 has been duly served through Halqa Patwari and report is annexed as Annexure-'I'.

PRAYER:

- a. That, in keeping view of the above facts and circumstances the undersigned tendered unconditional apology for the delay caused in the present matter. It is also prayed before this Hon'ble Tribunal that the compliance report may be taken on record.
- b. Undersigned assures prompt and timely compliance of the order of this Hon'ble Tribunal in future.


SDM (Saket)

Before the Hon'ble NGT COURT				
S.NO.	KHASRA No. 725 (19-11)			
1	Khatoni year	First owner according to record	Bhumidari right tranfer via gift/ tranfer/ mutation etc.	
2	1964-65	Gram Shabha	no change	
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	

6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	Annexure 1
7	Vide gazette no. 12 dated 04-06-1996 and vide order- tehsildar (HK) dated 23.02.2004	Gram Shabha (19-11)	Forest Department, Govt of Delhi	Annexure 1 page 3

Khasra No. 725 (19-11)

As per 1964-65 Khatoni
Gram Shabha



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75



(19-11) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85



(19-11) Forest Department
(Annexure I)

Before the Hon'ble NGT COURT					
KHASRA No. 729 (04-04)					
S.NO.	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/ mutation etc.		
1					
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।		Annexure 1 page 3	
8		Gram Shabha (4-04)	Forest (4-04)	as per STF Report dated 2012	

Annexure - B1

Khasra No. 729 (4-04)

As per 1964-65 Khatoni
Gram Shabha



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71



Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75



(4-04) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85



(4-04) Forest department as per STF report 2012

Annexure-C

Before the Hon'ble NGT COURT					
S.NO.	KHASRA No. 730 (5-19)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		

5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
6	vide gazette no. 12 dated 04-06- 1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (0-2)	Forest Department, Govt of Delhi		Annexure I
7			Teja (5-17) S/o Tofa etc.	Khotoni 84-85 order dated 31.10.85 O4 no. 1199 by order SDM/RA	Annexure II Sr. no. 7
8		min (1-17) Teja	Mam Kaur	Khotoni 84-85 mutation no. 1291 dated 31.07.1986	Annexure II Sr. no. 21

9		min (1-17) Mam Kaur	Rajesh Sahgal	Khotoni 84-85 mutation no. 1478 dated 30.09.1987	Annexure II Sr. no. 35
10		min (01-17) Rajesh Sahgal	B D sharma	mutation No. 2252 vide order NT dated 12.10.1995	copy at annexure III
11		min (1-17) B D Sharam	M/s Khohli Pvt Lmt.	mutation No. 2600- 2603 vide order ACO(HK) dated 08.09.1997	copy at annexure IV
12		min(1-17) m/s Khohli Pvt Lmt.	RGSB state pvt limited	mutation No. 3000 vide order NT(HK) dated 25.05.2011	copy at annexure V
13		min (4-00) teja etc.	jaggo	O4 1283 dated 31/07/1986	Annexure II page 2 Sr. no. 16
14					
15		min (04- 00)Bhup Singh	Rekha Anand	O4 1354 dated 17/10/1986	Annexure II page 4

16		min (4-00) Rekha anand	parmod Kapoor	mutation No. 2158 vide order NT dated 06.04.1995	copy at annexure VI
17		min (4-00) parmod kapoor	Gurbhaksh rai	mutation No. 2649 vide order ACO(HK) dated 31.07.1998	copy at annexure VII

Annexure-13
C1

Khasra No. 730 (5-19)

As per 1964-65 Khatoni
Gram ShabhaGram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85(0-02) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As
per Khatoni 1984-85(0-02) Forest department
(Annexure I)(5-17) Teja
(Annexure II)(1-17) Mam Kaur
(Annexure II)(1-17) Rajesh Sahgal
(Annexure II)(1-17) B D Sharma
(Annexure III)(1-17) M/s Khohali Pvt Ltd
(Annexure IV)(1-17) RGSB Estate Pvt Ltd.
(Annexure V)(4-00) Jago
(Annexure II)

(4-00) Bhup Singh

(4-00) Rekha Anand
(Annexure II)(4-00) Parmod Kapoor
(Annexure VI)(4-00) Parmod Kapoor
(Annexure VI)(4-00) Gurbakhas Rai
(Annexure VII)

Before the Hon'ble NGT COURT				
S.NO.	KHASRA No. 848 (6-11)			
1	Khatoni year	First owner according to record	bhumidari right transfer via gift/tranfer/ mutation etc.	
2	1964-65	Gram Shabha	no change	
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change	
6	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (6-11)	Forest Department, Govt of Delhi	copy at annexure I

Annexure-09

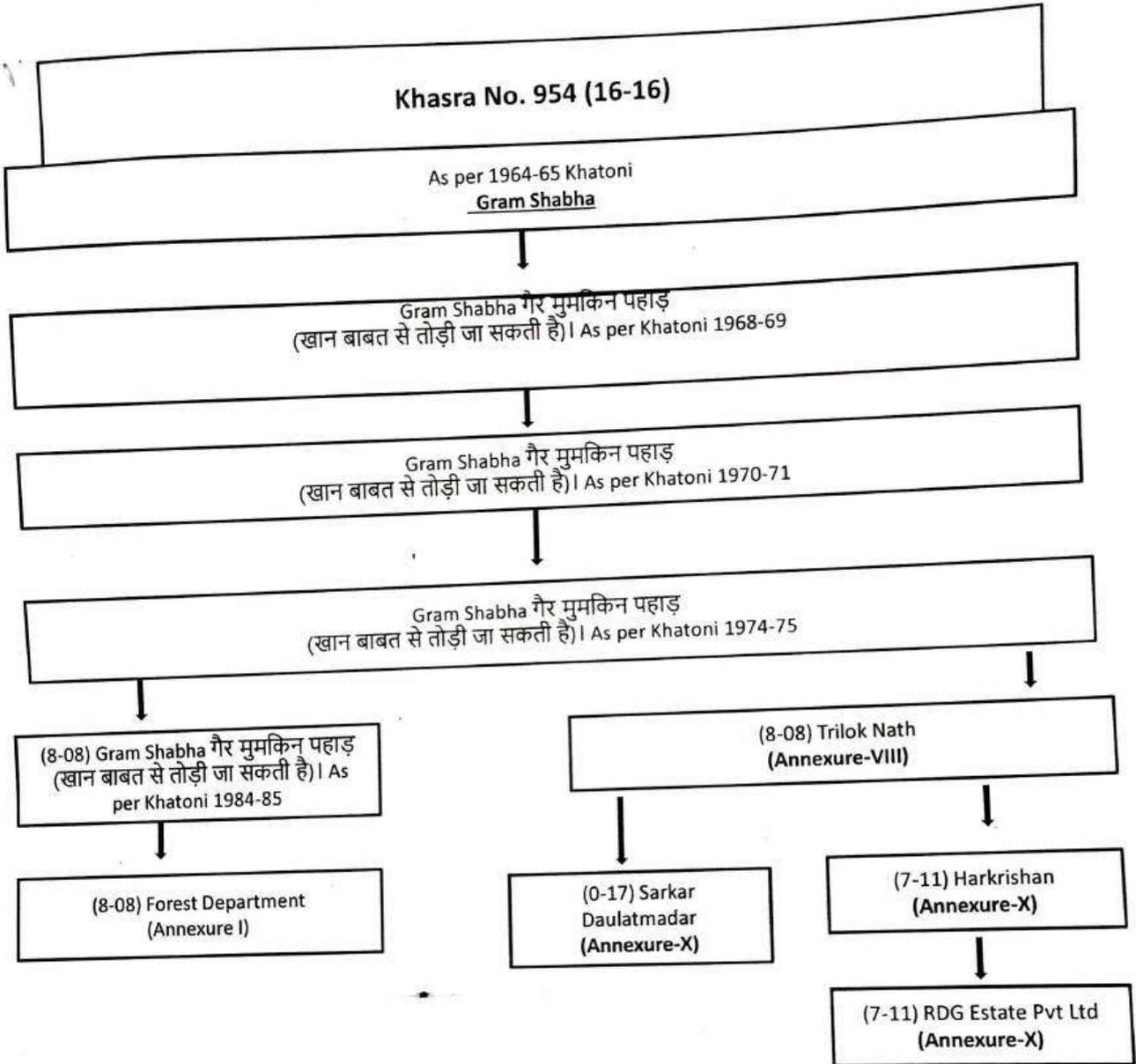
D1

Khasra No. 848 (6-11)

As per 1964-65 Khatoni
Gram ShabhaGram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75(6-11) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1984-85(6-11) Forest Department Govt of Delhi
(Annexure-I)

Before the Hon'ble NGT COURT					
S.NO.	KHASRA No. 954 (16-16)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		

6			Trilok Nath (8-08)	vide RA order dated 30.07.1980 O4 666	<i>copy at annexure VIII</i>
		Trilok Nath(0-17)	Sarkar daulatmadar	vide O4 2867 dated 30.01.1987	<i>copy at annexure X</i>
7		Trilok Nath(7-11)	Harkrishan Uttam	Mutation No. 816 Tehsildar Mehrauli	<i>copy at annexure X</i>
8		min(7-11) Harkrishan Uttam	RDG Estate Pvt lmt	Mutation No. 2867 NT HK	<i>copy at annexure X</i>
9	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (8- 08)	Forest Department, Govt of Delhi		<i>copy at Annexure I</i>



Annexure-F

Before the Hon'ble NGT COURT					
S.NO.	KHASRA No. 961 (15-07)				
1	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.		
2	1964-65	Gram Shabha	no change		
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change		

6		Trilok Nath (7-14)	vide RA order dated 30.07.1980 O4 No. 666	copy at annexure VIII	
7		Trilok Nath (4- 10)	Devni <i>vide mutation No. 818 order by Tehsildar Mehrauli dated 27/08/1982</i>	copy at annexure XI page 1	
8			Renu K Uttam (4-10)	As per Khasra Girdawari of year 1984-85	copy at annexure VIII
9		min Trilok Nath (3-04)	Geeta Uttam	<i>vide mutation No. 817 order by Tehsildar Mahroli dated 27/08/1982</i>	copy at annexure XI page 2

10		min (3-04) Geeta Uttam	Renu K Uttam	<i>vide order by Tehsildar Mahroli O4 1531 dated 24/02/1989</i>	copy at annexure XII
11		min(5-13)Renu K Uttam	M/s Ashon Estate pvt lmt	<i>mutation No. 2865 vide order by NT (HK) dated 01.05.2007</i>	copy at annexure XIII
12		min(2-01)Renu K Uttam	M/s RGSB Estate Pvt Lmt	<i>mutation No. 2866 vide order by NT (HK) dated 01.05.2007</i>	copy at annexure XIII

13	vide gazette no. 12 dated 04-06-1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (7-13)	Forest Department, Govt of Delhi
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copy at
Annexure I

Khasra No. 961 (15-07)

Annexure F-1

As per 1964-65 Khatoni
Gram ShabhaGram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75(7-13) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As
per Khatoni 1984-85(7-13) Forest Department
(Annexure I)(7-14) Trilok Nath
(Annexure-VIII)(4-10) Devni
(Annexure-XI)(4-10) Renu K Uttam
(Annexure-XVIII)(5-13) Ashon Pvt Ltd
(Annexure-XIII)(3-04) Geeta Uttam
(Annexure-XI)(3-04) Renu K Uttam
(Annexure-XII)(2-01) RGSB Estate Pvt Ltd
(Annexure-XIII)

Annexure - C7

Before the Hon'ble NGT COURT						
KHASRA No. 963 (12-16)						
S.NO.	Khatoni year	First owner according to record	bhumidari right tranfer via gift/tranfer/mutation etc.			
1						
2	1964-65	Gram Shabha	no change			
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			

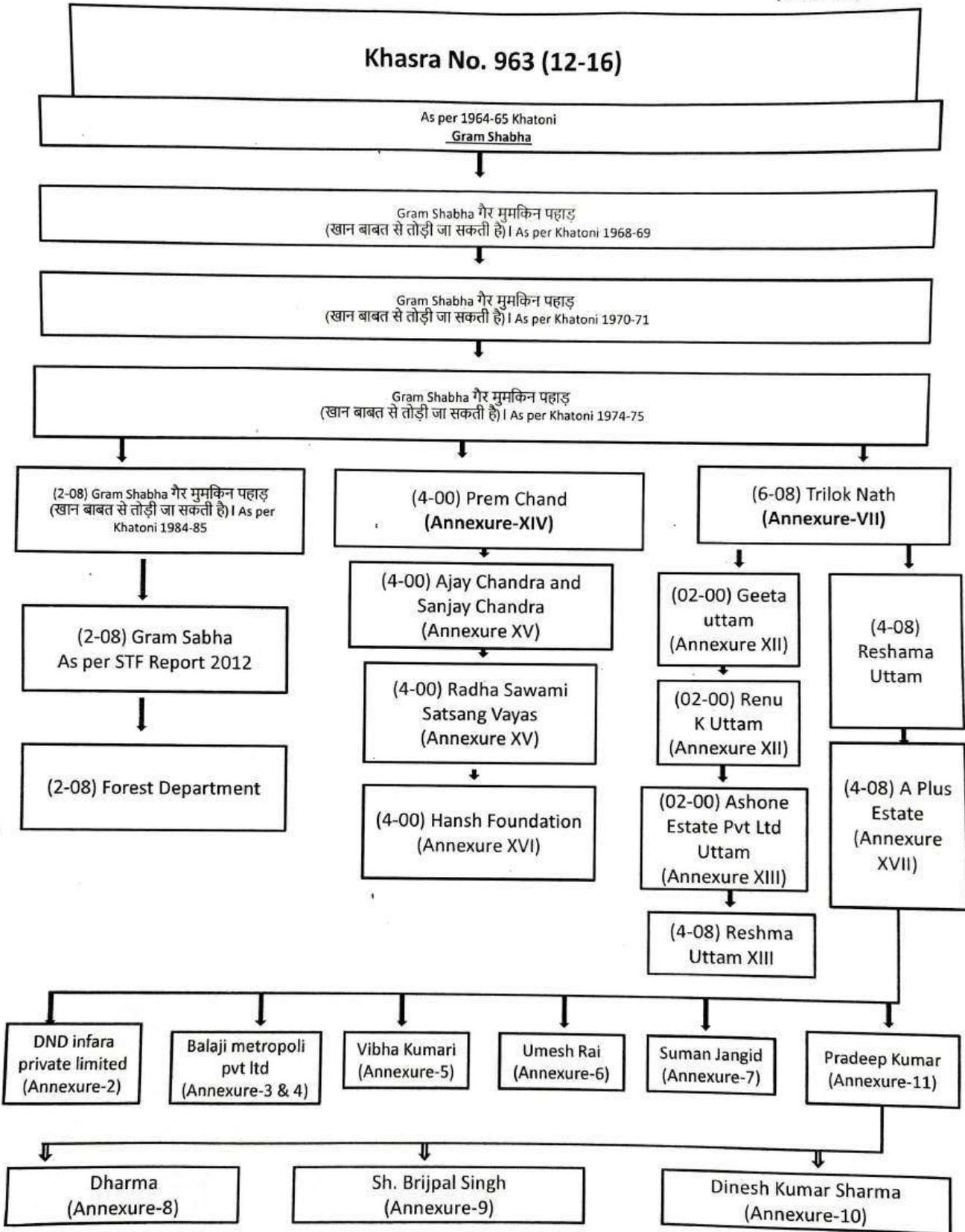
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	Prem Chand (04-00)	vide mutation No. 713 order by SDM/RA dated 17/01/1981	copy at annexure XIV	
7		Prem Chand (04-00)	Ajay Chandra and Sanjay Chandra	vide mutation No. 1306 order by Tehsildar Mehrauli dated 29/09/1987	copy at annexure XV	
8		Ajay Chandra and Sanjay Chandra (4-00)	Radha Sawami Sastang Vayas	vide mutation No. 1460 order by Tehsildar Mehrauli dated 26/09/1988	copy at annexure XV	
9		Radha Sawami satsang vayas (4-00)	Hansh Foundation	mutation No. 3299 vide order tehsildar dated 24-08-2015	copy at annexure XVI	sale deed no. 2304 dated 01.05.2015
10			Trilok Nath (6-08)	vide RA order dated 30.07.1980 O4 No. 666	copy at annexure VIII	

11		min (2-00) Geeta Uttam	Renu K Uttam	vide order by Tehsildar Mahroli O4 1531,1532, 1533 dated 24/02/1989	copy at annexure XII	
12		min (2-00) Renu K Uttam	M/s Ashon Estate pvt lmt	mutation No. 2865 vide order by NT (HK) dated 01.05.2007	copy at annexure XIII	
13			min (4-08) Reshama Uttam			
14		min (4-08) Reshama Uttam	A plus estate pvt Ltd	mutation No. 2859 vide order by NT (HK) dated 20.12.2006	copy at annexure XVII	
15		A plus estate pvt Ltd undecided	DND Infara private limited	Sale Deed Reg. No. 1885/1 dated 14/03/2022	Annexure-2	
16		A plus estate pvt Ltd undecided	Balaji metropoli pvt ltd	Sale Deed Reg. No. 7282 dated 26/05/2022	Annexure-3	

17		A plus estate pvt Ltd undecided	Balaji metropoli pvt ltd	Sale Deed Reg. No. 7286 dated 26/05/2022	Annexure-4	
18		A plus estate pvt Ltd undecided and Balaji metropoli pvt ltd	Ms. Vibha Kumari	Sale Deed Reg. No. 7053 dated 22/07/2022	Annexure-5	
19		A plus estate pvt Ltd undecided and Balaji metropoli pvt ltd	Sh. Umesh Rai	Sale Deed Reg. No. 8280 dated 08/09/2022	Annexure-6	
20		A plus estate pvt Ltd undecided share	Smt. Suman Jangid	Sale Deed Reg. No. 9743 dated 01/11/2022	Annexure-7	
21		A plus estate pvt Ltd undecided share	Pradeep Kumar	Sale Deed Reg. No. 5300 dated 02/06/2022	Annexure-11	
22		Pradeep Kumar (0-2)	Dharma	Sale Deed Reg. No. 9967 dated 17/11/2023	Annexure-8	

23		Pradeep Kumar (0-2-4)	Sh. Brijpal Singh	Sale Deed Reg. No. 9968 dated 17/11/2023	Annexure-9	
24		Pradeep Kumar (0-1-8)	Dinesh Kumar Sharma	Sale Deed Reg. No. 9969 dated 17/11/2023	Annexure-10	
25		Gram Shabha (2-08)	min Forest land	as per STF report 2012		

Annexure-61



Before the Hon'ble NGT COURT						
S.No.	KHASRA No. 969 (2-11)					
1	Khatoni year	First owner according to record	bhumidari right transfer via gift/transfer/mutation etc.			
2	1964-65	Gram Shabha	no change			
3	1968-69	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
4	1970-71	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
5	1974-75	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	no change			
6	1984-85	Gram Shabha गैर मुमकिन पहाड़ (खान बाबत से तोड़ी जा सकती है।	Prem Chand (1-00)	vide mutation No. 713 order by SDM/RA dated 17/01/1981	copy at annexure XIV	
7		Prem Chand (1-00)	Ajay Chandra and Sanjay Chandra	vide mutation No. 1306 order by Thesildar Mehrauli dated 29/09/1987	copy at annexure XV	

8	Ajay Chandra and Sanjay Chandra	Radha Sawami Sastang Vayas	vide mutation No. 1459, 1460 order by Tehsildar Mehrauli dated 26/09/1988	copy at annexure XV	
9	Radha Sawami satsang vayas (1- 00)	Hansh Foundation	mutation 3299 vide order tehsildar saket dated 24-08-2015	copy at annexure XVI	sale deed no. 2304 dated 01.05.2015 Annexure-1
10	vide gazette no. 12 dated 04-06- 1996 and vide order tehsildar (HK) dated 23.02.2004	Gram Shabha (1-11)	Forest Department, Govt of Delhi	Annexure I	

Annexure H-1

Khasra No. 969 (2-11)

As per 1964-65 Khatoni
Gram ShabhaGram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1968-69Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1970-71Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per Khatoni 1974-75(1-11) Gram Shabha गैर मुमकिन पहाड़
(खान बाबत से तोड़ी जा सकती है) | As per
Khatoni 1984-85(1-11) Forest Department
(Annexure I)(1-00) Prem Chand
(Annexure XIV)(1-00) Ajay Chandra
(Annexure XV)(1-00) Radha Sawami
(Annexure XV)(1-00) Hansh
Foundation
(Annexure XVI)



Annexure- I

GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET),
M.B. ROAD, SAKET, NEW DELHI-110068

F.No.F.1/(10)/SDM/Saket/NGT/NT/2025/3485

Date: 09/05/2025

Notice

Whereas, Original Application No. 525/2022 was listed before the Hon'ble Tribunal on 26.03.2025, when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"8. The Registry is directed to amend memo of party to incorporate the particulars regarding addresses of respondents no. 8 to 12 mentioned by SDM, Saket in the annexure attached with the compliance report and issue notices to Respondents No. 8 to 12 at the said addresses.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard.

10. Pursuant to service of notices, responses/replies by Respondents no. 8 to 12 may be filed at least one week before the next date of hearing fixed.

13. List on 23.05.2025 for further consideration."

Therefore, as directed by the Hon'ble National Green Tribunal at para 9, this notice has been issued to the respondent for the compliance of the direction of Hon'ble National Green Tribunal.

This issues with the prior approval of District Magistrate (South).

Encl:- As above.

Anita

(ANITA YADAV)

Sub Divisional Magistrate (Saket)

To

M/s RGS Estate Pvt. Ltd.
Sh. R.D. Gupta, Director
294/1, Vishwa Karma Colony, New Delhi-110044.
(Respondent No. 10)

(Serve through Halqa Patwari with ink dated acknowledgement and chaspa notice)



Posigupta
R.D. Gupta
9871673739

Most Urgent
Court Matter

GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET),
M.B. ROAD, SAKET, NEW DELHI-110068

F.No.F.1/(10)/SDM/Saket/NGT/NT/2025/3486

Date: 09/05/2025

Notice

Whereas, Original Application No. 525/2022 was listed before the Hon'ble Tribunal on 26.03.2025, when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"8. The Registry is directed to amend memo of party to incorporate the particulars regarding addresses of respondents no. 8 to 12 mentioned by SDM, Saket in the annexure attached with the compliance report and issue notices to Respondents No. 8 to 12 at the said addresses.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard.

10. Pursuant to service of notices, responses/replies by Respondents no. 8 to 12 may be filed at least one week before the next date of hearing fixed.

13. List on 23.05.2025 for further consideration."

Therefore, as directed by the Hon'ble National Green Tribunal at para 9, this notice has been issued to the respondent for the compliance of the direction of Hon'ble National Green Tribunal.

This issues with the prior approval of District Magistrate (South).

Encl:- As above.

Anita
Sub Divisional Magistrate (Saket)

To

M/s Ashon Estates Pvt. Ltd.
294/1, Vishwa Karma Colony, New Delhi-110044.
(Respondent No. 11)

(Serve through Halqa Patwari with ink dated acknowledgement and chaspa notice)

No signature

श्रीम

9871673739



Most Urgent
Court Matter



GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET),
M.B. ROAD, SAKET, NEW DELHI-110068

F.No.F.1/(10)/SDM/Saket/NGT/NT/2025/ 3482

Date: 09/05/2025

Notice

Whereas, Original Application No. 525/2022 was listed before the Hon'ble Tribunal on 26.03.2025, when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"8. The Registry is directed to amend memo of party to incorporate the particulars regarding addresses of respondents no. 8 to 12 mentioned by SDM, Saket in the annexure attached with the compliance report and issue notices to Respondents No. 8 to 12 at the said addresses.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard.

10. Pursuant to service of notices, responses/replies by Respondents no. 8 to 12 may be filed at least one week before the next date of hearing fixed.

13. List on 23.05.2025 for further consideration."

Therefore, as directed by the Hon'ble National Green Tribunal at para 9, this notice has been issued to the respondent for the compliance of the direction of Hon'ble National Green Tribunal.

This issues with the prior approval of District Magistrate (South).

Encl:- As above.

Anita Yadao
(ANITA YADAV)
Sub Divisional Magistrate (Saket)



To

M/s RGD Estates Pvt. Ltd.
294/1, Vishwa Karma Colony, New Delhi-110044.
(Respondent No. 12)

(Serve through Halqa Patwari with ink dated acknowledgement and chaspa notice)

No. Saket

321/1

9871673739

Most Urgent
Court Matter

GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET),
M.B. ROAD, SAKET, NEW DELHI-110068

F.No.F.1/(10)/SDM/Saket/NGT/NT/2025/ 3483

Date: 09/05/2025

Notice

Whereas, Original Application No. 525/2022 was listed before the Hon'ble Tribunal on 26.03.2025 (copy of order & application are enclosed), when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"8. The Registry is directed to amend memo of party to incorporate the particulars regarding addresses of respondents no. 8 to 12 mentioned by SDM, Saket in the annexure attached with the compliance report and issue notices to Respondents No. 8 to 12 at the said addresses.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard.

10. Pursuant to service of notices, responses/replies by Respondents no. 8 to 12 may be filed at least one week before the next date of hearing fixed.

13. List on 23.05.2025 for further consideration."

Therefore, as directed by the Hon'ble National Green Tribunal at para 9, this notice has been issued to the respondent for the compliance of the direction of Hon'ble National Green Tribunal.

This issues with the prior approval of District Magistrate (South).

Encl:- As above.

Anita
(ANITA YADAV)
Sub Divisional Magistrate (Saket)



To

Hans Foundation,
E-4, Village Asola, New Delhi-110074
(Respondent No. 8)

(Serve through Halqa Patwari with ink dated acknowledgement and chaspa notice)

Satyendra Singh

Date - 9/5/2025

mb-8860671329

Most Urgent
Court Matter

GOVERNMENT OF NCT OF DELHI
OFFICE OF THE SUB DIVISIONAL MAGISTRATE (SAKET),
M.B. ROAD, SAKET, NEW DELHI-110068

F.No.F.1/(10)/SDM/Saket/NGT/NT/2025/3484

Date: 09/05/2025

Notice

Whereas, Original Application No. 525/2022 was listed before the Hon'ble Tribunal on 26.03.2025, when the Tribunal inter-alia passed the following order (reproduced relevant extracts only):-

"8. The Registry is directed to amend memo of party to incorporate the particulars regarding addresses of respondents no. 8 to 12 mentioned by SDM, Saket in the annexure attached with the compliance report and issue notices to Respondents No. 8 to 12 at the said addresses.

9. Notices are ordered to be served on Respondents No. 8 to 12 through the District Magistrate (South), Delhi and for this purpose notices issued to the Respondents No. 8 to 12 may be sent to the District Magistrate (South), Delhi by E-mail for getting service of the same effected on them and sending his report in this regard.

10. Pursuant to service of notices, responses/replies by Respondents no. 8 to 12 may be filed at least one week before the next date of hearing fixed.

13. List on 23.05.2025 for further consideration."

Therefore, as directed by the Hon'ble National Green Tribunal at para 9, this notice has been issued to the respondent for the compliance of the direction of Hon'ble National Green Tribunal.

This issues with the prior approval of District Magistrate (South).

Encl:- As above.

Anita
(ANITA YADAV)
Sub Divisional Magistrate (Saket)



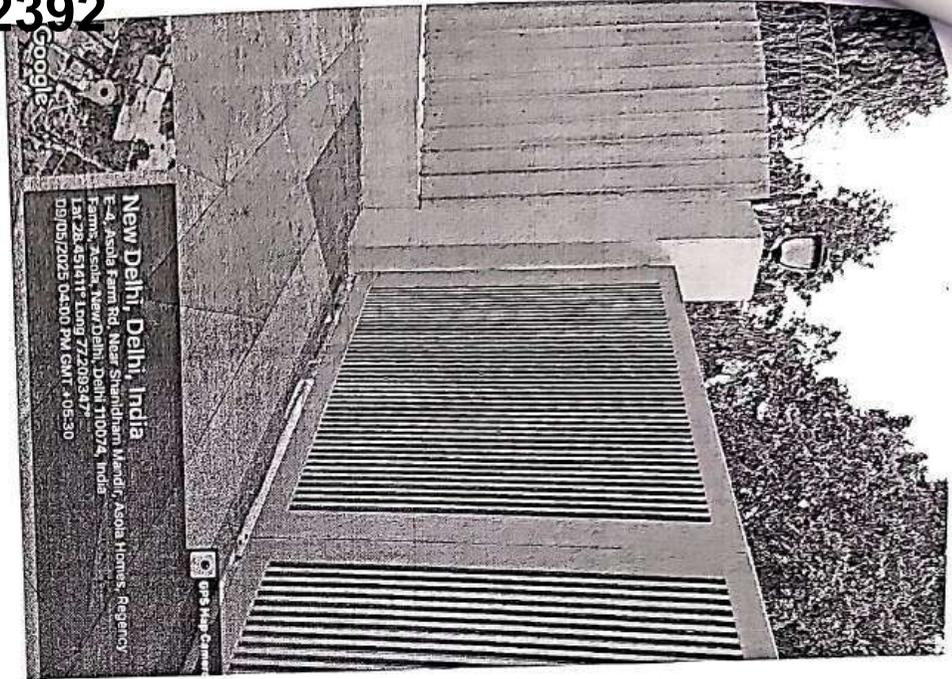
To

Hans Cultural Center,
E-4, Village Asola, New Delhi-110074
(Respondent No. 9)

(Serve through Halqa Patwari with ink dated acknowledgement and chaspa notice)

Satyendra Singh
Date: 9/5/2025
Mb- 8860671329

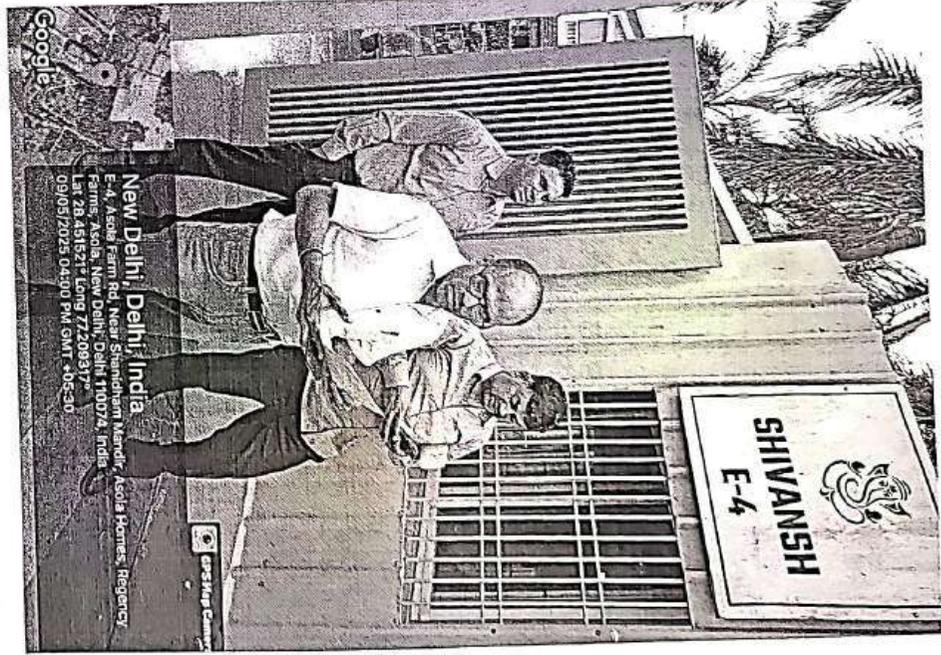
2392



New Delhi, Delhi, India
 E-4, Asola Farm Rd, Near Shandham Mandir, Asola Homes, Regency Farms, Asola, New Delhi, Delhi 110074, India
 Pincode: 110074
 Phone: +91 98105 2025
 09/05/2025 04:00 PM GMT +05:30

Google

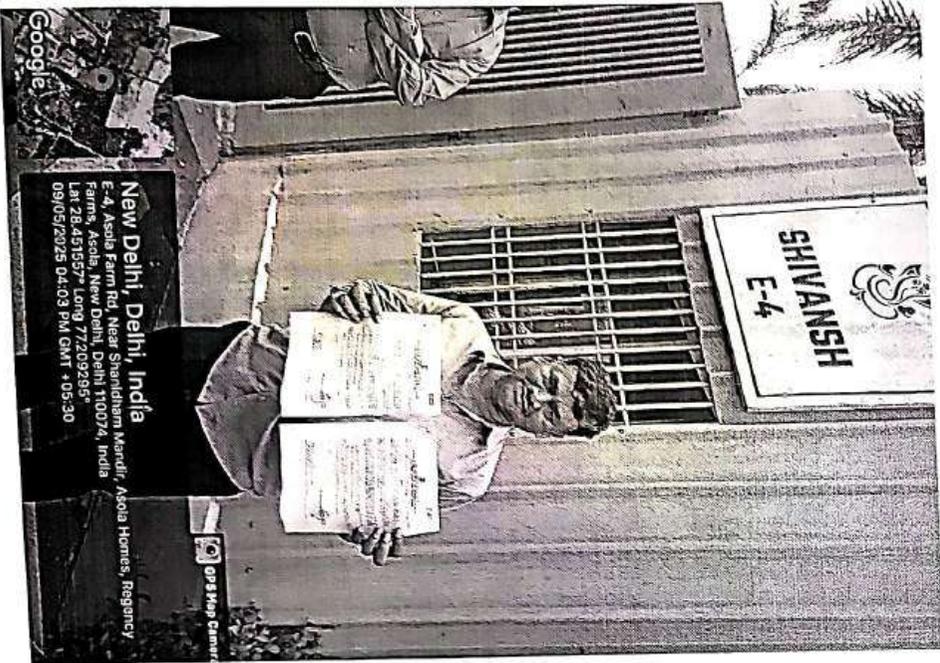
GPS Map Camera



New Delhi, Delhi, India
 E-4, Asola Farm Rd, Near Shandham Mandir, Asola Homes, Regency Farms, Asola, New Delhi, Delhi 110074, India
 Pincode: 110074
 Phone: +91 98105 2025
 09/05/2025 04:00 PM GMT +05:30

Google

GPS Map Camera

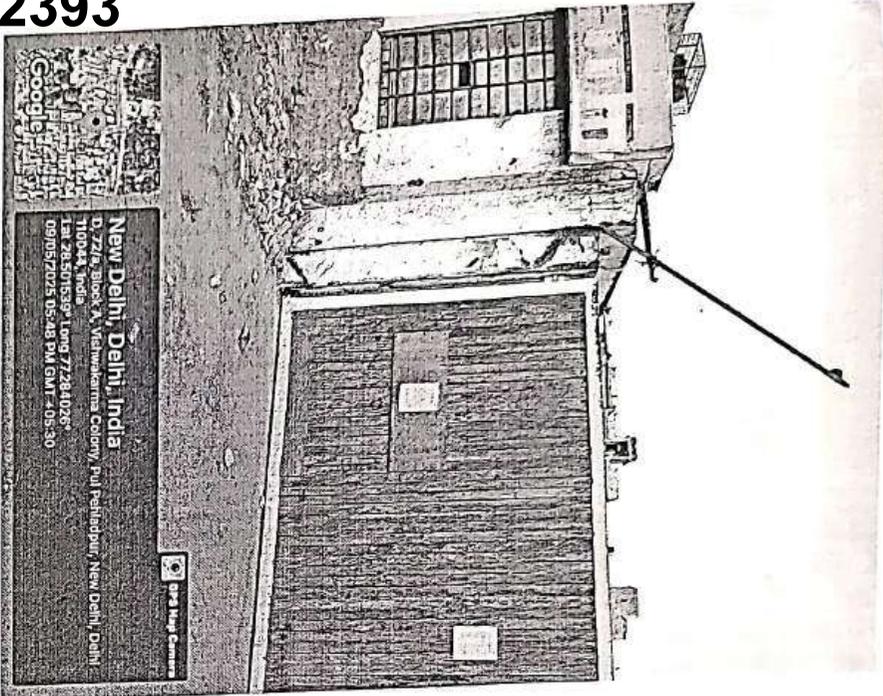


New Delhi, Delhi, India
 E-4, Asola Farm Rd, Near Shandham Mandir, Asola Homes, Regency Farms, Asola, New Delhi, Delhi 110074, India
 Pincode: 110074
 Phone: +91 98105 2025
 09/05/2025 04:03 PM GMT +05:30

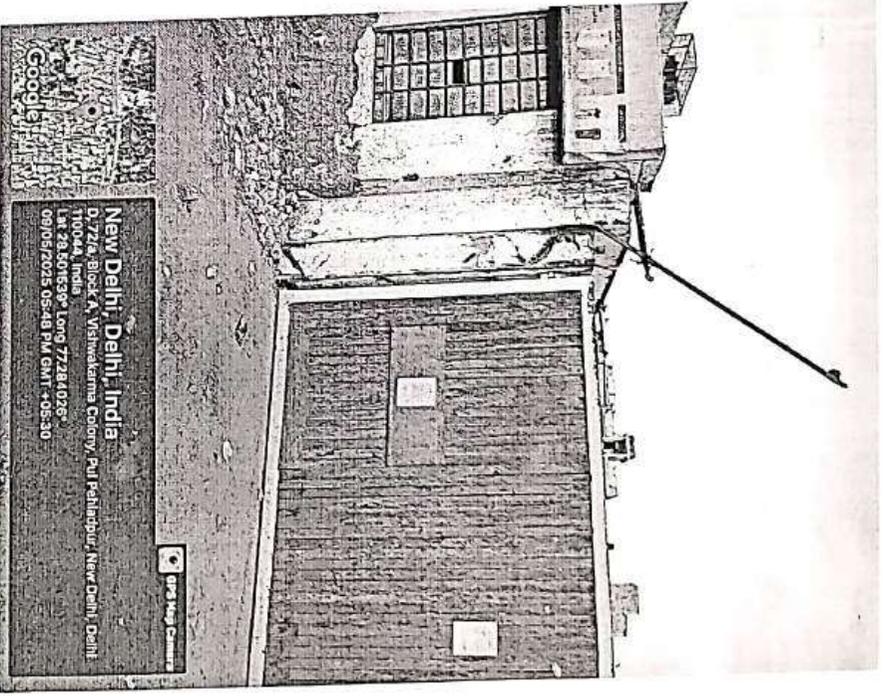
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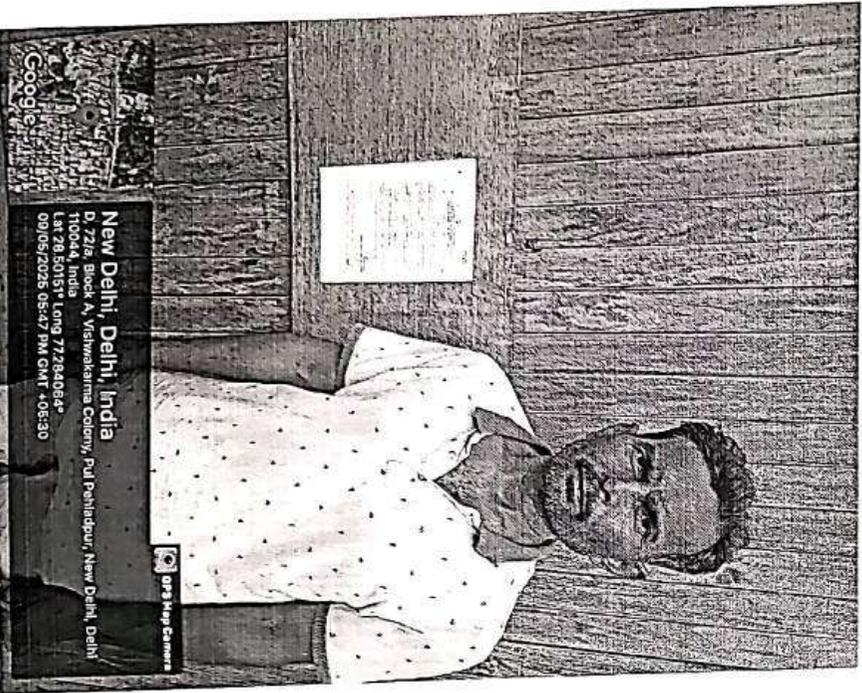
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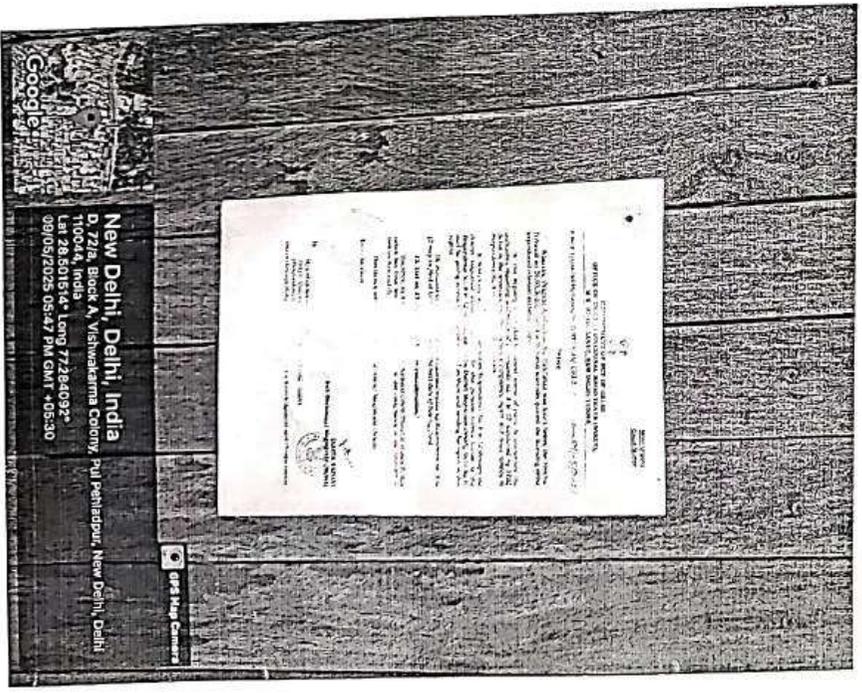
New Delhi, Delhi, India
 D-77A, Block A, Vishwakarma Colony, Puli Pehladpur, New Delhi, Delhi
 110044, India
 Lat 28.50151° Long 77.284023°
 09/05/2025 05:48 PM GMT +05:30



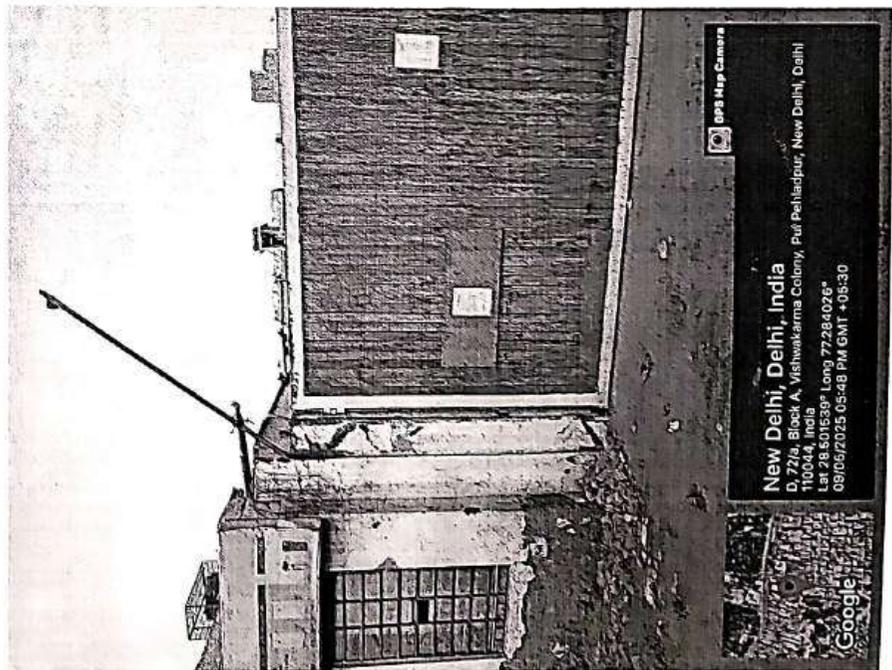
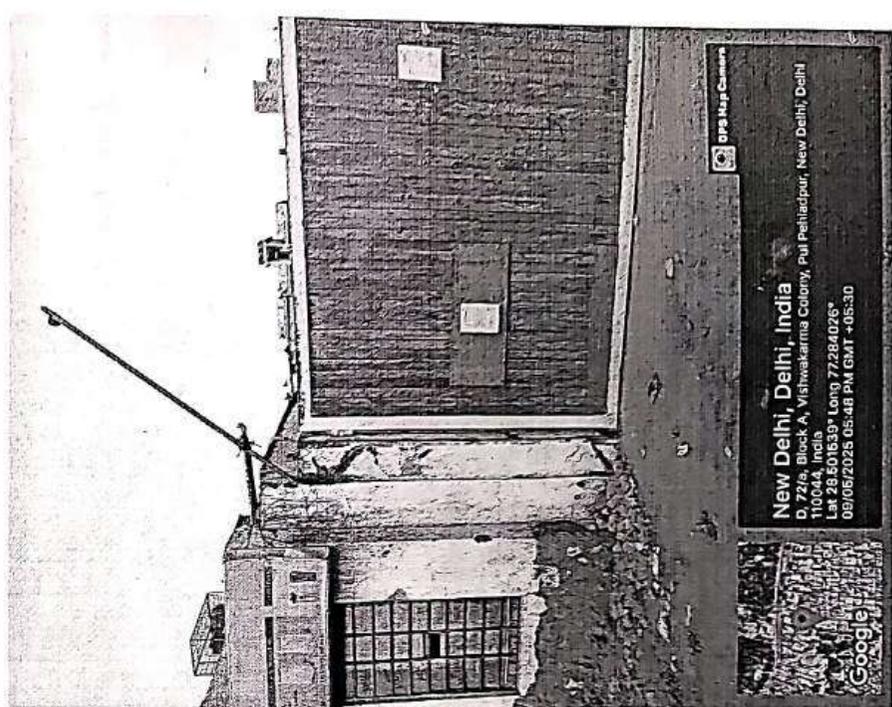
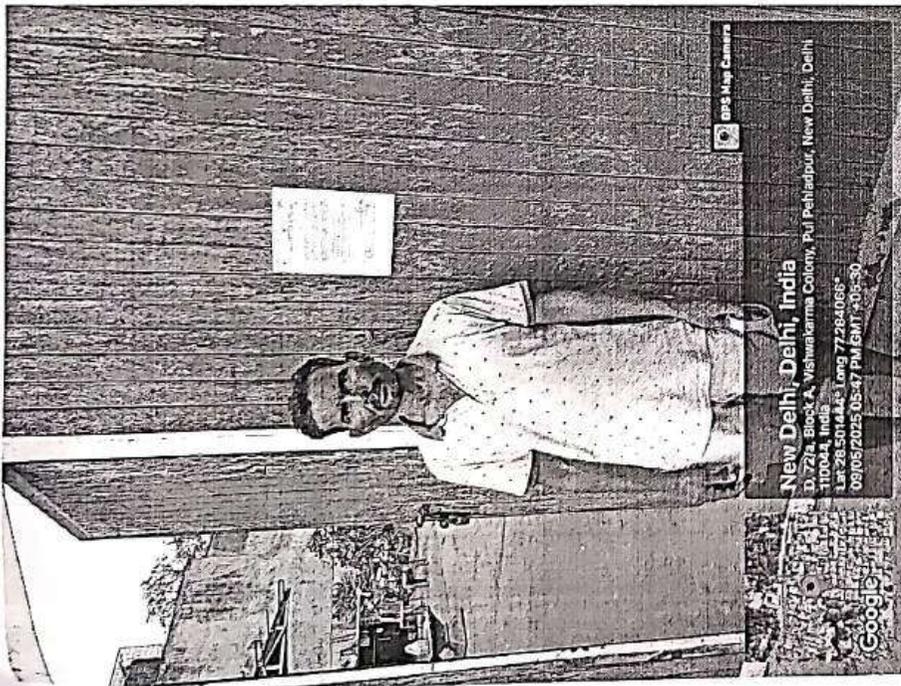
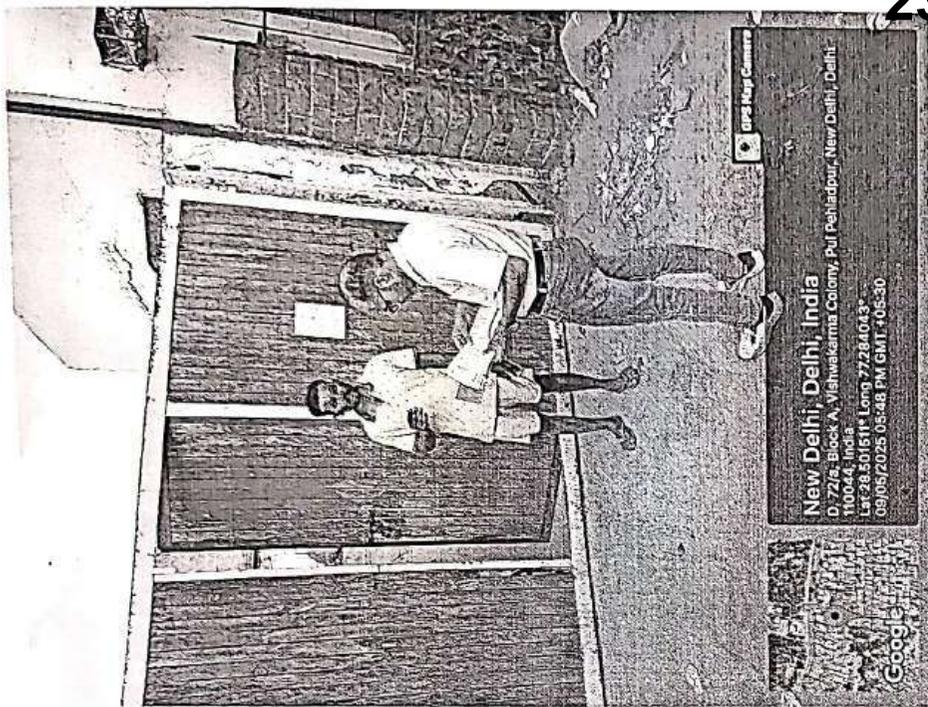
New Delhi, Delhi, India
 D-77A, Block A, Vishwakarma Colony, Puli Pehladpur, New Delhi, Delhi
 110044, India
 Lat 28.50151° Long 77.284023°
 09/05/2025 05:48 PM GMT +05:30



New Delhi, Delhi, India
 D-77A, Block A, Vishwakarma Colony, Puli Pehladpur, New Delhi, Delhi
 110044, India
 Lat 28.50151° Long 77.284084°
 09/05/2025 05:47 PM GMT +05:30



New Delhi, Delhi, India
 D-77A, Block A, Vishwakarma Colony, Puli Pehladpur, New Delhi, Delhi
 110044, India
 Lat 28.501514° Long 77.284032°
 09/05/2025 05:47 PM GMT +05:30



2395
DOCUMENT-1

725 Annexure-1
730

Khata no-500

खता नं. 500

(280)

0-4 शुक्र 2806 आदेश नजर नगजट (दिल्ली) सं० 12 दिनांक 4/6 दिल्ली राष्ट्रीय राजधानी के उपराज्य पाल
के आदेश के आदेश Teh (HK) dt 23/2 सखरा नम्बर 511-512-518-519-520-659/170-687-759-771

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खाता नं: 500

Kulwa-500

648	3-6
593	19-3
697	8-13
708	5-5
712	129-10
713	102-7
714	79-5
715	3-4
725	245-16
726	19-11
729	12-4
730	4-4
731	5-19
738	20-6
747	11-11
748	9-19
748	0-3

खेती 0-9 35 1066 कोदरकुला जगाव R.A. Bellu
 76 RA/85 dt: 8/11/85 तवरील सुनिवरी नं. 5-5
 विधानिक गांव लसा वडक पत्ता

खेती कोदरकुला जगाव R.A. Bellu
 तवरील सुनिवरी नं. 5-5
 वडक पत्ता 5-5 सुनिवरी नं. 5-5
 पुढील 1067

कोदरकुला जगाव R.A. Bellu
 तवरील सुनिवरी नं. 5-5
 विधानिक गांव लसा वडक पत्ता
 पुढील 1067

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 तवरील सुनिवरी नं. 5-5
 विधानिक गांव लसा वडक पत्ता
 पुढील 1067

Village

Khanna-500

खाता - 1: 500

648
 593
 3-6
 19-3
 8-13
 5-5
 129-10
 102-7
 79-5
 3-4
 245-16
 19-11
 12-4
 4-4
 5-19
 20-6
 11-11
 9-19
 0-3

Case No 69 RA/85/665
 तबदील सुपरी नं. एच. 738(11-11)
 8) शिव गान्धि गांव लक्ष्मण वडक (मजरा)
 10-11 कांदाशुला जंगल RA Bellu
 RA/85-elt 11/7185 तबदील सुपरी
 475) शिव गान्धि गांव लक्ष्मण वडक
 St-काद-सा-कुशीला-मजरा
 11/185 तबदील सुपरी जंगल-738(577)
 लक्ष्मण वडक मजरा पुत्र शिवा लखडा 738
 मजरा लक्ष्मण वडक (मजरा) सा-एड मजरा 747

दाला वपट-रसिकानचा नं. 103 (प. 206 पत्र मजारी नं. (क) - 19/11/88 748
 सला वराण शस्ता वडक मी दलदील सुपरी नं. एच. 747(0-4)
 748(0-1) रसिकान 2-X30 जंगल मजरा (0-10) No F-3(57) 18 D.O. (म)
 Bhatti/194 वडक मजरा A.D.M.-Cum-Div. (P) नं. 26/10/88 25/10/88
 दिना जंगल मजरा मजरा इ.प.स. 4/8/88

10) कांदाशुला जंगल RA Bellu
 तबदील सुपरी नं. एच. 738(5-9) जंगल
 वडक मजरा सा-कुशीला-मजरा पुत्र शिवा लखडा 106 7/11/88
 कांदाशुला जंगल RA Bellu
 तबदील सुपरी नं. एच. 738(5-9) जंगल
 वडक मजरा सा-कुशीला-मजरा पुत्र शिवा लखडा 106 7/11/88
 कांदाशुला जंगल RA Bellu
 तबदील सुपरी नं. एच. 738(5-9) जंगल
 वडक मजरा सा-कुशीला-मजरा पुत्र शिवा लखडा 106 7/11/88
 कांदाशुला जंगल RA Bellu
 तबदील सुपरी नं. एच. 738(5-9) जंगल
 वडक मजरा सा-कुशीला-मजरा पुत्र शिवा लखडा 106 7/11/88

Blank no-500

खता नः 500

6

4 अथवा नं 1281 आरोग्यसुरा (NTL) सि.नं. (898)
 5 अथवा नं 1282 आरोग्यसुरा (NTL) सि.नं. (927)
 6 अथवा नं 1283 आरोग्यसुरा (NTL) सि.नं. (929)
 7 अथवा नं 1284 आरोग्यसुरा (NTL) सि.नं. (931)
 8 अथवा नं 1285 आरोग्यसुरा (NTL) सि.नं. (935)
 9 अथवा नं 1286 आरोग्यसुरा (NTL) सि.नं. (961)
 10 अथवा नं 1287 आरोग्यसुरा (NTL) सि.नं. (963)
 11 अथवा नं 1288 आरोग्यसुरा (NTL) सि.नं. (967)
 12 अथवा नं 1289 आरोग्यसुरा (NTL) सि.नं. (955)
 13 अथवा नं 1290 आरोग्यसुरा (NTL) सि.नं. (1031)
 14 अथवा नं 1291 आरोग्यसुरा (NTL) सि.नं. (1035)
 15 अथवा नं 1292 आरोग्यसुरा (NTL) सि.नं. (1035)
 16 अथवा नं 1293 आरोग्यसुरा (NTL) सि.नं. (1035)
 17 अथवा नं 1294 आरोग्यसुरा (NTL) सि.नं. (1035)
 18 अथवा नं 1295 आरोग्यसुरा (NTL) सि.नं. (1035)
 19 अथवा नं 1296 आरोग्यसुरा (NTL) सि.नं. (1035)
 20 अथवा नं 1297 आरोग्यसुरा (NTL) सि.नं. (1035)

19 अथवा नं 1281 आरोग्यसुरा (NTL) सि.नं. (898)
 20 अथवा नं 1282 आरोग्यसुरा (NTL) सि.नं. (927)
 21 अथवा नं 1283 आरोग्यसुरा (NTL) सि.नं. (929)
 22 अथवा नं 1284 आरोग्यसुरा (NTL) सि.नं. (931)
 23 अथवा नं 1285 आरोग्यसुरा (NTL) सि.नं. (935)
 24 अथवा नं 1286 आरोग्यसुरा (NTL) सि.नं. (961)
 25 अथवा नं 1287 आरोग्यसुरा (NTL) सि.नं. (963)
 26 अथवा नं 1288 आरोग्यसुरा (NTL) सि.नं. (967)
 27 अथवा नं 1289 आरोग्यसुरा (NTL) सि.नं. (955)
 28 अथवा नं 1290 आरोग्यसुरा (NTL) सि.नं. (1031)
 29 अथवा नं 1291 आरोग्यसुरा (NTL) सि.नं. (1035)
 30 अथवा नं 1292 आरोग्यसुरा (NTL) सि.नं. (1035)
 31 अथवा नं 1293 आरोग्यसुरा (NTL) सि.नं. (1035)
 32 अथवा नं 1294 आरोग्यसुरा (NTL) सि.नं. (1035)
 33 अथवा नं 1295 आरोग्यसुरा (NTL) सि.नं. (1035)
 34 अथवा नं 1296 आरोग्यसुरा (NTL) सि.नं. (1035)
 35 अथवा नं 1297 आरोग्यसुरा (NTL) सि.नं. (1035)

खाना नं. 500

1382 शाही उला (जागव 2) C लाक (1642) 0-5
 78-79 dt 26 3 नवहोल 1645 10-9
 11) 11) (0-7) मिश्र जागव 1681 1-10
 11) 11) (0-7) मिश्र जागव 1681 1-17
 11) 11) (0-7) मिश्र जागव 1681 6-5
 11) 11) (0-7) मिश्र जागव 1681 8-18
 11) 11) (0-7) मिश्र जागव 1681 9-1
 11) 11) (0-7) मिश्र जागव 1681 22-19
 11) 11) (0-7) मिश्र जागव 1681 9-0
 11) 11) (0-7) मिश्र जागव 1681 18-19
 11) 11) (0-7) मिश्र जागव 1681 26-6
 11) 11) (0-7) मिश्र जागव 1681 13-12
 11) 11) (0-7) मिश्र जागव 1681 27-4
 11) 11) (0-7) मिश्र जागव 1681 7-5
 11) 11) (0-7) मिश्र जागव 1681 8-9
 11) 11) (0-7) मिश्र जागव 1681 14-2
 11) 11) (0-7) मिश्र जागव 1681 0-9

(4) 1382 शाही उला (जागव 2) C लाक (1642) 0-5
 dt 16/11/87 नैपेंडर (4) मातृ निगजागव 1740 10-9
 वडक सगवशागव 50 मवागी 1736 1-10
 सगव शा. मवागी 1736 1-17
 सगव शा. मवागी 1736 6-5
 सगव शा. मवागी 1736 8-18
 सगव शा. मवागी 1736 9-1
 सगव शा. मवागी 1736 22-19
 सगव शा. मवागी 1736 9-0
 सगव शा. मवागी 1736 18-19
 सगव शा. मवागी 1736 26-6
 सगव शा. मवागी 1736 13-12
 सगव शा. मवागी 1736 27-4
 सगव शा. मवागी 1736 7-5
 सगव शा. मवागी 1736 8-9
 सगव शा. मवागी 1736 14-2
 सगव शा. मवागी 1736 0-9

Ankure कामें-III
पंरा नम्बर 193

लैन्ड रिकार्ड मैनुअल दिल्ली
(दंखिए नियम 153)
रजिस्टर दाखल खाज

तहसील/Tehsil.....

क्रम संख्या S.No.	खाता खतोनी नं० Khata Khatauni Number	नम्बर व तारीख हुकम Number and date of Order	प्लॉट का मुत्तकिल सुदा हिस्सा Share of Plots Transferred			मुत्तकिल सुदा हिस्सा या प्लॉटों का मावल/लगान Revenue rent of Shares or Plots Transferred	मुत्तकिल कुनिन्दा का नाम व अहवाल Name and description of persons removed
			हिस्सा अंगर हो Share, if any	तस्वर खतरा Khasra Number	रकबा Area		
2251	315/1122 (etc)	फिलिम नं० 499 95-96 व हुकम नं० 12-10-95		777	1-16	0-17	0-4 गुजरा 1479-80 श्री राजेश सहेगल
				776	1-16	0-20	श्री A.D. सहेगल
				768/11	3-10		श्री A.D. सहेगल
				778	1-7	0-16	श्री लेट श्री राजेश सहेगल
				फिलिम 4	8-9	0-53	श्री R/O B-5
				हुकम 4	2-3	0-14	श्री K. इन्दरजीव
				779	2-1	0-24	श्री मणि लाल सहेगल 8/4 मं 518-
2252	500/457 (etc)	फिलिम नं० 495 95-96 व हुकम नं० 12-10-95		730/11	1-17	X	0-4 गुजरा 1478 श्री राजेश सहेगल
				फिलिम 1	1-17	X	श्री A.D. सहेगल
							R/O B-5 श्री K. इन्दरजीव
2253	315/122 (etc)	फिलिम नं० 496 95-96 व हुकम नं० 12-10-95		763/2	0-19	0-3	0-4 गुजरा 1479-80 श्री राजेश सहेगल श्री
				768/11	0-1		श्री A.D. सहेगल व श्री A.D. सहेगल
				फिलिम 2	1-0	0-3	श्री राजेश सहेगल दादा R/O B-5 श्री K. इन्दरजीव

प्रमाणको-एक 1-18 रीए दिल्ली 90-6-3-91-1,000 रपि०
MOIPCBB-SI-18 DA/Dolhi/90-6-3-91-1,000 Regs.

Form-O 4
Para No. 193

Form R-9

LAND RECORD-MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला/District.....

मुत्तकिल इलम के नाम व अहवाल Names and description of persons added	किस्म इत्तकाल Nature of transfer or change	जर वधल अगर कोई हो Consideration money, if any	कानूनगो के हस्ताक्षर Signature of office Kamungo	पटवारी के हस्ताक्षर जिसने खतीनी में अमल किया Signature of Patwari in token of Amaldrand in Khatauni	कैफियत REMARKS
9	10	11	12	13	14
श्री B.D. शर्मा 870	यु अमलवादी	2,75,000/-			
श्री चतुराज 140 6-1/2	रजिस्टर				
श्री राजपाल कंड दिल्ली	4688				
1/4 भाग बाबा बपट्टा	लाटी				
3/4 भाग अ-	26 7/95				
उपरेश	उपरेश	उपरेश	(3)		
श्री B.D. शर्मा 870	यु अमलवादी	1,50,000/-			
श्री चतुराज शर्मा	रजिस्टर				
140 6-1/2	4689				
कंड दिल्ली	लाटी				
	26 7/95				
श्री K. G. काली 870	यु अमलवादी	1,00,000/-			
श्री सुभाष चन्द 140 282	रजिस्टर				
महाराज 140 75	4690				
दिल्ली अ-	लाटी				
	26 7/95				

लैंड रिकार्ड मैनअल दिल्ली
 Annex-III नियम 153)
 रजिस्टर दाखल खार्ज

Bhati

तहसील/Tehsil.....

क्रम संख्या S.No.	खाता खटौनी नं० Khata Khatauni Number	नम्बर व तारीख हुकम Number and date of Order	प्लॉट का मुन्तकिल सुदा हिस्सा Share of Plots Transferred			मुन्तकिल सुदा हिस्सा या प्लॉटों का माल/लगान Revenue rent of Shares or Plots Transferred	मुन्तकिल कुनिन्दा का नाम व अहवाल Name and description of persons removed
			हिस्सा अगर हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area		
2601	315 मी	आदेश जमाब A.C.O.(H.K.) फि० नं० 56 97-98 8/9/97		768 मी	3-10	0-53	बी.डी. शर्मा आ०
				776	1-16		चिन्तामण मज० 13-1/12
				777	1-16		डी.कृ.बा.स. नर-दिल्ली
				778	1-7		पु.मा.ज. बा.स. 3/4
	467			779	2-1	0-24	मा.ज. ब.द.ल.
				779	2-1	0-24	
				779	2-1	0-24	
	500 मी			730 मी	1-17	x	
				730 मी	1-17	x	
				730 मी	1-17	x	
2602	315 मी	आदेश जमाब A.C.O.(H.K.) फि० नं० 57 97-98 8/9/97		768 मी	3-10	0-53	उपरोक्त
				776	1-16		
				777	1-16		
				778	1-7		
	467			779	2-1	0-24	
				779	2-1	0-24	
				779	2-1	0-24	
	500			730 मी	1-17	x	
				730 मी	1-17	x	
				730 मी	1-17	x	

प्र भासम् को-एस 1-18 डीए/दिल्ली/90-6-3-91-1,000 रजि०
 MGIPCBE-SI-18 DA/Delhi/90-6-3-91-1,000 Regs.

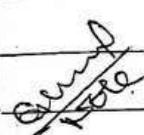
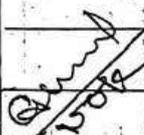
Form-O 4
Para No. 193

LAND RECORD MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला District.....

मुत्तकित इलम के नाम व अहवाल Names and description of persons added	किस्म इत्तकाल Nature of transfer or change	जर बदल अगर कोई हो Consideration money, if any	कामून्गो के हस्ताक्षर Signature of office Kamungo	पटवारी के हस्ताक्षर जिसने खतीनी में अमल किया Signature of Patwari in token of Amaldrand in Khatauh	कैफियत REMARKS
		11	12	13	14
9 M/S ओम्प्ले स्टेट वेंच P. एच. ओम्पनी	वैय बदलीय राजि० न० 7997 दिनांक 20/6/97	3,75,000/-			
उपरोक्त	वैय बदलीय राजि० न० 7998 दिनांक 20/6/97	3,75,000/-			

Annex V

फॉर्म ओ-4
पैरा नम्बर 193

लैंड रिकार्ड मैनुअल दिल्ली

(देखिए नियम 151)

रजिस्टर दाखल खान

ग्राहक - माली

तहसील/Tehsil.....

क्रम संख्या S.No.	खाता खटौती नं० Khata Khatauni Number	नम्बर व तारीख हयम Number and date of Order	प्लॉट का मुन्तकिल सुदा हिस्सा Share of Plots Transferred			मुन्तकिल सुदा हिस्सा या प्लॉट का माल/लगान Revenue rent of Shares or Plots Transferred	मुन्तकिल कुन्द्या का नाम व अहवाल Name and description of persons removed
			हिस्सा अगर हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area		
2999	213	आपदेशुमा		1446	0-2	0-1	0-4 सुमा 00 2902
	138	माली		माली	0-2	0-1	सुमा का मा माली
		माली					का माली
		88					
		10-11					
	355	माली					
		29/4/11		2004	1-16	0-19	उपरोक्त
		माली		1461			
				माली	1-16	0-19	
			00 किलो 3		1-19	0-21	
3000	315	आपदेशुमा		768	3-10	0-53	0-5, 0, 2600 to 2603
		N.T. HK		776	1-16		दिनांक 8/9/97
		माली		777	1-16		M/s कोटली एन्टर प्रा
				778	1-07		R/o A-3 कोलास कोलास
		142		माली 4	8-9	0-53	
	467	10-11		779	2-1	0-24	उपरोक्त
		माली		माली	2-1	0-24	
	500	25/5/11		730	1-17	x	उपरोक्त
		"		माली	1-17	x	
	237	"		781	5-17	0-45	उपरोक्त
				माली	5-17	0-45	

प्र शासन को-एस 1-18 रोड/दिल्ली/90-0-3-97-0000 खसरा नं० 7 2 मा 18-4 1-22

ND RECORD MANUAL DELHI

Rule 153)
MUTATION REGISTER

जिला/District.....

मृतकिल इलम के नाम व अहवाल Names and description of persons added	किस्म इन्तकाल Nature of transfer or change	जर बद्दल अगर कोई हो Consideration money, if any.	कानूनगो के हस्ताक्षर Signature of office Kanungo	पटवारी के हस्ताक्षर जिसने खतौनी में अमल किया Signature of Patwari in token of Amalrand in Khatauni	कैफियत REMARKS
9	10	11	12	13	14
श्री कृष्ण स्वामी डाफि मठा	विक्रय 19932 मठा	₹ 25/50			
उपरोक्त					
M/s RGSB Estates Pvt Ltd. No opp श्री कृष्ण स्वामी एस्टेट्स प्राटी माईया रोड गेट नं 157 Through Mr. श्री कृष्ण स्वामी	विक्रय रजिस्ट्री मठा	₹ 10,00,00,000			
उपरोक्त					
उपरोक्त					
उपरोक्त					

Annexure-VI
 काम 30-4
 वरा नम्बर 193

लैंड रिकार्ड मैनुअल दिल्ली
 (देखिए नियम 153)
 रजिस्टर दाखल खार्ज

तहसील/Tehsil.....

क्रम संख्या S.No.	खाता खटीनी नं० Khata Khatauni Number	नम्बर व तारीख हुकम Number and date of Order	प्लॉट का मुन्तकिल सुदा हिस्सा Share of Plots Transferred			मुन्तकिल सुदा हिस्सा या प्लॉटों का मौल/लगान Revenue rent of Shares or Plots Transferred	मुन्तकिल कुनिन्दा का नाम व अहवाल Name and description of persons removed
			हिस्सा अंश हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area		
2158	500/100 457/100	1773 94-95		730/100 774/100 प्लॉट 1	4-0 10-0 14-0	x x	रखा भानन्द 0/0 श्री नरेश भानन्द सां 0-202 डिप्लोमा कलानी गड दिल्ली x
2159	12/100 12	1672 94-95		688/100 प्लॉट 1	1-17 1-17	0-18 0-18	श्री रजिप कुमार गाहटा श्री श्री H-C गाहटा Rf 533 पट्टा नं० चांदनी चौक दिल्ली 6x
2160	12/100 12	1674 94-95		688/100 प्लॉट 1	1-16 1-16	0-18 0-18	उपरोक्त

प्र भाषण क्र-एच 1-18 डीए/दिल्ली/90-6-3-91-1,000 पंज
 MGIPCBE-SI-18 DA/Delhi/90-6-3-91-1,000 Regs.

Form No. 193

LAND RECORD MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला/District.....

मुत्तफिल इलम के नाम व अहवाल Names and description of persons added	विस्म इन्तकाल Nature of transfer or change	जर बदल अगर कोई हो Consideration money, if any.	कानूनगो के हस्ताक्षर Signature of office Kanungo	पटवारी के हस्ताक्षर जिसने खतौनी में अमल किया Signature of Patwari in token of Amalgrand in Khatauni	कैफियत REMARKS
9	10	11	12	13	14
श्री उमा देवी लाल	विक्रय	मुकदमा			
श्री फारूक	शुद्धि	1,95,000/-		Bm...	
कपुर सा. M-53	5424			Bm...	
गुटर लाला II नं०	लाला	26-5-89			
दिली					
मास कमेसटर	विक्रय	मुकदमा			
प्रो. लि. नारायण	विक्रय	1,80,000/-	H. D. ...	Bm...	
डायरेक्टर श्री रिखाव	शुद्धि			Bm...	
चन्द्र गोपी R-6	विक्रय	1212		Bm...	
गोपाल चंवर II 6	लाला	2-3-95			
श्रीकाजी काशी प्रेम					
नं० दिल्ली 66					
उपरोक्त	विक्रय	मुकदमा			
	शुद्धि	1,75,000/-			
	1198				
	लाला				
		1-3-95			

फार्म डी०-४
पैरा नम्बर 193

लैन्ड रिकार्ड मैनुअल दिल्ली
Annexure-III (वि. वि. नियम 153)
रजिस्टर दाखल खार्ज

Bhati

तहसील/Tehsil.....

क्रम संख्या S.No.	खाता खटानी नं० Khata Khatauni Number	नम्बर व तारीख हकम Number and date of Order	प्लॉट का मुत्तकिल सुदा हिस्सा Share of Plots Transferred			मुत्तकिल सुदा हिस्सा या प्लॉटों का माल/लगान Revenue rent of Shares or Plots Transferred	मुत्तकिल कुनिन्दा का नाम व थहवाल Name and description of persons removed
			हिस्सा अगर हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area		
1	2	3	4	5	6	7	8
2648	500/म	आदेश A.C.O.(H.K.) मिसल नं० 170 97-98 ता० ०८/०८/९८		774/म	10-0	X	प्रभाकर लाल शर्मा
		26-8/98		180/म	20/म	माल	श्री. श. लाल
		97-98		1/2 म	50	0	मजदूर
2649	500/म	आदेश A.C.O.(H.K.) मिसल नं० 171 97-98 ता० ०८/०८/९८		730/म	4-0	X	उपस्थित
		31-7-98					
2650	129 391	आदेश A.C.O.(H.K.) मिसल नं० 16 98-99 ता० ०८/०८/९८		276/म	1-3	0-4	धर्मवीर शंकरजी जीवराम
		10-9-98		180/म	2/म	माल	लाल शर्मा
				290/म	1-0	0-10	बदलतूर शर्मा
				180/म	2/म	0-2	लाल शर्मा

प्रभासमूको-एस 1-18 डीए दिल्ली 90-6-3-91-1,000 रजि०
MGIPCBE-S1-18 DA/Delhi/90-6-3-91-1,000 Regs.

No. 193

AND RECORD MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला/District.....

मुत्तकिल इलम के नाम व अहवाल Names and description of persons added	किस्म इत्तकाल Nature of transfer or change	जर बदल अगर कोई हो Consideration money, if any.	कानूनगो के हस्ताक्षर Signature of office Kanungo	पटवारी के हस्ताक्षर जिसने खतौनी में अमल किया Signature of Patwari in token of Amaldrand in Khatauni	कैफियत REMARKS
9	10	11	12	13	14
शुभव (वश) राय बलुगल झाड़ी बलुगल	अप अप राजकोष 1190 सिगांल 16/95	कोई कोई कोई 35,000/-	[Signature]	[Signature]	
उपस्थित	अप राजकोष 1974 सिगांल 7-396	कोई कोई 2,35,000/-	[Signature]	[Signature]	
तेजपाल, जातशक अनंती जीवगलाय युग गोक सिंग	दत्त अरवारी नं-90 सिगांल 20-7-98	कोई कोई	[Signature]	[Signature]	

708/1	
932	3-12
935	
961	21-15
963	15-7
969	12-16
	2-17
971	
	18-12
933	11-8
954	16-16
1018	1-18
1031/79	3-0
1035	12-14
1285	3-9
1289	1-16
1291	3-1
1299	6-13
1301	7-2

31/12 21 नवंबर 51 D.M/R.A. नवंबर 11/12 30/7
 तो कायल 954 (6-8) 963 (6-13) 961 (7-14) 963 (9)
 (6-8) 1018 (1-16) नवंबर 25 - 1 नवंबर 11 2011 का नवंबर
 नवंबर 11 नवंबर का नवंबर 0-4 नवंबर 2/1 नवंबर 11/12
 666.

11: 11/12

Aneerun - IX

हरजरा इनाम शुभमस हुनामल
 सा. 15 बीकल रोड रई दिल्ली, 1981-82

948	4-6	
949	1-11	
952	5-18	
953	1-1	
954	8-8	
955	4-2	
<u>किना</u>	<u>25-6</u>	<u>2-35</u>
6		

वकन C-4 शुभा (1392) कमी शुभा (मंत्रय 2 न C लख
 लख नं. 47/78-79 dt 26-3-19 तकील डकुल अति
 को. 954/1 (1-11) मिना विना की काय वकन हरकार
 कीलत नाल मयू (8) 5 व 20 K (1) 8/11/87

6) मिना शुभा नं. 2857 अति शुभा मा (अप) मिना नं.
 22/106 व 1/11/10 अति मिना नं. 1/11/10 अति मिना नं.
 1/11/10 अति मिना नं. 1/11/10 अति मिना नं. 1/11/10
 मिना नं. 1/11/10 अति मिना नं. 1/11/10 अति मिना नं. 1/11/10
 मिना नं. 1/11/10 अति मिना नं. 1/11/10 अति मिना नं. 1/11/10
 मिना नं. 1/11/10 अति मिना नं. 1/11/10 अति मिना नं. 1/11/10

काली नं. 363

9) D-4 को. नं. 1372 अति शुभा मा (अप) मिना नं. 11-12/109-10 नं. 12-7-10 अति मिना नं. 11-12/109-10 अति मिना नं. 11-12/109-10
 Industrial land office of Village Shubelans P.O. Singuwan Dis) Rawan Hanuwan नं. 1503 अति मिना (1-11) मा नं. 15 अति मिना नं. 15

खाता नं: 363 नोट: आदेशानुसार डबल/डका, order no: डबल/डका/2022/2249 dt: 26/9/2022 बाबत तालिमा जात खलरा नं: 954
 की बजाय खा. नं. 954 (7-11) किया गया | H

0-17
 7-11
 8-8

Announcement - VI
 Page I
 نام آگے

پیرا نمبر ۱۹۳۔ لینڈ ریکارڈ مینیول دہلی

رہسبر داخل خسارج

بیر تقاریر	گھاتہ کھتہ کی نمبر	بیر و تاریخ حکم	پلاٹ کا منتقل شدہ حصہ			منتقل کنندہ کا نام و احوال	منتقل علیہ کے نام و احوال	قیمت انتقال	زبدیوں اگر کوئی ہو۔	کیفیت
			حصہ اگر ہو۔	خسارج نمبر	رقبہ					
	818	12/11/57	1-6	950	4-15	تربو خانہ کھنڈہ لہری	تربو خانہ کھنڈہ لہری			
	419	12/11/57	1-6	950	4-15	گنہگار خانہ کھنڈہ لہری	گنہگار خانہ کھنڈہ لہری			
	6182	27/5/57	6-7	951	4-15	مردانہ رشتہ داروں	مردانہ رشتہ داروں	2,30,000		
	82	27/5/57	3-4	957	4-15	مردانہ رشتہ داروں	مردانہ رشتہ داروں	31/2/52		
			2-3	959	4-15					
			1-8	946	4-15					
			0-13	958	4-15					
			2-6	958	4-15					

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Aa-B

دارم آر - 9 Annexure

Page - 2 رجسٹر داخل خسارج

سیرا نمبر ۱۹۳ - لینسٹر لکارڈ منیول دہلی

بہتر شمار	کھاتا کھولنے کی تاریخ	بہتر تاریخ حکم	پلاٹ کا منتقل شدہ حصہ			منتقل کنندہ کا نام و احوال	منتقل علیہ کے نام و احوال	قیمت انتقال	زیر مال اگر کوئی ہو	کیفیت
			حصہ اگر ہو	نمبر زمین	رقبہ					
817	414	کلیں	1-19	945	1-19	1-50	1-50	1,60,000		
	92	1701		1995						
		2715		941						
		82		946						
				943						
				944						
				20-5						
817	205	1315	4-17	1315	4-17	4-17	7000/-			



लैंड रिकॉर्ड मनुअल 1955
 Annexure - XII
 (द्वितीय नियम 153)

Am - 0 रजिस्टर दाखल खाज

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तहसील/Tehsil.....

क्रम संख्या S. No.	खाता खटौती नं० Khata Khasra Number	नम्बर व तारीख हुकम Number and date of Order	प्लॉट का मुत्तकिल सुदा हिस्सा Share of Plots Transferred			मुत्तकिल सुदा हिस्सा या प्लॉटों का माल/लगान Reveaue rent of Shares or Plots Transferred	मुत्तकिल कुनिन्दा का नाम व ग्रहवाल Name and description of persons removed
			हिस्सा अग्रर हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area		
1531	67	आदेश TM मि० नं० 2050 88-89 दिनांक 24/1/89		963 मि	3-4	0=20	व्य० जीवा डकम पुत्री डर केश डकम सा० नं० 315 वीर कल शोडे नई दिल्ली
1532	67	आदेश TM मि० नं० 2051 88-89 दिनांक 24/1/89		963 मि 944	2-0 4-4	0=30	उपरोक्त
1533	67	आदेश TM मि० नं० 2052 88-89 दिनांक 24/1/89		1995 962	6-0	0=40	उपरोक्त

LAND RECORD MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला/District.....

मृतकिल इलम के नाम व अहवाल Names and description of persons added	किस्म इन्तकाल Nature of transfer or change	जरूरतबदल अगर कोई हो Consideration money if any	कानूनगो के हस्ताक्षर Signature of office Kanungo	पटवारी के हस्ताक्षर जिसने खतीनी में अमल किया Signature of Patwari in token of Amaldrand in Khatauni	कैफियत REMARKS
	10	11	12	13	14
श्रीमती रंजु के 0305	व्यय				
जो वकील इरीकशन	व्यय				
इतम R/015	व्यय				
वीरवल रीड	रहित				
जेगपुरा एत	न०				
नई दिल्ली	5788	50,000/-			
	द्विवाक				
	10-83				
इपराक	व्यय				
	व्यय				
	व्यय				
	रहित				
	न०				
	5789	50,000/-			
	द्विवाक				
	10-83				
इपराक	व्यय				
	व्यय				
	व्यय				
	रहित				
	न०				
	5790	50,000/-			
	द्विवाक				
	03				

Annexure - XIV
 लेन्ड रिकार्ड मैनुअल दिल्ली
 (देखिए नियम 153)
 रजिस्टर दाखल खाज

village मारी

PDF Scanner

क्रम संख्या S.No.	खाता खटीनी नं० Khata Khatauni Number	नाम्बर व तारीख हुकम Number and date of Order	प्लॉट का मूतकिल सूदा हिस्सा Share of Plots Transferred			मूतकिल सूदा हिस्सा या प्लॉटों का माल/लगान Revenue rent of Shares or Plots Transferred	मूतकिल कुनिन्दा का नाम य अहवाल Name and description of persons removed
			हिस्सा अगर हो Share, if any	नाम्बर खसरा Khasra Number	रकबा Area		
1	2	3	4	5	6	7	8
2865	67/1	प्राप्तकृत (H.K.) दि-22/5/67 dt-15/07		946 A	1-0	1-25	करनाम नं० 1531/6 1533
	280			944 A	4-4		श्रीमती हर कान्तम
				945 A	1-10		हरकेशन उरम री/
				963 A	2-0		1-5 का (कम री/ जोगपुर)
				1995/962	6-0		न-व
				961 A	5-13		
				(कम) 6	20-7	1-25	
	228			960 A	5-2	0-70	3420
2866	67/1	प्राप्तकृत (H.K.) दि-22/6/67 dt-15/07		946 A	2-13		
				961 A	2-1		3420
				(कम) 2	4-14		
	228			960 A	1-6	0-10	3420
				(कम) 1	1-6	1-10	
	280			947 A	4-2	2-00	
				950	1-6		3420
				951 A	6-18		

प्रमाणपत्रों—पृष्ठ 1-18 हीए दिल्ली 90-6-3-91-1,000 रजि० 957 3-14
 MGIPCB- SJ-18 DA/Delhi/90-6-3-91-1,000 Regs. 958 1-13
 959 2-16

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 153)
 RECORD MANUAL DELHI

NOTIFICATION REGISTER

जिला/District.....

मुस्तकिल इचम के नाम व अहवाल Names and description of persons added	किस्म इन्तकाल Nature of transfer or change	जर बदल अगर कोई हो Consideration money, if any	कानूनगो के हस्ताक्षर Signature of office Kamalago	पटवारी के हस्ताक्षर जिसने खतीनी में अमल किया Signature of Patwari in token of Amaldrand in Khatauni	कंफियत REMARKS
9	10	11	12	13	14
M/s Ashom Estates (P) Ltd 244/1 दिशकानि का लोनी सी.टी.	10 24 2160 शुद्धावलीका नं. 2132 अल-26-2/7	5000000/-	[Signature]	[Signature]	
2 34210			[Signature]		
M/s R.G.S. B. Estate (P) Ltd 244/1 दिशकानि का लोनी सी.टी. इचम R.D. इचम इचम	10 25 2160 नं. 1429 अल-9-2/7	5000000/-	[Signature]	[Signature]	

پیرا نمبر ۱۹۳- لیسٹڈ کارڈ مینیول دی

Ann-D
Annexure - XIV
رہسٹر داخل خراج

1	2	3	4	5	6			7	8
					7	8	9		
713	419	156	1-11	✓	منتقل شدہ حصہ				
		164	2-5						
		963	4-5						
		669	1-0						
			14-6						
714	419	1474	1-0	+	منتقل شدہ حصہ				
		1486	1-0						
		1504	15-0						
			17-10						

(مذکورہ درجہ)

फॉर्म प-६ Form P-6
(देखो नियम ८३) (See Rule 83)

खतौनी Khatauni

- ① 963 (4-8) - M/S A-Plus Estate Pvt. Ltd.
- ② 963 (4-0) - हंस फ्लान्डेडेशन आउट ए-4 असेस।
- ③ 963 (2-0) - M/S Ashan Estate Pvt. Ltd.
- ④ 963 (2-8) - वन विभाग

खतौनी का क्रमिक Serial No. of Khata Khatauni	खतौदार का नाम पिता का नाम मय निवास स्थान Name of tenure holder with parentage and residence	भूमिधर के अधिकार प्रारम्भ होने का वर्ष Year of Commencement of tenure	खतौ के प्रत्येक गाटे का खसरा नम्बर Khasra No. of each plot of the Khata	प्रत्येक गाटे का क्षेत्र-फल बीघों या एकड़ों में Area of each plot in settlement bighas or acres	भूमिकर या लगान Land Revenue or Rent payable by the tenure holder	परिवर्तन करने का आदेश देने वाले अधिकारी का नाम, पद तथा आदेश का नम्बर व तिथि जो कि दफ्तर कानूनगो द्वारा सादीकृत है Substance affecting change, if any with No. any of order, designation, date of authority passing the order attested by the Office Kgo.				टिप्पणी Remarks
						फ० वर्ष Year F.	फ० वर्ष Year F.	फ० वर्ष Year F.	फ० वर्ष Year F.	
1	2	3	4	5	6	7	8	9	10	11

421
45
46

प्रम चन्द - बलराज	1980-81	963 (4-0)	4-0	5-0	
जालराज - कृष्ण लाल		969 (1-0)	1-0		
पुशात हरजीम सोम पि० देव					

(क) अ.स.स. शु.नं. 3299 आदेश अमल तारीख 02-08-2022/15 दिनांक 03/12/23
 2. खसरा 963 (4-0) 969 (1-0) कुल खसरा (5-0) मय x मा. 2.5
 खसरा खसरा नं. 87 पर देवे

नोट: आदेश जनार्दन सोम/स.स. नं. 3299/15 दिनांक 03/12/23
 खसरा ततिमा जात अ.नं. 969 (1-0) हंस फ्लान्डेडेशन

① अ.स.स. शु.नं. 3299 आदेश अमल तारीख 02-08-2022/15 दिनांक 03/12/23
 785/8-83 वी 29/9/87 दिनांक 18-1-8-
 ए.स.स. 963 (4-0) 969 (1-0) कुल खसरा (5-0)
 अ.स.स. शु.नं. 3299 आदेश अमल तारीख 02-08-2022/15 दिनांक 03/12/23
 10/100/88-89 वी 28-9-80 वी नं. 200 963 (4-0) 969 (1-0) कुल (5-0)
 अ.स.स. शु.नं. 3299 आदेश अमल तारीख 02-08-2022/15 दिनांक 03/12/23
 अ.स.स. शु.नं. 3299 आदेश अमल तारीख 02-08-2022/15 दिनांक 03/12/23

Annexure XVI
 क्रम क्र. 100
 पृष्ठ नम्बर 103

लैन्ड रिकार्ड मैनुअल दिल्ली
 (देखिए नियम 103)
 रजिस्टर दाखिल चारित्र

खसरील/Tehsil			प्लॉट का मुतकिल मुवा हिस्सा Share of Plots Transferred				मुतकिल इतिन्दा का नाम व अहवाल Name & description of persons removed
क्रम संख्या S. No.	खाता खतीनी नं० Khata Khatauni Number	नम्बर व तारीख हुक्म Number & Date of Order	हिस्सा अगर हो Shre. if any	नम्बर खसरा Khasra Number	रकबा Area	मुतकिल मुवा हिस्सा वा प्लॉट का माल/समान Revenue rent of Shares of Plots Transferred	
1	2	3	4	5	6	7	8
3299	127	31/2/21		964	0-8	0-5 1/4	0-4 21-2 1459, 1460 Dt 26/8
		Ten/saleet		964	0-8	0-5 1/4	श्रीमती रानी श्रीमती आल
		10/10/24					श्रीमती रविशक्ति आर्य
		11-15		972	0-13	0-8 1/4	श्रीमती रविशक्ति आर्य
	35	10/08/15		965	1-3	x	342/47
	162			965	1-3	x	342/47
				1330/2	2-6	0-3 2/4	342/47
				971	18-12	0-9 1/4	342/47
				974	1-15		
				978	1-19		
				971-3	22-6	0-9 1/4	
	421			963	4-0	x	
				969	1-0	x	342/47
				969	5-0	x	

Form- U 4
Para No. 193

फॉर्म नंबर-४
Form R-9

LAND RECORD MANUAL DELHI

(See Rule 153)

MUTATION REGISTER

जिला / District

मुक्तकृत इसम के नाम व अवयव Names & description of Persons added	किस प्रकार Nature of transfer or Change	पर कितना धन देया गया है Consideration money, if any	कानून के अनुसार Signature of office Kanungo	पटवारी के हस्ताक्षर लिखने के लिये Signature of Patwar in token of Amaldrand in Khataul	टिप्पणी Remarks
9	10	11	12	13	14
The Hans foundation	अ.व.क.				
Office at E-4, Asola	अ.व.क.	30,50,50,50		[Signature]	
village Asola Mehrauli	अ.व.क.			[Signature]	
N.D Through its	अ.व.क.	15/15		[Signature]	
Authorised signatory					
Puran Saini s/o late					
Shri M.R. Saini s/o					
R/o B-18, Bhati					
Mines Main Road Bhati					
Mehrauli N.D					
342/12					
342/12					
342/12					

काम P41... Sec Rule 54

नं. 100/100/100

Annexure - XVII

काम अं. 4
पैरा नम्बर 193

लैन्ड रिकार्ड मैनुअल दिल्ली

Am - Q

(देखिए नियम 153)

रजिस्टर दाखल खाज

तहसील/Tehsil.....			प्लॉट का मूतकिल सूदा हिस्सा Share of Plots Transferred				मूतकिल कुनिन्दा का नाम व अहवाल Name and description of persons removed
क्रम संख्या S.No.	खाता खतौनी नं. Khata Khatauni Number	नम्बर व तारीख हुनम Number and date of Order	हिस्सा अगर हो Share, if any	नम्बर खसरा Khasra Number	रकबा Area	मूतकिल सूदा हिस्सा या प्लॉटों का माल/लगान Revenue rent of Shares or Plots Transferred	
1	2	3	4	5	6	7	8
2859	283	बुलगा जनवरी 1911 (H.K.) मिशाल नं 120 06-07 तारीख पैसाला 20/12/06		1019 963कि 1994/962 1013 1021कि 1020कि 1018 किताब	0-8 4-8 3-1 4-6 2-19 2-18 1-18 19-18	1-35	श्रीमती श्यामा उता श्री 10 श्री रमेश के उता 10 15 बीघे का श्री 10 श्री रमेश के देखें नई दिल्ली
	238			1014 किताब मीजाग मुकदमा 8	3-7 3-7 23-5	0-40 0-40 1-75	उपरोक्ता
2860	153	श्री 10 श्री रमेश के नं (H.K.) मिशाल नं 20/06-07 ता. नं. पाली 10/11/07		1046कि 269 188 268 2073/263 264 2072/263 2071/263 190 191 187कि किताब 11	5-17-10 1-0 1-10 3-2 3-16 4-2 2-10 3-12 9-2 1-19 0-5 36-15-10		श्रीमती श्यामा उता का श्री 10 रमेश, पं. 10 श्री रमेश श्री 10 श्री रमेश के देखें दिल्ली

प्रकाशक-एस 1-18 देह दिल्ली 90-0-3-91-1,600 रजि.
MGIPCB-SI-18 DA/Delhi/90-6-3-91-1,000 Recs.

ND RECORD MANUAL DELHI

REGISTRATION REGISTER

जिला/District.....

मुक्तकिल इलम के नाम व अव्वाल Names and description of persons added	किस्म इस्तकाल Nature of transfer or change	जर बदल अगर कोई हो Consideration money, if any	कानूनगी के हस्ताक्षर Signature of office Kauyungo	पटवारी के हस्ताक्षर जिसने खतीनी में अमल किया Signature of Patwari in token of Amalrand in Khatauni	कैफियत REMARKS
9	10	11	12	13	14
मास २२ पलस	वैध				
इस्टेट्स आफ्फे	लजरी				
ऑफिस रुट ३१५॥	रजिस्ट्री				
मिशकलगा काकोनी	जम्बर	5,00,00,000/ ✓			
लाक मुंडा नई	16300				
दिक्की डापरेकर	दिनांक				
श्री अशोकगुप्ता	17/11/06				
3 परोक्षा					
सूरज मल हागवाल	वकील	विशाल			
डॉक्टर श्री T. R.	60				
हागवाल राव 5॥	1757				
शाहिब बिलकिस 7ईदिनी	07/11/03				
बिल आवाक C-246					
डिप्लो-म काकोनी					
नई दिल्ली 2॥					

Annexure XVIII
बहरोली दिहती
1964-65

फॉर्म P4/Form P4
(देखें नियम 54/Sec Rule 54)
ग्राम/Village

तहसील जिला दिल्ली/Tehsil & District Delh i

खसरा गिरदावरी/khata girdawari

1	2	3	4	5	6			7			8			9			19	20	21	
					10	11	12	13	14	15	16	17	18	19	20	21				
954A	8-8	94	उपरोक्त	X	1															
955	4-2	94	उपरोक्त	X	2															
956	2-4	94	उपरोक्त	X	3															
957	3-14	94	उपरोक्त	X	4															
958	0-13	94	उपरोक्त	X	5															
959	2-16	94	उपरोक्त	X	6															
960	6-8	73	उपरोक्त	X	7															
961A	7-13	457	उपरोक्त	X	8															
961B	3-4	94	उपरोक्त	X	9															
961C	4-10	94	उपरोक्त	X	10															
1998/962	6-0	94	उपरोक्त	X	11															

OFFICE OF E-SUB REGISTRAR (V-A), HAUZ KHAS
DEPARTMENT OF REVENUE: GOVT. OF N.C.T. OF DELHI
S.D.M. OFFICE COMPLEX, OLD TEHSIL BUILDING, MEHRAULI, DELHI-110030

F.No./MISC./SR-VA/HK/2025/1175

Date: 17/5/25

To,

Ms. Anita Yadav, SDM(Saket),
 O/o The Sub Divisional Magistrate (Saket),
 M.B. Road Saket, New Delhi-110068

Sub: Regarding copy of sale deed of the khasra nos. 725,729,730 848, 954, 961, 963 and 969 in village Bhatti.

Madam,

With reference to your letter No. F.1/(10)/SDM/Saket/NGT/NT/2025/3484 dated 09/05/2025 received in this office on 16/05/2025 through whatapp., it is to inform you that this office became operational w.e.f. 03/07/2012. Records are available in this office on the basis of registration number and date of registration of the produced document. Details prior to 03/07/2012 may be obtained from the office of the Sub-Registrar (V), Kalkaji, Old Teshil Building, Mehrauli.

As per details provided by you in the said letter in reference to **khasra nos. 725,729,730 848, 954, 961, 963 and 969 in village Bhatti**. online records NGDRS available with this office have been searched with best efforts and the information displayed by the online module in relevance/relation to the given details is enclosed herewith as:

Sl. No.	Registration No.	Date of Registration	Pages	Volume	Book
1	2304	01/05/2015	50-58	1025	1
2	1885	14/03/2022	130-147	4467	1
3	5299	02/06/2022	67-79	4681	1
4	5301	02/06/2022	96-108	4681	1
5	7053	22/07/2022	48-61	4797	1
6	8280	08/09/2022	130-147	4872	1
7	9743	31/10/2022	30-46	4971	1
8	9967	17/11/2023	171-186	5789	1
9	9968	17/11/2023	1-16	5790	1
10	9969	17/11/2023	17-32	5790	1

Further, Online details regarding properties in Delhi may be searched at e-search DORIS (Public domain). The link for the same is https://esearch.delhigovt.nic.in/Complete_search_without_regyear.aspx.

Yours faithfully




 SUB REGISTRAR
 (V-A), HAUZ KHAS

R- 2304/01
115/15

2429

74

3428
30/04/15

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

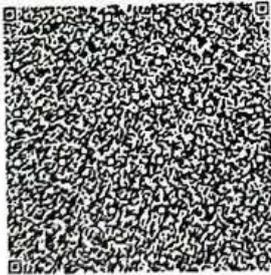


सत्यमेव जयते

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-DL97673035457163N
: 27-Apr-2015 03:48 PM
: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
: SUBIN-DLDL-CORPBK92458980718169N
: THE HANS FOUNDATION
: Article 23 Sale
: 31-16 BIGHA COMP KHNO.963,969(5-0)964(0-08)965(1-03)971(18-
12)972(0-13)1330/2(2-06) ETC BHATI N.D-74
: 30,50,00,000
(Thirty Crore Fifty Lakh only)
: RADHA SOAMI SATSANG BEAS
: THE HANS FOUNDATION
: THE HANS FOUNDATION
: 1,83,00,000
(One Crore Eighty Three Lakh only)



LOCKED

.....Please write or type below this line.....

For Radha Soami Satsang Beas

Authorized Signatory

THE HANS FOUNDATION

Authorized Signatory

0002272551

Statutory Alert:



RADHA SOAMI SATSANG BEAS
 P.A.N. (RSSB): AAATR0784L
 (AUTH. SIGN.) **ALOK RAI RAJPUT**
 Aadhaar No. 7987 2926 7379 ✓



THE HANS FOUNDATION
 P.A.N.: (THF) AABTT6280C
 (AUTH. SIGN.) **PURAN SAINI**
 Aadhaar No.: 3381 9773 8405 ✓

SALE DEED FOR Rs. 30,50,00,000/-

Property Details

Title of Deed Area under sale Title of Deed Use factor Minimum Rate of land Transaction value (Total) Stamp duty @ 3% Corporation tax @ 3% Total stamp @ 6% E-Stamp Certificate No. Issued date Issued by	: Agricultural land Area Measuring 31 Bighas 16 Biswas, out of Khasra Nos. 963 & 969 (5-00), 964 (0-08), 965 (1-03), 971 (18-12), 972 (0-13), 974 & 978 (3-14), 1330/2 (2-06), Situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi-110074 : Sale Deed : 31 Bighas 16 Biswas : ARTICLE 23 SALE : Agricultural : Rs.53,00,000/- Per Acre : Rs.30,50,00,000/- : Rs.91,50,000/- : Rs.91,50,000/- : Rs.1,83,00,000/- : IN-DL97673035457163N : 27-04-2015 : Corporation Bank, GK-II, New Delhi
--	--

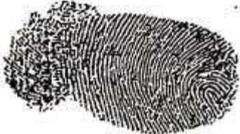
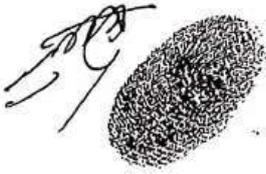
This SALE DEED is executed at NEW DELHI on this 30th DAY of April, 2015 by **RADHA SOAMI SATSANG BEAS** P.O. DERA BABA JAIMAL SINGH, DISTRICT AMRITSAR, PUNJAB (A REGISTERED SOCIETY)., THROUGH ITS AUTHORISED SIGNATORY **SHRI ALOK RAI RAJPUT** Son of Col. H.R. RAJPUT, RESIDENT OF 14 REGENCY-FARMS VILLAGE ASOLA NEW DELHI-110074., vide Resolution No. 71 Dated 01.05.2014 Hereinafter called the **"VENDOR"**

For Radha Soami Satsang Beas

:: 2 ::

THE HANS FOUNDATION

Authorised Signatory



— 4 —



— 4 —

WHEREAS the VENDOR - SOCIETY passed a Resolution No. 71 on 01-05-2014 that the above said land belonging to VENDOR-SOCIETY has been rendered surplus to the requirement of the society at Bhati Centre, hence it resolved that Shri Alok Rai Rajput has been authorized to negotiate, deal, enter into agreement to sell, accept the consideration amount through cheque / Bank Draft in the name VENDOR-SOCIETY and to execute Registration Deed of the portion or entire land and deliver possession against payment to the purchaser (VENDEE) on behalf of the Society.

WHEREAS the VENDOR, for increasing the utility and usefulness of the said land constructed boundary wall, some rooms for the occupation of the workers, storage of agricultural stock, food products sown on this said land alongwith tube-well, electric connections.

AND WHEREAS the VENDOR has agreed to sell the above said Agricultural land Area Measuring 31 Bighas 16 Biswas, comprising in Khasra Nos. 963 & 969 (5-00), 964 (0-08), 965 (1-03), 971 (18-12), 972 (0-13), 974 & 978 (3-14), 1330/2 (2-06), Situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi-110074., with boundary wall, tube-well, electric connections & structure standing thereupon, (hereinafter referred to as ("the Said Property")), with all right of ownership, possession, privileges, easements and appurtenances attached thereto unto the VENDEE and the VENDEE has agreed to purchase the said property for a sum of **Rs. 30,50,00,000/- (RUPEES THIRTY CRORES & FIFTY LACS ONLY)**.

AND WHEREAS the VENDOR has obtained the "No-Objection Certificate" for the sale of the said Agricultural land in favour of the VENDEE. The said permission was granted by Additional Distt. Magistrate (LA) Delhi, vide No. 396 dated 01-04-2015.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

That in consideration of total sum of **Rs. 30,50,00,000/- (RUPEES THIRTY CRORES & FIFTY LACS ONLY)**, which has already been received by the VENDOR from the VENDEE, in the following manner: -

For Radha Soami Satsang Beas

[Signature]
Authorized Signatory

:: 4 ::

THE HANS FOUNDATION

[Signature]
Authorized Signatory

: IN FAVOUR OF :

"THE HANS FOUNDATION", HAVING ITS REGD. OFFICE AT E-4, ASOLA HOMES, VILLAGE ASOLA, MEHRAULI, NEW DELHI-110074., THROUGH ITS AUTHORISED SIGNATORY Puran Saini S/o Late Shri H.R. Saini Resident of B-18, Bhati Mines Main Raod, Bhati, Mehrauli, New Delhi - 110074 hereinafter called the **"VENDEE"**.

The expression of the terms the VENDOR and the VENDEE wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, members, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominee(s) and assign(s).

WHEREAS the VENDOR is the sole & absolute owner and in possession of **Agricultural land Area Measuring 31 Bighas 16 Biswas, comprising in Khasra Nos. 963 & 969 (5-00), 964 (0-08), 965 (1-03), 971 (18-12), 972 (0-13), 974 & 978 (3-14), 1330/2 (2-06), Situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi-110074.** Hereinafter referred to as the **"SAID LAND"**.

AND WHEREAS the above said Agricultural land was purchased by the VENDOR from (i) Shri Ajay Chandra S/o Shri Ramesh Chandra and (ii) Master Sanjay Chandra S/o Sh Ramesh Chandra through Sh Ramesh Chandra being his father and natural guardian of minor Master Sanjay Chandra vide two different Sale Deeds which were duly registered in the office of Sub-Registrar, New Delhi, details as under : -

- (a) Agricultural Land Vide SALE DEED Dated 07-07-1987 the same was duly registered in the office of Sub-Registrar, New Delhi Vide Book No. I, Volume No. 5839 on pages 92 to 100, bearing Document No. 5922 Registered on 16-07-1987.
- (b) Agricultural Land Vide SALE DEED Dated 27-01-1988 & the same was duly registered in the office of Sub-Registrar, New Delhi Vide Book No. I, Volume No. 6041 on pages 118 to 126, bearing Document No.1316 registered on 24-02-1988.

AND WHEREAS the abovesaid land is the exclusive property of the VENDOR and the VENDOR is the sole, absolute owner-in-possession who has full rights, absolute authority and is fully competent, empowered and authorized to sell/dispose off and transfer the aforesaid land In whole or in parts and none else except the VENDOR has any right, title or interest in the same.

Per Radha Goami Satsang Beas


Authorized Signatory

:: 3 ::

THE HANS FOUNDATION


Authorized Signatory

S No. 3428

Date 30/04/2015 3:28:19

Deed Related Detail

Deed Name	SALE	SALE WITHIN MC AREA
Land Detail		
Tehsil/Sub Tehsil	SR V A Hauz Khas	
Village/City	Bhatti	Building Type
Place (Segment)	Bhatti	Property Type
Property Address	House No.: Road No.: Bhatti	
Area of Property	31.00 Bigha 16.00 Bishwa	
Money Related Detail		
Consideration Amount	:305,000,000.00 Rupees	Stamp Duty Paid 18,300,000.00 Rupees
Value of Registration Fee	3,050,000.00 Rupees	Pasting Fee 100.00 Ruppess

This document of SALE
 Presented by: Sh/Smt. RADHA SOAMI SATSANG BEAS TH S/o W/o NA R/o P.O. DERA BABA JAIMAL SINGH DISTRICT AMRITSAR between the hours of
 in the office of the Sub Registrar, Delhi this 30/04/2015 3:02:40PM day Thursday

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said Shri / Ms.
RADHA SOAMI SATSANG BEAS TH ALOK RAI RAJPUT

and Shri / Ms.
THE HANS FOUNDATION TH PURAN SAINI

Who is/are identified by Shri/Smt./Km. SATYAVIR SHARMA S/o W/o D/o T.R. SHARMA R/o H. NO. 1460 SEC-14 DISTT. FARIDABAD HARYANA and Shri/Smt./Km. S.C. SAINI S/o W/o D/o B.D. SAINI R/o 3163 D-3 VASANT KUNJ NEW DELHI.

(Marginal Witness) Witness No. 11 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. 305,000,000.00 Thirty Crore Fifty Lakh Only
The Balance of entire consideration of Rs. Rupees has been paid to the

Vendor(s)/Mortgagor(s) by. Sh./Ms. THE HANS FOUNDATION TH PURAN SAINI S/o, W/o, NA

R/o, E-4 ASOLA HOMES VILLAGE ASOLA MEHRAULI NEW DELHI

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

Date 30/04/2015 15:33:31

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

For Radha Soami Satsang Beas
 Authorised Signatory
 THE HANS FOUNDATION
 Authorised Signatory

MODE OF PAYMENT	DRAWN ON	AMOUNT (In Rs.)
(A)		
Ch.No. 581889 dt.22-4-2014	IndusIndBankCP.N.DELHI.	10,00,00,000/-
Ch.No. 832236 dt.18-06-2014	---- do -- --	1,50,00,000/-
Ch.No. 832233 dt.18-06-2014	-- do ---	5,00,00,000/-
Ch.No. 832232 dt.18-06-2014	-- do - - - - -	5,00,00,000/-
Ch.No. 832235 dt.18-06-2014	---do - - -	5,00,00,000/-
Ch. No. 647648 dt.29-04-2015	SBI Sansad Marg N. Delhi	1,50,00,000/-
Ch. No. 647649 dt.30-04-2015	----- do -----	1,50,00,000/-
Ch. No. 647651 dt.01-05-2015	----- do -----	69,50,000/-
	TOTAL :	30,19,50,000/-
(B)		
T.D.S.		10,00,000/-
T.D.S.		16,50,000/-
T.D.S.		4,00,000/-
	TOTAL :	30,50,000/-

T.D.S. deducted by the Vendee on behalf of the Vendor @1% of the total sale consideration under section 194-IA

Rs30,50,000/-

Grand Total (A+B) :

Rs. 30,50,00,000/-

(Rupees Thirty Crores Fifty Lacs only)

the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement. The VENDOR doth hereby sell, convey and transfer the said property to the VENDEE, who shall hereinafter be the absolute owner-in- possession of the same and shall enjoy all rights of ownership, possession, privileges, access, easements and appurtenances whatsoever of the said property, unto the VENDEE, absolutely and forever, by way of this Sale Deed.

That the actual physical vacant possession of the said property i.e. land and structures etc. built thereupon has been delivered by the VENDOR to the VENDEE, on the spot.

With the execution of this Sale Deed all the rights, title, interest, claim or concern of the VENDOR have ceased absolutely forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference or objection from the VENDOR or any one else.

For Radha Soami Satsang Beas

:: 5 ::


 Authorised Signatory

THE HANS FOUNDATION


 Authorised Signatory

That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor has been party to any act whereby the VENDOR's rights and title to the said land/property may in any way be impaired or whereby the VENDOR may be prevented from transferring the said land.

That except the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land/property and also enjoys the marketable title.

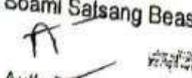
That it has been agreed between the VENDOR and VENDEE that the Resolution No. 71 dated 01-05-2014 passed by the Vendor Society for the said land will be part and parcel of this Sale Deed and true copy of which has been annexed herewith as annexure A-I.

That the VENDOR assures the VENDEE that the said land/property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, legal flaws, claims, claims of any minor, prior Agreement to Sell, loan, surety, security, hypothecation, income-tax, wealth tax attachment, family or religious disputes. etc. and if it is ever proved otherwise, or if the whole or any portion of the said property is ever taken away or slips from the possession of the VENDEE on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the VENDOR, then the VENDOR will be liable and responsible to make the loss good suffered by the VENDEE.

That the VENDOR undertake to get the said land mutated in favour of the Vendee in the concerned Revenue Records and other concerned authorities, offices, M.C.D. departments etc. otherwise the Vendee will be fully empowered and authorized to get the said land mutated in its name in Revenue Records and all other records wherever necessary and needed, on the basis of this Sale Deed. The Vendor also assures to extend all help, execute any affidavit, statement etc. for effectual transfer / mutation, at no extra cost.

That the Land Revenue, or any dues and demands in respect of the said land has paid by the VENDOR upto the date of signing of this sale deed and thereafter the VENDEE will be responsible for all the payments, dues and demands of the same.

For Radha Soami Satsang Beas


Authorized Signatory

:: 6 ::

THE HANS FOUNDATION


Authorized Signatory

That all the relevant documents, previous title Deeds in original have been handed over by the VENDOR to the VENDEE in respect of the said land.

That the VENDOR undertakes and agrees to get all the existing electrical power connections, domestic electricity connection and tube-well connection over the land transferred in the name of VENDEE and for the same the VENDOR will execute all the necessary documents, affidavits etc. as needed.

The VENDOR and the VENDEE do hereby declare and affirm that this transaction shall not create uneconomic holding with the VENDEE and there is no violation of DLR Act., 1954. The VENDEE shall use the said land for agricultural purposes or relating thereto.

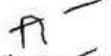
That the Sale Deed does not contravene the provisions of Delhi Land Reforms Act, 1954, especially Sections 33, 74 (4) and 81 of the Delhi Land Reforms Act, 1954.

That no part of the said land has been notified u/s 4 & 6 of Land Acquisition Act. 1894 (amended upto date) and has not been acquired by the Government for any public purposes.

That all the expenses of this Sale Deed viz. stamp duty, registration charges etc., have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.

That the VENDOR & the VENDEE have gone through the contents of this Sale Deed & after having fully understood the contents thereof have put their respective hands, voluntarily out of their sweet will & without any undue influence, coercion or pressure from any corner whatsoever.

for Radha Soami Satsang Beas


Authorised Signatory

:: 7 ::

THE HANS FOUNDATION


Authorised Signatory

FORM - A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar - VA, Tehsil Mehrauli, New Delhi
2. Name, Father's name & Address of the transferor: **RADHA SOAMI SATSANG BEAS, P.O. DERA BABA JAIMAL SINGH, DISTRICT AMRITSAR, PUNJAB (A REGISTERED SOCIETY), THROUGH ITS AUTHORISED SIGNATORY) SHRI ALOK RAI RAJPUT SON OF COL. H.R. RAJPUT, RESIDENT OF 14 REGENCY FARMS, VILLAGE ASOLA, NEW DELHI-110074**
3. Name, Father's name & Address of the transferee: **THE HANS FOUNDATION HAVING ITS REGISTERED OFFICE AT E-4, ASOLA HOMES, VILLAGE ASOLA, MEHRAULI, NEW DELHI-110074, THROUGH ITS AUTHORISED SIGNATORY SHRI PURAN SAINI SON OF LATE SHRI H.R. SAINI RESIDENT OF B-18, BHATI MINES MAIN ROAD, MEHRAULI, NEWDELHI-110074**
4. If the property was transferred earlier (Yes/No):
(a) If yes, amount of consideration thereof: Rs. N/A
5. Amount of consideration of the present transfer: Rs. 30,50,00,000/-
6. Other Information:
 - A. In case of agricultural land:
 - (i) Name of the Revenue Estate: Village Bhati, New Delhi
 - (ii) Name of Village: Village Bhati, New Delhi
 - (iii) Khasra number(s): 963, 969, 964, 965, 971, 972, 974, 978
1330/2
 - (iv) Area of land under transfer (In hect/Sq. mtr.): Bighas, (1 Acre = _____ sq. mtr.,
Bigha = _____ sq. mtr.)
 - B. In case of non-agricultural land:
 - (i) Location to the property:
 - (a) Name of the colony/locality: Mehrauli, ND
 - (b) Sl. No. of the colony/locality in the list colonies/localities:
 - (c) 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).
 - (ii) Area (in sq. mtr.) _____ sq.mtrs.
 - (iii) 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 (i.e. private schools, colleges, hospitals)
 - (d) Industrial - 2
 - (e) Commercial - 3
 - (iv) Land Marks, if any, with the help of which the
 - (v) property can be located: Village Bhati, ND

A -
/

[Signature]

C. In case of built-up property other than flats: -

- (i) Total area of the plot: 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 (i.e. private schools, colleges, hospitals)
(d) Industrial - 2
(e) Commercial - 3
- (iii) Total plinth area of the property (in sq. mtr.): sq.mtrs.
- (iv) Plinth area under transfer (in sq. mtr.): sq.mtrs.
- (v) Year of construction: N/A
- (vi) Nature of construction:

[In case of colonies falling 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]

D. In case of Flats:

- (i) Constructed by DDA/Co-operative Group Housing:
(ii) Society (CGHS)/Private builder:
- (iii) Plinth area of the flat (in sq. mtrs.)
(iv) Whether number of storeys in the building of your flat exceeds four or not (Yes/No):

For Radha Soami Satsang Beas

Authorised Signatory

Name & Signature of the Transferor(s)

VERIFICATION

We, the above named Transferor and the Transferee, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today on this 30th day of April 2015.

THE HANS FOUNDATION

Authorised Signatory

Signature of Transferee(s)

For Radha Soami Satsang Beas

Authorised Signatory

Signature of Transferor(s)

Office of the Deputy Commissioner
M. B. Road Saket,
New Delhi.

OFFICE OF
THE ADDITIONAL DISTRICT MAGISTRATE (LA) DELHI

No. 396 (The Notification)

Date: 07/4/15

To

The Sub Registrar
Sub District No. VA
Delhi, New Delhi

WARNING
The report is being sent for acquisition both of new and this Office has no responsibility for any defective title of the land/ownership etc. in the possession

(i) As per records available in the office the property/land the details of which are given in the statement has been acquired under the provisions of the Land acquisition Act, 1894.

OR

(ii) The property/land the details of which are given in the statement stands notified under section 6 of the land Acquisition Act, 1894 vide notification No.

Dated.....

OR

(iii) (The property/land bearing Mpl. No. 15-00, 964(0-08), 965(1-03), 971(18-12), 972(0-13), 974, 978(3-4), 1330/2(2-06) Vill. Bhatti Khasra No. 9632369

The details of which are given in the statement has not been notified so far under section 6 of the land Acquisition Act, 1894 this information is valid for a period of thirty days from the date of issue.

LAND ACQUISITION COLLECTOR SOUTH
M. B. Road Saket, New Delhi



Tehsildar Notification
For Additional District Magistrate
(LA) DELHI

(Clauses not applicable must be deleted)

This document is to be Registered by the Sub Registrar, Subject to the conditions that :-

- (1) The agreement made on the land after the date of issue of notification U/s 6 will not be counted for payment of compensation in the event of land being acquired.
- (2) That the land shall not be used for other purpose than agriculture as desired under Delhi Land Reforms Act, 1954

(3) That Any land or part thereof referred to in Section 4 no registering officer appointed under that Act shall register any such document unless the transferor produces before such registering officer a permission in writing of the competent authority for such transfer.

ent to be furnished in triplicate to the Registering Officer for ensuring non-contravention of the Delhi Lands Rescriptions on Transfer Act, 1972. submitted separately for each instruments of the transfer proposed to registered at least one week before the presentation of the document to the office of the Sub-Registrar).



- 1. Name/Father's Name & Address of the Transferor. **RADHA SOAMI SATSANG BEAS, P.O DERA BABA JAIMAL SINGH, DISTT. AMRITSAR (PB.) THROUGH ITS AUTHORISED SIGNATORY SHRI ALOK RAI RAJPUT**
 - 2. Name/Father's Name & Address of the Transferee **THE HANS FOUNDATION, E-4, ASOLA HOMES, VILLAGE ASOLA, MEHRAULI, NEW DELHI-110074 THROUGH ITS AUTHORISED SIGNATORY**
 - 3. Nature of the document. **SALE DEED**
 - 4. Detailed Description, location, area & other particulars of the property proposed to be transferred as given in the document. **AGRICULTURAL LAND AREA MEASURING 31 BIGHAS 16 BISWAS COMPRISED IN KHASRA NOS. 963 & 969 (5-00), 964 (0-08), 965 (1-03), 971 (18-12), 972 (0-13), 974 & 978 (3-14), 1330/2 (2-06), SITUATED IN VILLAGE BHATI, TEHSIL MEHRAULI, NEW DELHI**
 - 5. Nature of the transferor's right, title or interest to or in the property proposed to be transferred. **OWNER**
 - 6. Consideration of transfer as stated in the document. **As mutually agreed**
 - 7. Purpose for which the property is to be used by the transferee. **AGRICULTURAL For Radha Soami Satsang Beas**
- Signature of the Authorised Signatory **THE HANS FOUNDATION** Signature of the Transferor **Radha Soami Satsang Beas**

DECLARATION

I/We.....do hereby declare that
1. What is stated above is true to the best of my/our knowledge and belief and nothing has been concealed there From.
2. By the proposed transfer non of the provision of the Delhi Land Reforms Act, 1954 will be Violated.

THE HANS FOUNDATION Verified at Delhi/New Delhi, on this.....day of.....20.....
Signature of the Authorised Signatory Signature of Transferor

Note : The words "Transfer" Means transfer by way of sale, Mortgage, Gift, Lease or otherwise.
No.SR Dated.....at.....
Forwarded to the Additional District Magistrate (LA) Delhi for necessary action and return beforeetc.

The Sub Registrar
Sub District No.
Delhi / New Delhi

Reg. No.
2304

IN WITNESS WHERE OF the VENDOR and the VENDEE have signed this SALE DEED at NEW DELHI on the date first mentioned above in the presence of the following witnesses :-

WITNESSES

1. *S. Sharma*
SATHAVIR SHARMA (Advt.)
Sh. T.R. SHARMA
M. H.N. 1460 Sec-14
Distt. FARIDABAD (H.R.)
I.D.N. 46827.

2. *S. C. Saini*
S.C. SAINI
Sh. B.D. SAINI
M. 3163, D-3
Vasant Kung Kund
U.D. 3963 3071 0649.

VENDOR
For Radha Soami Satsang Beas
Alok Rai Rajput
Authorised Signatory
(ALOK RAI RAJPUT)
For Radha Soami Satsang Beas

VENDEE
THE HANS FOUNDATION
Puran Saini
Authorised Signatory
(PURAN SAINI)
For The Hans Foundation

Reg. No. 2304 Reg. Year 2015-2016 Book No. 1



1st Party

2nd Party

Witness

1st Party RADHA SOAMI SATSANG BEAS TH ALOK RAI RAJPUT

2nd Party THE HANS FOUNDATION TH PURAN SAINI

Witness SATYAVIR SHARMA. S.C. SAINI

Certificate (Section 60)

Registration No.2,304 in Book No.1 Vol No 1,025 on page 50 to 58 on this date 01/05/2015 10:09:16AM and left thumb impressions has/have been taken in my presence.

day Friday

Handwritten signature

Sub Registrar SR V A Hauz Khas New Delhi/Delhi

Date 01/05/2015 12:18:03





सत्यमेव जयते

1885/1
10/03/22
INDIA NON JUDICIAL
(72)
29/11
11/03/2022

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL02509073531606U
Certificate Issued Date	: 10-Mar-2022 04:44 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-SHCIL93783829998896U
Purchased by	: DND INFRA PRIVATE LIMITED
Description of Document	: Article 23 Sale
Property Description	: KHASRA NOS. 963/1 MIN ETC., VILLAGE BHATI, NEW DELHI
Consideration Price (Rs.)	: 66,00,000 (Sixty Six Lakh only)
First Party	: A PLUS ESTATES PRIVATE LIMITED
Second Party	: DND INFRA PRIVATE LIMITED
Stamp Duty Paid By	: DND INFRA PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 3,96,000 (Three Lakh Ninety Six Thousand only)

OK

e-Stamp LOCKED



For A-PLUS ESTATES PRIVATE LIMITED

A. Mahendra
Authorised Signatory

For DND INFRA PRIVATE LIMITED

M. Mahendra
Director/ Authorised Signatory

0008264372



Anil Mahindra
UID - 3234 6114 3110
CO. PAN - AAFA9175L
(A-Plus Estates Private Limited)



Nitin Goel
UID - 8639 6881 2847
CO. PAN - AAICD3262G
(DND Infra Private Limited)

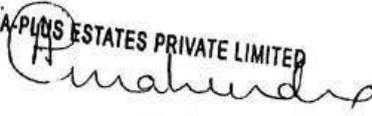


Deepak Goyal
UID - 5219 9313 7512
CO. PAN - AAICD3262G
(DND Infra Private Limited)

SALE DEED FOR RS. 66,00,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Village Bhati, Tehsil Saket, New Delhi
3.	Area Under Transfer	:	1 Bigha 1 Biswa & 17 Biswansi
4.	Type of Property	:	Agricultural
5.	Valuation as per Circle Rates		
	Circle Rate Per Biswas		= Rs. 12,14,584/- Approx.
	Land Area in Bighas Biswas & Biswansi		
	53,00,000 / 96	X	1-1-17
6.	Transaction Value	:	Rs.66,00,000/-
	(a) Stamp Duty	:	Rs. 1,98,000/-
	(b) Corporation Tax	:	Rs. 1,98,000/-
	(c) Total Stamps	:	Rs.3,96,000/-

This Sale Deed (hereinafter referred to as 'Deed') is executed at New Delhi on this 11th day of March, 2022 by and between;

For A-PLUS ESTATES PRIVATE LIMITED

 Authorised Signatory

For DND INFRA PRIVATE LIMITED

 Director/ Authorised Signatory

Amahnds



Amahnds



Amahnds



Am



Am



A-103



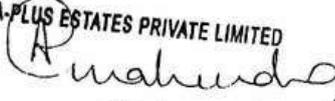
Amahnds

M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546 & PAN - AAFA9175L), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its Authorized Signatory **Mr. Anil Mahindra**, son of Shri K.C. Mahindra, resident of D-12, Second Floor, Model Town, Delhi-110009, duly authorised vide resolution passed in the meeting of the Board of Directors held on 19.03.2020, hereinafter called the '**VENDOR**' or '**SELLER**', which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include its successors, representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

IN FAVOUR OF

M/s. DND Infra Private Limited (CIN - U452000DL2021PTC377216 & PAN - AAICD3262G), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at D-137, Near Durga Mandir, Preet Vihar, Delhi-110092, through its Directors (1) **Mr. Nitin Goel** and (2) **Mr. Deepak Goyal**, duly authorised vide resolution passed in the meeting of the Board of Directors held on 02.02.2022, hereinafter called the '**VENDEE**' or '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include its legal representatives, administrators, executors, transferee(s), nominee(s) and assignee(s).

The '**Vendor**' or '**Seller**' and the '**Vendee**' or '**Purchaser**' herein are collectively referred to as '**Parties**' hereto and individually as '**Party**').

For A-PLUS ESTATES PRIVATE LIMITED

 Authorised Signatory 3

For DND INFRA PRIVATE LIMITED

 Director/ Authorised Signatory

No. 2911

Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Bhatti

Place (Segment) Bhatti

Building Type

Property Type Khadar

Property Address House No.: KH NOS-963/1 MIN ETC, Road No.: Bhatti

Area of Property 1.00 Bigha 1.00 Bishwa 17.00 Bishwansi

Money Related Detail

Consideration Amount :6,600,000.00 Rupees

Stamp Duty Paid 396,000.00 Rupees

Value of Registration Fee 66,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

Presented by: Sh/Smt

A PLUS ESTATES PVT LTD TH

in the Office of the Sub Registrar, Delhi this 11/03/2022 12:28 day Friday

Signature of Presenter

Execution admitted by the said Shri / Ms. A PLUS ESTATES PVT LTD TH ANIL MAHINDRA

and Shri / Ms. DND INFRA PVT LTD TH NITIN GOEL, DND INFRA PVT LTD TH DEEPAK GOYAL

Who is/are identified by Shri/Smt/Km. SUBHASH S/o W/o D/o JAI RAM R/o 213 ASOLA EXTN ND

and Shri/Smt./Km ANIL KUMAR S/o W/o D/o SHRI CHAND R/o 372 ASOLA FATEHPUR BERIND

(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. 6,600,000.00 Sixty Six Lakh Only

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. DND INFRA PVT LTD TH S/o,W/o,NA,NA NITIN GOEL, DND INFRA PVT LTD TH DEEPAK GOYAL

R/o, D-137 NEAR DURGA MANDIR PREET VIHAR ND, D-137 NEAR DURGA MANDIR PREET VIHAR ND

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

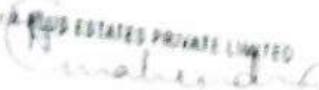
Date 11/03/2022 13:06:19

Registrar/Sub Registrar SR V A Hauz Khas Delhi/New Delhi



PREAMBLE OF PROPERTY

- A) **WHEREAS** the VENDOR is sole, absolute, rightful, lawful recorded owner and in actual physical possession of the Agricultural land measuring 23 Bighas and 5 Biswas, comprised in Khasra Nos. 1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-7), with boundary wall, tubewell & electric connection, situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi, (hereinafter referred to as the 'Entire Land'), having purchased the same from Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, vide a Sale Deed, dated 14.11.2006, duly registered as Document No. 16300, in Book No. I, Volume No. 6786, on pages 1 to 160, dated 17.11.2006, in the office of the Sub-Registrar-V, New Delhi.
- B) **AND WHEREAS** the said Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, had purchased the above said land from Sh. Triloki Nath Khanna, son of Late L. Gokal Chand, Sh. Surajmal, son of Sh. Nanwa, Sh. Surja & Sh. Pemi, both sons of Sh. Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Sh. Ramla, Sh. Shiv Charan, son of Sh. Lal Singh, Sh. Lala, son of Sh. Chote, Sh. Rajinder Singh Dahiya, son of Sh. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar, all sons of Sh. Rajender Singh, vide four separate Sale Deeds, duly registered in the office of the Sub-Registrar, New Delhi, details as under:-

For DND INFRA PRIVATE LIMITED

 Authorized Signatory

For DND INFRA PRIVATE LIMITED

 Director Authorized Signatory

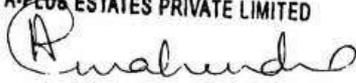
- i) Dated 30.07.1982, duly registered as Document No. 4507, in Addl. Book No. I, Volume No. 4713, on pages 67 to 71, on 31.07.1982;
- ii) Dated 24.03.1984, duly registered as Document No. 1572, in Addl. Book No. I, Volume No. 5011, on pages 184 to 187, on 24.03.1984;
- iii) Dated 17.03.1988, duly registered as Document No. 1860, in Addl. Book No. I, Volume No. 6057, on pages 61 to 64, on 17.03.1988;
- iv) Dated 14.06.1995, duly registered as Document No. 6184, in Addl. Book No. I, Volume No. 8815, on pages 92 to 98, on 31.07.1995.

C) **AND WHEREAS** the VENDOR has full right, absolute authority to sell, dispose off and transfer the aforesaid property in whole or in parts and none else except the VENDOR has any right, title or interest in the same.

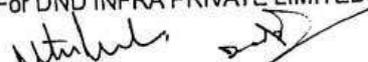
D) **AND WHEREAS** the VENDOR doth hereby assures and covenants with the VENDEE as follows;

- i) That the said property is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. What so ever or how so ever and there is no litigation or any other proceedings pending relating to the said property.
- ii) That there is no order of attachment by the Income-Tax Authorities or by any other authority nor any notice of acquisition/requisition has been received in respect of the said property.

For A-PLUS ESTATES PRIVATE LIMITED


Authorised Signatory

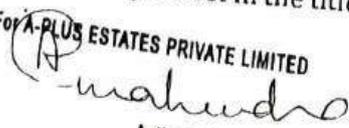
For DND INFRA PRIVATE LIMITED


Director/ Authorised Signatory

- iii) That excepting the VENDOR nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and the VENDOR has full authority and power to sell, transfer the said property and receive the sale consideration in its own name and the said property is not subject matter of any HUF and no part of the said property is owned by any minor.
- iv) That there is no subsisting agreement for sale in respect of the said property nor has it been disposed of or transferred to any other person or persons under any Gift, Will, Exchange or any other arrangement etc. except this Sale Deed.
- v) That there is no legal impediment or bar within the knowledge of the VENDOR whereby the VENDOR can be prevented from obtaining the No-Objection Certificate under the Delhi Land (Restriction on transfer) Act, 1972.
- vi) That all taxes and dues in respect of the said property have been paid up to date and in the event there is any outstanding dues the VENDOR shall settle the same.

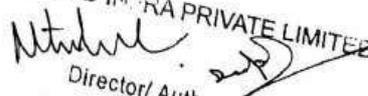
Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the VENDEE has agreed to purchase the said property and the VENDOR doth hereby keep the VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR.

For A-PLUS ESTATES PRIVATE LIMITED


Authorised Signatory

6

For DND INFRA PRIVATE LIMITED


Director/ Authorised Signatory

E) **AND WHEREAS** the **VENDOR** for its bonafide needs and requirements has agreed to irrevocably sell, convey, transfer and assign to the **VENDEE** and the **VENDEE** has agreed to purchase the **437/1820 undivided share in the Agricultural land measuring 4 Bighas and 11 Biswas, equal to (1 Bigha 1 Biswa and 17 Biswansi i.e. 1100 Square Yards), comprised in Khasra Nos. 963/1 Min (1-7), 1021 Min (0-9) and 1020 Min (2-15), situated in the Revenue Estate of Village Bhati, Tehsil Saket, New Delhi, which is bounded as under:-**

East : Road
West : Other's Property
North : Road
South : Other's Property

as per fully described site plan attached herewith, (hereinafter referred to as the "**SAID PROPERTY**"), with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said property, for a total sale consideration of **Rs. 66,00,000/- (Rupees Sixty Six Lakh Only)**.

F) **AND WHEREAS** the **VENDOR** has obtained the No Objection Certificate/Status Report for the sale of the said land in favour of the **VENDEE**. The said permission was granted by Additional Distt. Magistrate (LA) Delhi, vide NOC No. 9058000002990, dated 03.03.2022.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1) That in consideration of total sum of **Rs. 66,00,000/- (Rupees Sixty Six Lakh Only)**, which has already been received by the **VENDOR** from the **VENDEE**, in the following manner:-

For **A-PLUS ESTATES PRIVATE LIMITED**

A. Maheshwari

Authorised Signatory

For **DND INFRA PRIVATE LIMITED**

W. K. Singh

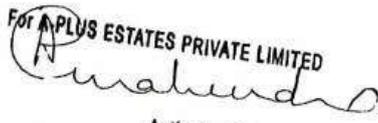
Director/ Authorised Signatory

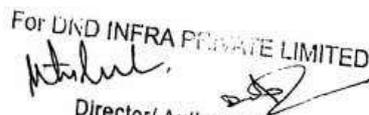
AMOUNT	UTR NO.	DATED	DRAWN ON
Rs. 50,00,000/-	ICICR420220207- 00539590	07.02.2022	ICICI Bank
Rs. 15,34,000/-	ICICR 42022031- 000506158.	10.03.2022	---Do---
Rs. 66,000/-	being the amount of TDS deduct and deposited by the VENDEE with the Income Tax Authorities in the account of the Vendor (representing 1% of the total sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder)		

For A PLUS ESTATES PRIVATE LIMITED

the separate receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement. The VENDOR doth hereby sell, convey and transfer the said property to the VENDEE, who shall hereinafter be the absolute sole owner of the same and shall enjoy all rights of ownership, possession, privileges, access, easements and appurtenances whatsoever of the said property, unto the VENDEE, absolutely and forever, by way of this sale deed.

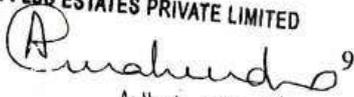
- 2) That the actual physical vacant possession of the said property has been delivered by the VENDOR to the VENDEE, on the spot.

For A PLUS ESTATES PRIVATE LIMITED

 Authorised Signatory 8

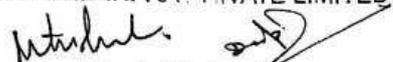
For DND INFRA PRIVATE LIMITED

 Director/ Authorised Signatory

- 3) That with the execution of this sale deed all the rights, title, interest, claim or concern of the VENDOR has ceased and the VENDEE has stepped into the shoes of the VENDOR forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference or objection from the VENDOR or any one else.
- 4) That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said property may in any way be impaired or whereby the VENDOR may be prevented from transferring the said property.
- 5) That the VENDOR hereby declares and represents that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor.
- 6) That excepting the VENDOR nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and also enjoys the marketable title.
- 7) That now the VENDOR admits that the VENDOR has been left with no right, title, interest or concern of any nature whatsoever in the said property and the VENDEE has become the absolute sole owner of the said property by this Deed, who shall be fully competent to use and enjoy the said property or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner the VENDEE like, without any claim, demand and objection by the VENDOR and its other legal representatives and executors.

For A-PLUS ESTATES PRIVATE LIMITED


Authorised Signatory

For DND INFRA PRIVATE LIMITED


Director/ Authorised Signatory

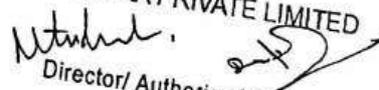
- 8) That the VENDOR assures the VENDEE that the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, legal flaws, claims, prior Agreement to Sell, loan, surety, security, hypothecation, income-tax, wealth tax attachment, family or religious disputes. The VENDOR has not signed any documents (i.e. General Power of Attorney, Special Power of Attorney, etc.) in respect of the said property nor has issued any receipt for any payments such as earnest money, advance amount, part payments, etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said property is ever taken away or slips from the possession of the VENDEE on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the VENDOR, then the VENDOR will be liable and responsible to make good, the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE at the prevailing rate, from moveable and immovable properties of the VENDOR.
- 9) The VENDEE can also get the said property mutated in its own name in Revenue Records, S.D.M.C., BSES Rajdhani Power Limited, Delhi Jal Board, IGL/PNG and other concerned authorities on the basis of this Sale Deed or its certified true copy and the VENDOR hereby assures to extend all help, for effectual transfer/mutation, at no extra costs.

For A-PLUS ESTATES PRIVATE LIMITED


Authorised Signatory

10

For DND INFRA PRIVATE LIMITED


Director/ Authorised Signatory

- 10) That the land revenue, house tax, electricity charges, or any dues and demands in respect of the said property has paid by the VENDOR upto the date of handing over the physical possession of the said property and thereafter the VENDEE will be responsible for all the payments, dues and demands of the same.
- 11) That all photocopies of the original Sale Deeds mentioned above in respect of the said property have been handed over by the VENDOR to the VENDEE.
- 12) That the Khasra Nos. 963/1 Min (1-7), 1021 Min (0-9) and 1020 Min (2-15) are not a forest land rather these land are agricultural land, which are not situated in Green Belt. Also, these lands are deemed as Urban Areas. This has been ensured by the VENDOR. If this fact is proved or found otherwise, then the VENDOR shall be liable and responsible to indemnify the VENDEE for all the losses/damages thus suffered by the VENDEE. In this scenario, amount paid by the VENDEE will be refunded by the VENDOR to the VENDEE with interest @18% per annum.
- 13) That both the parties to this sale deed are Indian Nationals.
- 14) The VENDOR and the VENDEES do hereby declare and affirm that this transaction shall not create uneconomic holding with the VENDEES and there is no violation of DLR Act, because this land is governed by the PLR Act.
- 15) That in case, if the said property is acquired, then the VENDEE will be entitled to receive the compensation in its own name and the VENDOR will have no objection for the same.

For A-PLUS ESTATES PRIVATE LIMITED

A. Mahesh 11

For DND INFRA PRIVATE LIMITED

M. Mahesh
Director/ Authorised Signatory

C. In case of built-up property other than flats:-

- i. Total area to the plot : N.A.
- ii. Land use : Agricultural

(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 (e.g. private schools, colleges, hospitals)
- d. Industrial-2
- e. Commercial -3

- iii. Total plinth area of the property (in sq. mtr.) : N.A.
- iv. Plinth area under transfer (in sq. mtr.) : N.A.
- v. Year of construction : N.A.

*(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:

- i. Constructed by DDA/Co-operative Group Housing Society (CGHS) Private Builder : N.A.
- ii. Plinth area of the flat (in sq. mtr.) : N.A.
- iii. Whether number of storeys in the building of your flat exceeds four or not (Yes/No) : N.A.

For A-PLUS ESTATES PRIVATE LIMITED
Anil Mahindra
 Name & Signature of the Transferor
 Authorised Signatory

VERIFICATION

I, **Anil Mahindra**, as Authorised Signatory of M/s. **A-Plus Estates Private Limited**, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified today, this 11 day of March, 2022.

For DND INFRA PRIVATE LIMITED
Anil Mahindra
 Director/ Authorised Signatory
 Signature of Transferee

For A-PLUS ESTATES PRIVATE LIMITED
Anil Mahindra
 Signature of Transferor
 Authorised Signatory

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

Name of office of Registrar/Sub-Registrar : Sub-Registrar-V A, Hauz Khas, New Delhi
 Name of the Transferor : **M/s. A-Plus Estates Private Limited**, through its Authorized Signatory
Mr. Anil Mahindra
 Address of the transferor : E-4, Defence Colony, New Delhi-110024
 Name of the transferees : **M/s. DND Infra Private Limited**, through its Directors (1) **Nitin Goel** and
 (2) **Deepak Goyal**,
 Address of the transferee : D-137, Near Durga Mandir, Preet Vihar, Delhi-110092

6. If the property was transferred earlier (Yes/No): NIL
 (a) if yes, amount of consideration thereof:

7. Transaction Value of the present Sale Deed : **Rs.66,00,000/-**

8. Other Information:-

A. In case of agricultural Land :

- i. Name of the Revenue Estate : **Village Bhati, Tehsil Saket, New Delhi**
 ii. Name of Village : **Bhati, Tehsil Saket, New Delhi**
 iii. Khasra Number(s) : **437/1820 share in Khasra Nos. 963/1 Min (1-7), 1021 Min (0-9) and 1020 Min (2-15),**
 iv. Land Area : **1 Bigha 1 Biswa and 17 Biswansi**

B. In case of non-agricultural land : N.A.

a. Location of the Property : N.A.

b. Name of the Colony/locality : N.A.

c. Sl. No. of the Colony/locality in the list colonies. Localities: N.A.

d. Category of the colony/locality : N.A.

(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).

i. Land share (in sq. mtr.) : N.A.

ii. Land use : Agricultural

(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 (e.g. private schools, colleges, hospitals)
 d. Industrial-2
 e. commercial-3

iii. Land Marks, if any, with the help of which the property can be located : **VILLAGE BHATI, TEHSIL SAKET, NEW DELHI.**



**Government of National Capital Territory of Delhi
e-Registration Fee Receipt**

Receipt No DL1176820706005
 Issue Date 11-MAR-2022 11:25
 ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 ESI Certificate No IN-DL02509073531606U
 Purchased By DND INFRA PRIVATE LIMITED
 Registration Fees Paid By DND INFRA PRIVATE LIMITED
 Property Description KHASRA NOS. 963/1 MIN ETC., VILLAGE BHATI, NEW DELHI
 Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 66,000.00
Copying Fees	₹ 100.00
E-change of Name Fee - South DMC	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 67,124.00

e-Stamp LOCKED

(Rupees Sixty-Seven Thousand One Hundred Twenty-Four Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

CIN: U67190MH1986GOI040506

PAN: AABCS1429B

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For A-PLUS ESTATES PRIVATE LIMITED

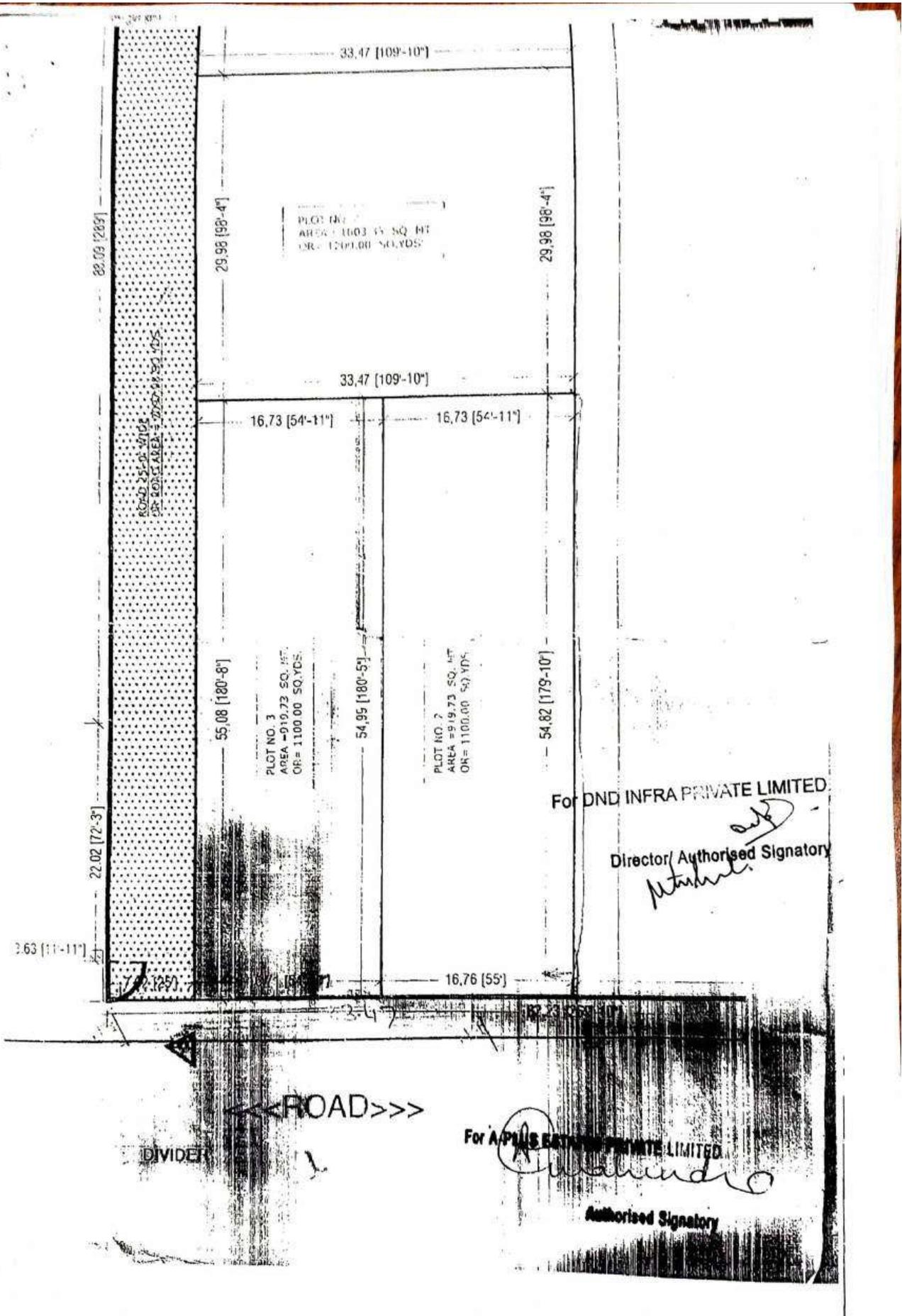
Anand
 Authorised Signatory

For DND INFRA PRIVATE LIMITED

[Signature]
 Director/ Authorised Signatory



9110776838
 DND INFRA PRIVATE LIMITED



REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT



LAND STATUS REPORT



NO: 90580000002990

Application Details

Name of Transferer: A PLUS ESTATES PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY MR. ANIL MAHINDRA.

Address of Transferer: A-PLUS ESTATES PRIVATE LIMITED, HAVING ITS REGISTERED OFFICE AT E-4, DEFENCE COLONY, NEW DELHI-110024 AND PREVIOUS OFFICE AT 294/1, VISHWAKARMA COLONY, LAL KUAN, NEW DELHI-110044

Name of Transferee: NITIN GOEL,DND INFRA PRIVATE LIMITED THROUGH ITS DIRECTORS NITIN GOEL AND DEEPAK GOYAL

Address of Transferee: D-137, NEAR DURGA MANDIR PREET VIHAR Delhi 110092 India,AND 365, ASOLA EXTENSION, NEAR SYAM BHAWAN, FATEHPUR BERI, NEW DELHI 110074

Details of Property/Land under transfer : 437/1820 UNDIVIDED SHARE IN THE AGRICULTURAL LAND MEASURING 4 BIGHAS AND 11 BISWAS, EQUAL TO (1 BIGHA 1 BISWA AND 17 BISWANSI), COMPRISED IN KHASRA NOS. 963/1 MIN (1-7), 1021 MIN (0-9), AND 1020 MIN (2-15), SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI, TEHSIL SAKET, NEW DELHI.

Property Details: 0//963/1 , 0//1021 , 0//1020

TEHSILDAR REPORT IN PART-B

Name of transferer as per Revenue Record A PLUS ESTATES PRIVATE LIMITED THROUGH ITS AUTHORIZED SIGNATORY MR. ANIL MAHINDRA.

Details of the Property /land under transfer 437/1820 UNDIVIDED SHARE IN THE AGRICULTURAL LAND MEASURING 4 BIGHAS AND 11 BISWAS, EQUAL TO (1 BIGHA 1 BISWA AND 17 BISWANSI), COMPRISED IN KHASRA NOS. 963/1 MIN (1-7), 1021 MIN (0-9), AND 1020 MIN (2-15), SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI, TEHSIL SAKET, NEW DELHI.

Revenue Estate	Bhati
Applicable Act	DLR Act
Classification Of Land	Agricultural Land
Whether any violation U/s 33 of DLR Act, 1954	NO
Whether any violation U/s 74(4) of DLR Act, 1954	NO
Whether any violation U/s 81 of DLR Act, 1954	NO

Reason: By ADM
Date 2022 03 03 05:52:12 40530

Whether any court case is pending

NO

Whether any objection is pending

NO

Observation by Tehsildar:

Recommend on the basis of report submitted by patwari and kanungo and facts/affidavit/documents submitted by the applicant Lac Br. may obtain relevant documents/affidavit etc. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILIER OR NOT

Observation by Tehsildar(Notification):

Recommended based on report of Kanoongo (LA), the same has been placed in file in Physical mode as there is no option to upload the same in online module, hence, the same may be seen before any further action.

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

UNDERTAKING

SR V A Hauz Khas

Serial Number:- 2911

11/03/2022 12:28:20PM

I DND INFRA PVT LTD TH NITIN GOE, S/W/D/O NA
 ,R/O D-137 NEAR DURGA MANDIR PREET VIHAR ND
 ,Mobile No. 9910776839, do hereby

Undertaker as Follows:-

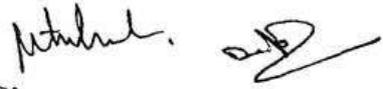
1. I am the buyer of the property as detailed below:-

Details of property:-

House No.: KB NOS-963/1 MIN-ETC, Road
Nos. Bhatti

2. The mobile no. mentioned by me belongs to me.

3. I have 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.


Signature of Buyer

Name of Buyer-

DND INFRA PVT LTD TH
NITIN GOE

Mobile No-

9910776839

16) That the said property is presently not notified u/s 4 & 6 of Land Acquisition Act, 1894 & New Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and has not been acquired by the Government for any public purpose.

17) That all the expenses of this Sale Deed, viz. Stamp Duty, Registration charges, etc., shall be borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.

18) 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.

IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at NEW DELHI on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1. Subhash
S/O Jai Ram
H/o 213, Asole Extn,
Fatehpur Sec, ND-74
Mob. 3932-6104-6023

2. Anil Kumar
S/O Shob Chand
H/o 372, Jhandokh, Asole, Extn
Fatehpur Sec, ND-74
DL-031 99 2004 1197

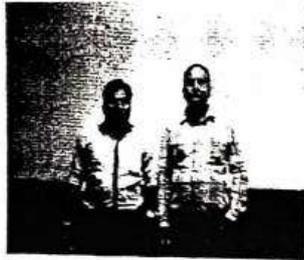
For A-PLUS ESTATES PRIVATE LIMITED
[Signature]
Authorized Signatory
VENDOR

For LND INFRA PRIVATE LIMITED
[Signature]
Director/ Authorized Signatory
VENDEE

Reg. No.	Reg. Year	Book No.
1885	2022-2023	1



Ist Party



IInd Party



Witness

Ist Party A PLUS ESTATES PVT LTD TH ANIL MAHINDRA

IInd Party DND INFRA PVT LTD TH NITINGOEL . DND INFRA PVT LTD TH DEEPAK GOYAL

Witness SUBHASH, ANIL KUMAR

Certificate (Section 60)

Registration No.1,885 in Book No.1 Vol No 4,467
on page 130 to 147 on this date 14/03/2022 10:46:56AM
and left thumb impressions has/have been taken in my presence.

day Monday

Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi

Date 14/03/2022 12:48:36

FOR A PLUS ESTATES PRIVATE LIMITED

Authorised Signatory



2297544101885



Anil Mahindra
UID - 3234 6114 3110
CO. PAN - AAFC9175L
(A-Plus Estates Pvt. Ltd.)



Yogesh Tyagi
UID - 4362 2148 7498
CO. PAN - AAHCB6354N
(Balaji Metropolis Pvt. Ltd.)

**AGREEMENT TO SELL
(WITHOUT POSSESSION)**

This Agreement to sell is executed at New Delhi, on this 26th day of May, 2022, by and between;

M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546 & PAN - AAFC9175L), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its Authorized Signatory **Mr. Anil Mahindra** (UID - 3234 6114 3110), son of Shri K.C. Mahindra, resident of D-12, Second Floor, Model Town, Delhi-110009, duly authorised vide resolution passed in the meeting of the Board of Directors held on 19.03.2020, hereinafter called "**THE FIRST PARTY**", (which expression shall mean and include its legal representatives, administrators, executors, nominees and assigns.

IN FAVOUR OF

M/s. Balaji Metropolis Private Limited (Pan - AAHCB6354N), a Private Limited Company duly incorporate under the Company Act, 1956, having its registered office at 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074 through its Director **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, duly authorized in the meeting of the board of Directors held on 02.05.2022, hereinafter called "**THE SECOND PARTY**", (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns.

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi
2
Director

For A-PLUS ESTATES PVT. LTD.

A Mahindra
AUTHORISED SIGNATORY







 PLUS ESTATES PVT. LTD.
A. Chahud
 AUTHORIZED SIGNATORY







 STATES PVT. LTD.
A. Chahud

Yyagi






Syap

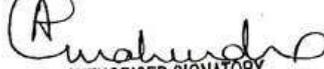


San

PREAMBLE OF PROPERTY

- A) **WHEREAS** the FIRST PARTY is sole, absolute, rightful, lawful recorded owner and in actual physical possession of the Agricultural land measuring 23 Bighas and 5 Biswas, comprised in Khasra Nos. 1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-7), with boundary wall, tubewell & electric connection, situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi, (hereinafter referred to as the 'Entire Land'), having purchased the same from Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, vide a Sale Deed, dated 14.11.2006, duly registered as Document No. 16300, in Book No. I, Volume No. 6786, on pages 1 to 160, dated 17.11.2006, in the office of the Sub-Registrar-V, New Delhi.
- B) **AND WHEREAS** the said Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, had purchased the above said land from Sh. Triloki Nath Khanna, son of Late L. Gokal Chand, Sh. Surajmal, son of Sh. Nanwa, Sh. Surja & Sh. Pemi, both sons of Sh. Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Sh. Ramla, Sh. Shiv Charan, son of Sh. Lal Singh, Sh. Lala, son of Sh. Chote, Sh. Rajinder Singh Dahiya, son of Sh. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar, all sons of Sh. Rajender Singh, vide four separate Sale Deeds, duly registered in the office of the Sub-Registrar, New Delhi, details as under:-
- i) Dated 30.07.1982, duly registered as Document No. 4507, in Addl. Book No. I, Volume No. 4713, on pages 67 to 71, on 31.07.1982;
 - ii) Dated 24.03.1984, duly registered as Document No. 1572, in Addl. Book No. I, Volume No. 5011, on pages 184 to 187, on 24.03.1984;
 - iii) Dated 17.03.1988, duly registered as Document No. 1860, in Addl. Book No. I, Volume No. 6057, on pages 61 to 64, on 17.03.1988;
 - iv) Dated 14.06.1995, duly registered as Document No. 6184, in Addl. Book No. I, Volume No. 8815, on pages 92 to 98, on 31.07.1995.

For A-PLUS ESTATES PVT. LTD.



AUTHORISED SIGNATORY 3

For Bala Ji Metropolis Pvt. Ltd.



OR

S.No. 7284

Date 26/05/2022 2:15:45PM

Deed Related Detail

Deed Name AGREEMENT

SALE AGREEMENT WITHOUT POSSESSION

Ladd Detail

FOR A PLUS ESTATES PVT LTD Hauz Khas

Village/City Bhatti

Place (Segment) Bhatti

Property Address House No.: KH NOS-963/1 MIN AND 1996/962 MIN. Road No.: Bhatti

Area of Property 4.00 Bigha 3.00 Bishwa 15.00 Bishwansi

Building Type

Property Type Khadar

Money Related Detail

Consideration Amount :0.00 Rupees

Stamp Duty Paid 100.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Ruppees

This document of AGREEMENT

SALE AGREEMENT WITHOUT POSSESSION

Presented by : Sh/Smt

S/o W/o

R/o

A PLUS ESTATES PRIVATES LIMITED THR ANIL MAHINDRA

NA

E-4 DEFENCE COLONY ND

in the office of the Sub Registrar, Delhi this 26/05/2022 2:12:35PM day Thursday

between the hours of

FOR A PLUS ESTATES PVT. LTD.

Signature of Presenter

AUTHORISED SIGNATORY

Execution admitted by the said Shri / Ms. A PLUS ESTATES PRIVATES LIMITED THR ANIL MAHINDRA

and Shri / Ms. BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI

Who is/are identified by Shri/Smt/Km. SANJAY KUMAR S/o W/o D/o GOPI RAM R/o HNO-106 DERA GOAN ND

and Shri/Smt./Km SUBASH S/o W/o D/o JAI RAM R/o HNO-213 ASOLA EXTN ND

(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. 0.00 Only

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

Vendor(s)/Mortgagor(s) by. Sh /Ms. BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI S/o.W/o,NA

R/o 5 CHHATTARPUR EXTN A-2 BLOCK KH NO-660/1 ND

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

Date 26/05/2022 14:30:19

Registrar/Sub Registrar SR V A Hauz Khas Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

THROUGH HIS I.D.

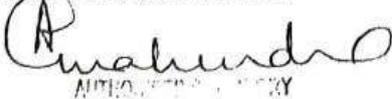
C) **AND WHEREAS** the FIRST PARTY has full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts and none else except the FIRST PARTY has any right, title or interest in the same.

D) **AND WHEREAS** the FIRST PARTY in sound and disposing mind without undue influence, coercion or fraud and for its bonafide needs and requirements has agreed to irrevocably sell, convey, transfer and assign to the SECOND PARTY and the SECOND PARTY has agreed to purchase the 1675/2200th undivided share in the Agricultural land measuring 5 Bighas and 10 Biswas, equal to (4 Bighas 3 Biswas and 15 Biswansi), comprised in Khasra Nos. 963/1 Min (2-9) and 1996/962 Min (3-1), situated in the Revenue Estate of Village Bhati, Tehsil Saket, New Delhi, as per fully described site plan attached herewith, (hereinafter referred to as "**THE SAID LAND**"), with all rights of ownership, possession, privileges, appurtenances, easements, patent or latent, enjoyed and reputed to be enjoyed in respect thereof, for a total sum of Rs. 1,86,00,000/- (Rupees One Crore Eighty Six Lakh Only).

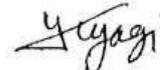
NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 1,86,00,000/- (Rupees One Crore Eighty Six Lakh Only), out of which a sum of Rs. 1,84,00,000/- (Rupees One Crore Eighty Four Lakh Only) has been received by the FIRST PARTY from the SECOND PARTY, in the following manner;

For A PLUS ESTATES PVT. LTD.


ANAND

For Bala Ji Metropolis Pvt. Ltd.


Director

Amount in Rupees	Ch. No.	Date	Description
Rs. 100/-	P2042101186670533	27.07.2021	Canara Bank
Rs. 99,00,000/-	CNRBR520210723657 22012	27.07.2021	--Do--
Rs. 15,50,000/-	Out of Ch. No. 627057	17.11.2021	--Do--
Rs. 25,00,000/-	627056	17.11.2021	--Do--
Rs. 20,00,000/-	192078	31.12.2021	--Do--
Rs. 22,00,000/-	192079	05.01.2022	--Do--
Rs. 65,900/-	627089	14.05.2022	--Do--
Rs.1,84,000/-	Being the amount of TDS deducted and deposited by the SECOND PARTY with the Income Tax Authorities in the account of the FIRST PARTY, (representing 1% of the advance sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);		
Rs.1,84,00,000/-	Total		

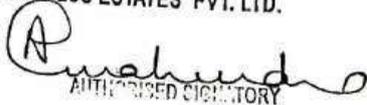
the separate receipt of which the FIRST PARTY hereby admits and acknowledges and the remaining balance sum of **Rs. 2,00,000/- (Rupees Two Lakh Only)** shall be paid by the SECOND PARTY to the FIRST PARTY, at the time of execution and registration of the necessary transfer documents, the FIRST PARTY doth hereby agree to sell, convey, transfer, assign, assure, grant by way of absolute sale of the said land, (fully described above), with all rights of ownership, possession, privileges, easements and appurtenances, patent or latent, enjoyed and reputed to be enjoyed in respect thereof, free from all encumbrances, unto the SECOND PARTY TO HAVE AND TO HOLD the said land hereby agreed to be conveyed to the SECOND PARTY, absolutely and forever.

For Bala Ji Metropolis Pvt. Ltd.

[Signature]
Director

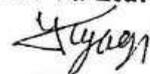
2. That the physical peaceful vacate possession of the said land will be delivered by the FIRST PARTY to the SECOND PARTY on receiving the balance sale consideration, against execution/registration of the necessary transfer documents of the said land in favour of the SECOND PARTY or its nominee(s). However, today on signing of this Agreement, the FIRST PARTY has allowed the SECOND PARTY to enter upon the said land and to construct/renovate of the said land, at its own cost and expenses.
3. That the FIRST PARTY (*on receiving the balance sale consideration*) will execute and get the necessary transfer documents of the said land registered, in favour of the SECOND PARTY or its nominee/s.
4. That after paying the full consideration, the FIRST PARTY shall have left with no right, title, interest, claim or lien of any nature whatsoever in said land, hereby sold and the same has become the absolute property of the SECOND PARTY, with right to peacefully and quietly hold, possess, occupy and enjoy the same and enjoy all the rents, profits, benefits and proceeds thereof with the exclusive right to sell, gift, mortgage, lease and transfer the same by whatever means the SECOND PARTY likes, without any demand, objection, claim or interruption by the FIRST PARTY or any person(s) claiming under or in trust for the FIRST PARTY.
5. That the FIRST PARTY hereby assures the SECOND PARTY, that the FIRST PARTY has neither done nor been party to any act whereby the FIRST PARTY's right and title to said land may in any way be impaired or whereby the FIRST PARTY may be prevented from transferring said land.
6. That the FIRST PARTY hereby declares and represents, that said land is not subject matter of any HUF and that no part of said land is owned by any minor and/or no minor has any right, title, interest and claim or concern of any nature with the said land and further none else other than the FIRST PARTY has any right, title or interest of any kind whatsoever in the whole or any part of the said land and further there is no impediment in the FIRST PARTY's right to transfer the said land.

For A-PLUS ESTATES PVT. LTD.


AUTHORIZED SIGNATORY

6

For Bala Ji Metropolis Pvt. Ltd.


Director

7. That the FIRST PARTY further assures, represents and covenants with the SECOND PARTY as follows;
- a) That the said land is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the said land.
 - b) That there are no outstanding government dues or whatsoever nature including the attachment by the Income Tax Authorities or under any law in force in respect of the said land.
 - c) That excepting the FIRST PARTY nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land.
 - d) That there is no legal impediment or bar whereby the FIRST PARTY can be prevented from selling, transferring and vesting the absolute title in the said land, in favour of the SECOND PARTY.
 - e) That there is no subsisting agreement for sale, except this Agreement to Sell with the SECOND PARTY in respect of the said land hereby sold to the SECOND PARTY and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
 - f) That the FIRST PARTY has a marketable title in respect of the said land.
 - g) That there is no notice of default or breach on the part of the FIRST PARTY or its pre-deceasors in interest of any provisions of law in respect of the said land.
 - h) The SAID LAND are not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and there exists no event or circumstance which is likely to result in any requisition/ acquisition of the SAID LAND by the Central or the State Government or any other authority, body, tribunal or instrumentality.

For A-PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

7

For Bala Ji Metropolis Pvt. Ltd.


Director

7. That the FIRST PARTY further assures, represents and covenants with the SECOND PARTY as follows;

a) That the said land is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the said land

b) That there are no outstanding government dues or whatsoever nature including the attachment by the Income Tax Authorities or under any law in force in respect of the said land.

c) That excepting the FIRST PARTY nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land.

d) That there is no legal impediment or bar whereby the FIRST PARTY can be prevented from selling, transferring and vesting the absolute title in the said land, in favour of the SECOND PARTY.

e) That there is no subsisting agreement for sale, except this Agreement to Sell with the SECOND PARTY in respect of the said land hereby sold to the SECOND PARTY and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

f) That the FIRST PARTY has a marketable title in respect of the said land.

g) That there is no notice of default or breach on the part of the FIRST PARTY or its pre-deceasors in interest of any provisions of law in respect of the said land.

h) The SAID LAND are not subject to any requisition/acquisition by the State Government or any other authority, body, tribunal or authority, and there exists no event or circumstance which is any requisition/ acquisition of the SAID LAND by the government or any other authority, body, tribunal or

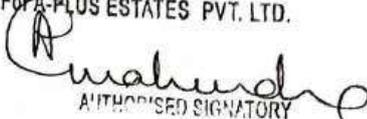
For Bala Ji Metropolis Pvt. Ltd.
Director

- i) The FIRST PARTY is the sole, absolute and lawful owner and in possession of the said land and have a clean and unrestricted right thereto, and the FIRST PARTY has an absolute, unfettered and unrestricted right to sell and transfer the same to the SECOND PARTY and execute the necessary transfer documents, as per the terms and conditions contained herein. Neither the FIRST PARTY nor its legal heirs, successors etc. has or has any right or lien of any nature whatsoever over the said land.
- j) There are no pending litigation or proceedings of any nature whatsoever in connection with the said land that may affect or are likely to affect, the execution of the necessary transfer documents, the transfer thereof, or the FIRST PARTY's title to the said land.

In case any of the representations, assurances, promises etc. hereby made is discovered to be incorrect, misleading, false and/or in case of concealment/non disclosure of any material information/fact by the FIRST PARTY which in any manner relates to the said land and/or affects the transferability thereof, or if the whole or any portion of the said land is ever taken away or goes out from the possession of the SECOND PARTY on account of any legal defect in the ownership and title of the FIRST PARTY and/or otherwise, then the FIRST PARTY shall also be liable and responsible to make good all the losses, damages, demands, actions, disputes, claims, costs, charges and expenses etc. of any nature suffered or sustained by the SECOND PARTY and keep the SECOND PARTY indemnified in all respects whatsoever.

Relying on the representations, assurances, promises etc. of the FIRST PARTY as made herein, the SECOND PARTY had purchased the said land free from all encumbrances from the FIRST PARTY.

For A-PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

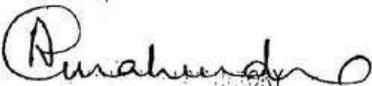
8

For Bala Ji Metropolis Pvt. Ltd.


Director

8. That the FIRST PARTY hereby assures the SECOND PARTY, that said land is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever and if it is ever proved otherwise, or if the whole or any part of said land is ever taken away or goes out from the possession of the SECOND PARTY on account of any legal defect in the ownership and title of the FIRST PARTY, then the FIRST PARTY will be liable and responsible to make good the loss suffered by the SECOND PARTY and keep the SECOND PARTY saved, harmless and indemnified against all such losses and damages suffered by the SECOND PARTY.
9. That after paying the full consideration, the SECOND PARTY can get said land mutated in its own name in the records of South Delhi Municipal Corporation (SDMC), Revenue Records and other concerned authorities wherever it is required, on the basis of this Agreement or its certified true copy.
10. That on the request of the SECOND PARTY, the FIRST PARTY has also executed an irrevocable GENERAL POWER OF ATTORNEY and SPECIAL POWER OF ATTORNEY deeds, in favour of **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074. The said documents being for valuable consideration, cannot be revoked and cancelled and are irrevocable.
11. That pending completion of the sale the FIRST PARTY shall not enter into any agreement of sale in respect of the said land or any part thereof nor the FIRST PARTY will in any manner create any charge, mortgage and or deal with the said land in any manner or enter into any arrangement in respect of the said land.

For A-PLUS ESTATES PVT. LTD.



9

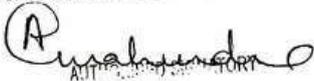
For Bala Ji Metropolis Pvt. Ltd.



Director

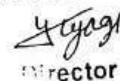
12. That the land revenue, house tax, water & electricity charges and other dues and demands of whatsoever nature if any payable in respect of the said land shall be paid by the FIRST PARTY upto the date of handing over the possession and thereafter the SECOND PARTY will be responsible for the payment of the same.
13. That in case, if the said land is acquired, then the SECOND PARTY will be entitled to receive the compensation in its own name and the FIRST PARTY will have no objection for the same.
14. That this Deed hereto constitute the entire agreement between/among the parties hereto with respect to the subject matter hereof and supercedes all prior and contemporaneous correspondence(s), report(s), agreement(s), negotiations, discussion(s), representation(s), promise(s) or understanding(s), both written and oral between/among the parties with respect to the subject matter hereof.
15. That in case of any unforeseen development beyond the control of the parties concerned, their legal heirs, survivors etc shall be equally liable and responsible and shall be bound by the terms and conditions of this Deed.
16. That any error or omission or mis-description of the said land under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's Office, regarding the title deeds of the 'Said land' shall not annul the said deed and if such error or mis-description is consequential, the SECOND PARTY' will be entitled to get it removed by the FIRST PARTY or his attorney by obtaining further necessary deed of assurance or Supplementary Deed.
17. That after paying the full consideration, the SECOND PARTY shall have full right to nominate or assign this Agreement to Sell in favour of any person or persons, be it a firm, body corporate or association of person and the FIRST PARTY shall have no objection to it.

For A-PLUS ESTATES PVT. LTD.


ATTORNEY AT LAW

10

For Bala Ji Metropolis Pvt. Ltd.


DIRECTOR

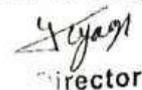
18. That the photocopies of the all original/relevant documents in respect of the said land have been handed over by the FIRST PARTY to the SECOND PARTY.
19. That the FIRST PARTY shall from time to time and at all times hereafter at the request and cost of the SECOND PARTY do and execute or cause to be done or executed all such further or other lawful acts, deeds, matters, things and assurances in law whatsoever and for further better assuring, transferring, granting and assigning and conveying the said land unto and to the use of the SECOND PARTY or its nominee(s).
20. That the FIRST PARTY shall execute proper Sale Deed, as and when desired by the SECOND PARTY, in respect of the said land, hereby sold, failing which the SECOND PARTY shall be entitled to get the same executed through the court of law by filing a suit for specific performance for the breach of contract.
21. That this transaction is irrevocable and binding upon the parties hereto and their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc., and neither party shall have any right to revoke or alter any of the term or condition of this Agreement without the prior written consent of the other party.
22. That all the expenses of this Agreement to Sell, viz. Stamp Duty, Registration Charges etc. have been borne and paid by the SECOND PARTY and similarly all the expenses of the Necessary transfer documents, viz. Stamp Duty, Registration Charges etc. shall also be borne and paid by the SECOND PARTY.
23. That the parties have signed and executed this Agreement to Sell after fully understanding the contents hereof and in their sound mind and in full possession of their senses with their independent free consent/will, without any pressure, duress, undue influence, coercion etc., from any quarter whatsoever.

For A-PLUS ES.


AUTHORIZED SIGNATORY

11

For Bala Ji Metropolis Pvt. Ltd.


Director



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1161361460832
Issue Date	26-MAY-2022 11:55
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No	IN-DL32421913235516U
Purchased By	BALAJI METROPOLIS PRIVATE LIMITED
Registration Fees Paid By	BALAJI METROPOLIS PRIVATE LIMITED
Property Description	KHASRA NOS. 963/1 MIN AND 1996/962 MIN, VILLAGE BHATI, NEW DELHI
Purpose	Article 23-A Sale Agreement

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PL. 9718624547

24. That this transaction has taken place at New Delhi. As such, Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the FIRST PARTY and the SECOND PARTY have signed this Agreement to Sell at New Delhi on the date first mentioned above in the presence of the following witnesses, which has been explained in vernacular, who have also signed in my presence.

WITNESSES: *Sanjay Kumar*

1. AD:-8555-6089-9548
Sanjay Kumar
s/o Godhw Ram
R/o 106, Dera Gach,
South - Delhi - 110074

For A-PLUS ESTATES PVT. LTD.

A. Mahendra
AUTHORISED SIGNATORY
FIRST PARTY

2. AD:-3432-6104-6023
Subash
Subash
s/o Jai Ram
R/o H.No. 213, Asola Extn.
Fateh Pur Beri, South Delhi - 110074

For Bala Ji Metropolis Pvt. Ltd.

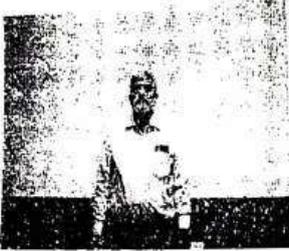
B. J. Metropolis
Director

SECOND PARTY

Reg. No.
5299

Reg. Year
2022-2023

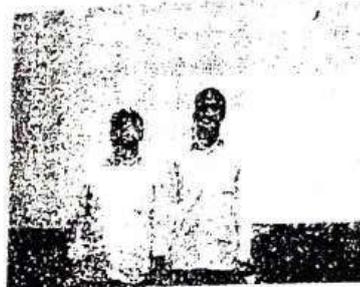
Book No.
1



Ist Party



IInd Party



Witness

Ist Party A PLUS ESTATES PRIVATES LIMITED THR ANIL MAHINDRA

IInd Party BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI

Witness SANJAY KUMAR, SUBASH

Certificate (Section 60)

Registration No.5,299 in Book No.1 Vol No 4,681
 on page 67 to 79 on this date 02/06/2022 4:29:38PM
 and left thumb impressions has/have been taken in my presence.

day Thursday

Sub Registrar
 SR V A Hauz Khas
 New Delhi/Delhi

Date 02/06/2022 16:44:47





सत्यमेव जयते

7286
26/05/22

53011
02/06/22 (72)

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL32431485728857U
 Certificate Issued Date : 14-May-2022 02:25 PM
 Account Reference : IMPACC (IV)/ dl716403/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL71640350689994287519U
 Purchased by : BALAJI METROPOLIS PRIVATE LIMITED
 Description of Document : Article 23-A Sale Agreement
 Property Description : KHASRA NOS. 963/1 MIN ETC, VILLAGE BHATI, NEW DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : A PLUS ESTATES PRIVATE LIMITED
 Second Party : BALAJI METROPOLIS PRIVATE LIMITED
 Stamp Duty Paid By : BALAJI METROPOLIS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

OK

e-Stamp LOCKED



Please write or type below this line

For A-PLUS ESTATES PVT. LTD.

Anand
 AUTHORIZED SIGNATORY

For Bala Ji Metropolis Pvt. Ltd

Yyogi
 Director

Statutory Alert:

- The authenticity of the Stamp certificate can be verified at www.e-stampstamp.com or using e-Stamp Mobile App of Stock holding.
- Any discrepancy in the details on the Certificate and its availed on the website / Mobile App renders it invalid.
- The need of checking the legitimacy of the terms of the certificate.
- The authenticity of the certificate is subject to the discretion of the Issuing Authority.



Anil Mahindra
UID - 3234 6114 3110
CO. PAN - AAFCA9175L
(A-Plus Estates Pvt. Ltd.)



Yogesh Tyagi
UID - 4362 2148 7498
CO. PAN - AAHCB6354N
(Balaji Metropolis Pvt. Ltd.)

**AGREEMENT TO SELL
(WITHOUT POSSESSION)**

This Agreement to sell is executed at New Delhi, on this 26th day of May, 2022, by and between;

M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546 & PAN - AAFCA9175L), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its Authorized Signatory **Mr. Anil Mahindra** (UID - 3234 6114 3110), son of Shri K.C. Mahindra, resident of D-12, Second Floor, Model Town, Delhi-110009, duly authorised vide resolution passed in the meeting of the Board of Directors held on 19.03.2020, hereinafter called "**THE FIRST PARTY**", (which expression shall mean and include its legal representatives, administrators, executors, nominees and assigns.

IN FAVOUR OF

M/s. Balaji Metropolis Private Limited (Pan - AAHCB6354N), a Private Limited Company duly incorporate under the Company Act, 1956, having its registered office at 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074 through its Director **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, duly authorized in the meeting of the board of Directors held on 2.05.2022, hereinafter called "**THE SECOND PARTY**", (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns.

For A-PLUS ESTATES PVT. LTD.

Anil Mahindra
AUTHORIZED SIGNATORY

2

For Bala Ji Metropolis Pvt. Ltd.

Yogesh Tyagi
Director

FOR A PRIVATE LTD

Amalendra
D SIGNATORY



FOR A PRIVATE LTD

PRIVATE LTD

Amalendra



Hyagi



Sujay



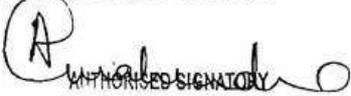
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PREAMBLE OF PROPERTY

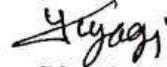
- A) **WHEREAS** the FIRST PARTY is sole, absolute, rightful, lawful recorded owner and in actual physical possession of the Agricultural land measuring 23 Bighas and 5 Biswas, comprised in Khasra Nos. 1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-7), with boundary wall, tubewell & electric connection, situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi, (hereinafter referred to as the 'Entire Land'), having purchased the same from Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, vide a Sale Deed, dated 14.11.2006, duly registered as Document No. 16300, in Book No. I, Volume No. 6786, on pages 1 to 160, dated 17.11.2006, in the office of the Sub-Registrar-V, New Delhi.
- B) **AND WHEREAS** the said Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, had purchased the above said land from Sh. Triloki Nath Khanna, son of Late L. Gokal Chand, Sh. Surajmal, son of Sh. Nanwa, Sh. Surja & Sh. Pemi, both sons of Sh. Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Sh. Ramla, Sh. Shiv Charan, son of Sh. Lal Singh, Sh. Lala, son of Sh. Chote, Sh. Rajinder Singh Dahiya, son of Sh. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar, all sons of Sh. Rajender Singh, vide four separate Sale Deeds, duly registered in the office of the Sub-Registrar, New Delhi, details as under:-
- i) Dated 30.07.1982, duly registered as Document No. 4507, in Addl. Book No. I, Volume No. 4713, on pages 67 to 71, on 31.07.1982;
 - ii) Dated 24.03.1984, duly registered as Document No. 1572, in Addl. Book No. I, Volume No. 5011, on pages 184 to 187, on 24.03.1984;
 - iii) Dated 17.03.1988, duly registered as Document No. 1860, in Addl. Book No. I, Volume No. 6057, on pages 61 to 64, on 17.03.1988;
 - iv) Dated 14.06.1995, duly registered as Document No. 6184, in Addl. Book No. I, Volume No. 8815, on pages 92 to 98, on 31.07.1995.

For A-PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

3

For Bala Ji Metropolis Pvt. Ltd.


Director

S No. 7286

Date 26/05/2022 2:18:20 PM

Deed Related Detail

Deed Name: AGREEMENT WITH POSSESSION SALE AGREEMENT WITHOUT POSSESSION

For: [Redacted] PVT. LTD.
Village/City: Bhatti
Place (Segment): Bhatti
Property Address: House No.: KH NOS-963 I MIN I FC. Road No.: Bhatti
Area of Property: 1.00 Bigha 3.00 Bishwa 13.00 Bishwansi

Building Type
Property Type: Khadar

Money Related Detail

Consideration Amount :0.00 Rupees Stamp Duty Paid 100.00 Rupees
Value of Registration 1,000.00 Rupees Pasting Fee 100.00 Ruppees

This document of AGREEMENT SALE AGREEMENT WITHOUT POSSESSION

Presented by: Sh/Smt S/o W/o R/o
PLUS ESTATES PRIVATE LIMITED THR ANIL MAHINDRA NA E-4 DEFENCE COLONY NO
Sub Registrar, Delhi 28/02/2012 12:00:00 AM day Tuesday between the hours of

Signature of [Redacted] PVT. LTD.
Anil Mahindra

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said Shri / Ms.
A PLUS ESTATES PRIVATE LIMITED THR ANIL MAHINDRA

and Shri / Ms.
BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH YAGI

Who is/are identified by Shri/Smt/Km. SANJAY KUMAR S/o W/o D/o GODHU RAM R/o HNO-106 DERA GOAN ND

and Shri/Smt. / W/o D/o JAI RAM R/o HNO-213 ASOLA EXTN ND

(Marginal 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) Mortgageor(s) admit(s) prior receipt an entire consideration Rs. 0.00 Only

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

Vendor(s)/Mortgageor(s) by Sh./Ms. BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH

R/o, CHHATTARPUR E KH NO-660/1 ND

Vendor(s)/Mortgagee (s) in /They/ were also identified by the aforesaid witnesses.

Date 26/05/2022

[Signature]

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

AND WHEREAS the FIRST PARTY has full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts and none else except the FIRST PARTY has any right, title or interest in the same.

AND WHEREAS the FIRST PARTY in sound and disposing mind without undue influence, coercion or fraud and for its bonafide needs and requirements has agreed to irrevocably sell, convey, transfer and assign to the SECOND PARTY and the SECOND PARTY has agreed to purchase the 473/1820 undivided share in the Agricultural land measuring 4 Bighas and 11 Biswas, equal to (1 Bigha 3 Biswas and 13 Biswansi), comprised in Khasra Nos. 963/1 Min (1-7), 1021 Min (0-9) and 1020 Min (2-15), situated in the Revenue Estate of Village Bhati, Tehsil Saket, New Delhi, as per fully described site plan attached herewith, (hereinafter referred to as "THE SAID LAND"), with all rights of ownership, possession, privileges, appurtenances, easements, patent or latent, enjoyed and reputed to be enjoyed in respect thereof, for a total sum of Rs. 52,00,000/- (Rupees Fifty Two Lakh Only).

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 52,00,000/- (Rupees Fifty Two Lakh Only), out of which a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) has been received by the FIRST PARTY from the SECOND PARTY, in the following manner;

Amount in Rupees	UTR/Ch. No.	Dated	Drawn on
Rs. 20,00,000/-	YESBR52020031972176097	19.03.2020	Yes Bank Ltd.
Rs. 25,00,000/-	627055	06.11.2021	Canara Bank
Rs. 4,50,000/-	Out of Ch. No. 627057	17.11.2021	--Do--
Rs.50,000/-	Being the amount of TDS deducted and deposited by the SECOND PARTY with the Income Tax Authorities in the account of the FIRST PARTY, (representing 1% of the advance sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);		
Rs.50,00,000/-	Total		

FOFA-PLUS ESTATES PVT. LTD.

A. Chaudhary
AUTHORISED SIGNATORY

4

For Bala Ji Metropolis Pvt. Ltd.

Y. Tyagi
Director

the separate receipt of which the FIRST PARTY hereby admits and acknowledges and the remaining balance sum of Rs. 2,00,000/- (**Rupees Two Lakh Only**) shall be paid by the SECOND PARTY to the FIRST PARTY, at the time of execution and registration of the necessary transfer documents, the FIRST PARTY doth hereby agree to sell, convey, transfer, assign, assure, grant by way of absolute sale of the said land, (fully described above), with all rights of ownership, possession, privileges, easements and appurtenances, patent or latent, enjoyed and reputed to be enjoyed in respect thereof, free from all encumbrances, unto the SECOND PARTY TO HAVE AND TO HOLD the said land hereby agreed to be conveyed to the SECOND PARTY, absolutely and forever.

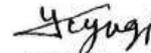
2. That the physical peaceful vacate possession of the said land will be delivered by the FIRST PARTY to the SECOND PARTY on receiving the balance sale consideration, against execution/registration of the necessary transfer documents of the said land in favour of the SECOND PARTY or its nominee(s). However, today on signing of this Agreement, the FIRST PARTY has allowed the SECOND PARTY to enter upon the said land and to construct/renovate of the said land, at its own cost and expenses.
3. That the FIRST PARTY (*on receiving the balance sale consideration*) will execute and get the necessary transfer documents of the said land registered, in favour of the SECOND PARTY or its nominee/s.
4. That after paying the full consideration, the FIRST PARTY shall have left with no right, title, interest, claim or lien of any nature whatsoever in said land, hereby sold and the same has become the absolute property of the SECOND PARTY, with right to peacefully and quietly hold, possess, occupy and enjoy the same and enjoy all the rents, profits, benefits and proceeds thereof with the exclusive right to sell, gift, mortgage, lease and transfer the same by whatever means the SECOND PARTY likes, without any demand, objection, claim or interruption by the FIRST PARTY or any person(s) claiming under or in trust for the FIRST PARTY.

For PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

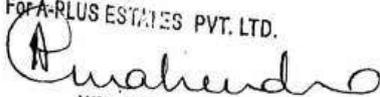
5

For Bala Ji Metropolis Pvt. Ltd.


Director

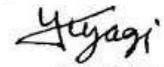
5. That the FIRST PARTY hereby assures the SECOND PARTY, that the FIRST PARTY has neither done nor been party to any act whereby the FIRST PARTY's right and title to said land may in any way be impaired or whereby the FIRST PARTY may be prevented from transferring said land.
6. That the FIRST PARTY hereby declares and represents, that said land is not subject matter of any HUF and that no part of said land is owned by any minor and/or no minor has any right, title, interest and claim or concern of any nature with the said land and further none else other than the FIRST PARTY has any right, title or interest of any kind whatsoever in the whole or any part of the said land and further there is no impediment in the FIRST PARTY's right to transfer the said land.
7. That the FIRST PARTY further assures, represents and covenants with the SECOND PARTY as follows;
 - a) That the said land is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. whatsoever or howsoever and there is no litigation or any other proceedings pending relating to the said land.
 - b) That there are no outstanding government dues or whatsoever nature including the attachment by the Income Tax Authorities or under any law in force in respect of the said land.
 - c) That excepting the FIRST PARTY nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land.
 - d) That there is no legal impediment or bar whereby the FIRST PARTY can be prevented from selling, transferring and vesting the absolute title in the said land, in favour of the SECOND PARTY.

FORA-PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

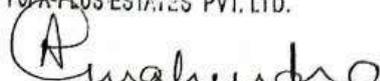
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For Bala Ji Metropolis Pvt. Ltd.


Director

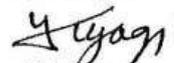
- e) That there is no subsisting agreement for sale, except this Agreement to Sell with the SECOND PARTY in respect of the said land hereby sold to the SECOND PARTY and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- f) That the FIRST PARTY has a marketable title in respect of the said land.
- g) That there is no notice of default or breach on the part of the FIRST PARTY or its pre-deceasors in interest of any provisions of law in respect of the said land.
- h) The SAID LAND are not subject to any requisition/acquisition by the Central or the State Government or any other authority, body, tribunal or instrumentality, and there exists no event or circumstance which is likely to result in any requisition/ acquisition of the SAID LAND by the Central or the State Government or any other authority, body, tribunal or instrumentality.
- i) The FIRST PARTY is the sole, absolute and lawful owner and in possession of the said land and have a clean and unrestricted right thereto, and the FIRST PARTY has an absolute, unfettered and unrestricted right to sell and transfer the same to the SECOND PARTY and execute the necessary transfer documents, as per the terms and conditions contained herein. Neither the FIRST PARTY nor its legal heirs, successors etc. has or has any right or lien of any nature whatsoever over the said land.
- j) There are no pending litigation or proceedings of any nature whatsoever in connection with the said land that may affect or are likely to affect, the execution of the necessary transfer documents, the transfer thereof, or the FIRST PARTY's title to the said land.

For A-PLUS ESTATES PVT. LTD.


AUTHORISED SIGNATORY

7

For Bala Ji Metropolis Pvt. Ltd.

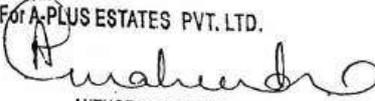

Director

In case any of the representations, assurances, promises etc. hereby made is discovered to be incorrect, misleading, false and/or in case of concealment/non disclosure of any material information/fact by the FIRST PARTY which in any manner relates to the said land and/or affects the transferability thereof, or if the whole or any portion of the said land is ever taken away or goes out from the possession of the SECOND PARTY on account of any legal defect in the ownership and title of the FIRST PARTY and/or otherwise, then the FIRST PARTY shall also be liable and responsible to make good all the losses, damages, demands, actions, disputes, claims, costs, charges and expenses etc. of any nature suffered or sustained by the SECOND PARTY and keep the SECOND PARTY indemnified in all respects whatsoever.

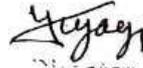
Relying on the representations, assurances, promises etc. of the FIRST PARTY as made herein, the SECOND PARTY had purchased the said land free from all encumbrances from the FIRST PARTY.

8. That the FIRST PARTY hereby assures the SECOND PARTY, that said land is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever and if it is ever proved otherwise, or if the whole or any part of said land is ever taken away or goes out from the possession of the SECOND PARTY on account of any legal defect in the ownership and title of the FIRST PARTY, then the FIRST PARTY will be liable and responsible to make good the loss suffered by the SECOND PARTY and keep the SECOND PARTY saved, harmless and indemnified against all such losses and damages suffered by the SECOND PARTY.

For A-PLUS ESTATES PVT. LTD.

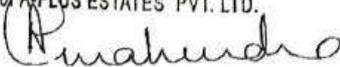

AUTHORISED SIGNATORY

For Bala Ji Metropolis Pvt. Ltd.



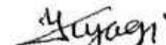
9. That after paying the full consideration, the SECOND PARTY can get said land mutated in its own name in the records of South Delhi Municipal Corporation (SDMC), Revenue Records and other concerned authorities wherever it is required, on the basis of this Agreement or its certified true copy.
10. That on the request of the SECOND PARTY, the FIRST PARTY has also executed an irrevocable GENERAL POWER OF ATTORNEY and SPECIAL POWER OF ATTORNEY deeds, in favour of **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074. The said documents being for valuable consideration, cannot be revoked and cancelled and are irrevocable.
11. That pending completion of the sale the FIRST PARTY shall not enter into any agreement of sale in respect of the said land or any part thereof nor the FIRST PARTY will in any manner create any charge, mortgage and or deal with the said land in any manner or enter into any arrangement in respect of the said land.
12. That the land revenue, house tax, water & electricity charges and other dues and demands of whatsoever nature if any payable in respect of the said land shall be paid by the FIRST PARTY upto the date of handing over the possession and thereafter the SECOND PARTY will be responsible for the payment of the same.
13. That in case, if the said land is acquired, then the SECOND PARTY will be entitled to receive the compensation in its own name and the FIRST PARTY will have no objection for the same.

For A-PLUS ESTATES PVT. LTD.



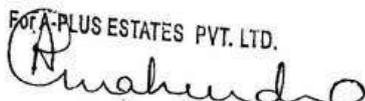
AUTHORISED SIGNATORY

For Bala Ji Metropolis Pvt. Ltd.

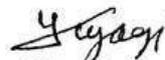

Director

14. That this Deed hereto constitute the entire agreement between/among the parties hereto with respect to the subject matter hereof and supercedes all prior and contemporaneous correspondence(s), report(s), agreement(s), negotiations, discussion(s), representation(s), promise(s) or understanding(s), both written and oral between/among the parties with respect to the subject matter hereof.
15. That in case of any unforeseen development beyond the control of the parties concerned, their legal heirs, survivors etc shall be equally liable and responsible and shall be bound by the terms and conditions of this Deed.
16. That any error or omission or mis-description of the said land under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's Office, regarding the title deeds of the 'Said land' shall not annul the said deed and if such error or mis-description is consequential, the SECOND PARTY' will be entitled to get it removed by the FIRST PARTY or his attorney by obtaining further necessary deed of assurance or Supplementary Deed.
17. That after paying the full consideration, the SECOND PARTY shall have full right to nominate or assign this Agreement to Sell in favour of any person or persons, be it a firm, body corporate or association of person and the FIRST PARTY shall have no objection to it.
18. That the photocopies of the all original/relevant documents in respect of the said land have been handed over by the FIRST PARTY to the SECOND PARTY.

FOFA-PLUS ESTATES PVT. LTD.

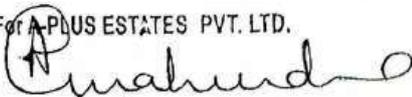

AUTHORISED SIGNATORY

For Bala Ji Metropolis Pvt. Ltd.


Director

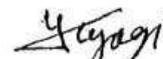
19. That the FIRST PARTY shall from time to time and at all times hereafter at the request and cost of the SECOND PARTY do and execute or cause to be done or executed all such further or other lawful acts, deeds, matters, things and assurances in law whatsoever and for further better assuring, transferring, granting and assigning and conveying the said land unto and to the use of the SECOND PARTY or its nominee(s).
20. That the FIRST PARTY shall execute proper Sale Deed, as and when desired by the SECOND PARTY, in respect of the said land, hereby sold, failing which the SECOND PARTY shall be entitled to get the same executed through the court of law by filing a suit for specific performance for the breach of contract.
21. That this transaction is irrevocable and binding upon the parties hereto and their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns etc., and neither party shall have any right to revoke or alter any of the term or condition of this Agreement without the prior written consent of the other party.
22. That all the expenses of this Agreement to Sell, viz. Stamp Duty, Registration Charges etc. have been borne and paid by the SECOND PARTY and similarly all the expenses of the Necessary transfer documents, viz. Stamp Duty, Registration Charges etc. shall also be borne and paid by the SECOND PARTY.
23. That the parties have signed and executed this Agreement to Sell after fully understanding the contents hereof and in their sound mind and in full possession of their senses with their independent free consent/will, without any pressure, duress, undue influence, coercion etc., from any quarter whatsoever.

For A PLUS ESTATES PVT. LTD.


AUTHORIZED SIGNATORY

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For Bala Ji Metropolis Pvt. Ltd.


Director



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1171201465673
Issue Date	26-MAY-2022 11:49
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No	IN-DL32431485728857U
Purchased By	BALAJI METROPOLIS PRIVATE LIMITED
Registration Fees Paid By	BALAJI METROPOLIS PRIVATE LIMITED
Property Description	KHASRA NOS. 963/1 MIN ETC, VILLAGE BHATI, NEW DELHI
Purpose	Article 23-A Sale Agreement

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00
(Rupees One Thousand One Hundred Seventeen Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

CIN: U67190MH1986GOI040506

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PAN: AABCS1429B

SAC : 998599

For Bala Ji Metropolis Pvt. Ltd.

9718624547

Yajen
Director

A-PLUS ESTATES PRIVATE LIMITED

CIN: U70109DL2006PTC154546

Regd. Off.: E-4, Defence Colony, New Delhi-110024

Phone No. 011-40046051

Email Id: tarc@tarc.in

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON THURSDAY THE 19TH DAY OF MARCH, 2020 AT 2:00 P.M. AT II-65 CONNAUGHT CIRCUS, NEW DELHI - 110001

"RESOLVED THAT the Company may intend to Sell the Agriculture Land admeasuring 23 Bighas 5 Biswas bearing Khasra No. 1996/962 (3-1), 963 Min (4-8), 1013 (4-6), 1014 (3-7), 1018 (1-18), 1019 (0-8), 1020 Min (2-18), 1021 Min (2-19) in the Revenue Estate of Village- Bhatti, Tehsil - Saket, District - South West Delhi, New Delhi.

"RESOLVED FURTHER THAT Mr. Anil Mahindra S/o Late Shri K. C. Mahindra be and is hereby authorized on behalf of the Company, to negotiate the terms for the Sale of the aforesaid lands with prospective Buyer(s), to obtain No Objection Certificate from the concerned authorities to sign and execute the Agreement to Sell, to sign and execute Sale Deeds, to appear before the concerned Sub-Registrar for registration of transfer documents, execute power of attorney(s), and to execute all other necessary and requisite documents in favor of the proposed Buyer, to receive all the consideration amounts including Earnest Money and the total considerations and to give valid acknowledgement of such receipt of the Amounts on behalf of the Company against the Sale of the abovementioned land and get the mutation of the aforesaid lands, carried out in the name of the Buyer's, to handover the possession of the abovementioned Properties to the prospective Buyer(s) and to do any other acts, deeds and things required for the purpose of selling the Agriculture Land admeasuring 23 Bighas 5 Biswas bearing Khasra No. 1996/962 (3-1), 963 Min (4-8), 1013 (4-6), 1014 (3-7), 1018 (1-18), 1019 (0-8), 1020 Min (2-18), 1021 Min (2-19) in the Revenue Estate of Village- Bhatti, Tehsil - Saket, District - South West Delhi, New Delhi.

"RESOLVED FURTHER THAT all acts, deeds, and things done by Mr. Anil Mahindra as authorized in connection with above, shall be binding upon the Company"

Certified True Copy

For A-PLUS ESTATES PRIVATE LIMITED

Amar Sarin
Director
DIN: 00015937

Jatin Sagar
Director
DIN: 07640064

Ranjeet Kumar
Director
DIN: 08929253

Date: 11/01/2021

M/S. BALAJI METROPOLIS PRIVATE LIMITED
 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED AT MEETING OF THE BOARD OF DIRECTORS OF M/S. BALAJI METROPOLIS PRIVATE LIMITED, HELD AT ITS REGISTERED OFFICE AT 5, CHHATTARPUR EXTENSION, A-2 BLOCK, KH. NO. 660/1, NEW DELHI-110074 ON 02.05.2022 AT NEW DELHI.

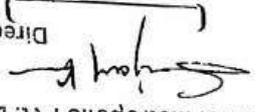
"RESOLVED THAT the company do hereby purchased the 1675/2200th undivided share in the Agricultural land measuring 5 Bighas and 10 Biswas, equal to (4 Bighas 3 Biswas and 15 Biswansi), comprised in Khastra Nos. 963/1 Min (2-9) and 1996/962 Min (3-1), situated in the Revenue Estate of Village Bhat, Tehsil Saket, New Delhi from M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546 & PAN - AAFC9A9175L), having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044.

"RESOLVED FURTHER THAT Mr. Yogesh Tyagi, son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, the Director of the Company be and is hereby authorized to negotiate, finalise and enter into/execute the Agreement for Sale and all other related Agreements/ documents/writings and papers on such terms as he may deem fit and do all acts and deeds as may be required for valid and effective purchase of the said property";

"RESOLVED FURTHER THAT Mr. Yogesh Tyagi, as Director of the Company be and is hereby also authorized to sign and present all documents i.e. NOC, Sale Deed, Agreement to Sell, Affidavit, Rectification Deed, Receipt, Possession Letter, etc., on behalf of company, to appear before the Sub-Registrar, Registrar or any other registering authorities etc., for the registration of the title transfer deeds or any other documents regarding the purchased of the above said property, to give statement, to appear before Tehsildar, Revenue Officer, SDMC/MCD, Courts or any authorities/department for the mutation and transfer of the said property, on the behalf of the Company";

"RESOLVED FURTHER THAT Mr. Yogesh Tyagi, as Director of the Company be and is hereby authorized to do all acts, deeds, things and matters as maybe expedient or necessary for implementing the aforesaid resolutions";

Certified True Copy
 For M/s. Balaji Metropolis Private Limited

For Balaji Metropolis Pvt. Ltd.

 Director
 DIN:



REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT
LAND STATUS REPORT



00580000303004

Application Details

Name of Transferor:

Address of Transferor:

Name of Transferee:

Address of Transferee:

Details of Property/Land under transfer:

Property Details

TEHSILDAR REPORT IN PART-B

Name of transferor as per Revenue Record

Details of the Property/Land under transfer

Revenue Estate

Applicable Act

Classification of Land

Whether any violation U/s 33 of DLR Act, 1954

Whether any violation U/s 74(4) of DLR Act, 1954

Whether any violation U/s 81 of DLR Act, 1954

Whether any court case is pending

Whether any objection is pending

A PLUS ESTATES PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR ANIL MAHINDRA
E-4, DEFENCE COLONY, NEW DELHI-110024 AND
PREVIOUS AT 294/1, VISHWAKARMA COLONY, LA
KUANK, NEW DELHI-110044

DR BASANT KUMAR SINHA, AND DR SARASWATI
SINHA

KHASRA NO. 963/1 BHATI VILLAGE DELHI 110074
INDIA AND BOTH AT PRESENT R/O H.NO.505,
NALANDA COLONY, KHAJPURA, NEAR APRAJITA
APARTMENT, THANA-SHASTRI NAGAR,
RUKANPURA, PATNA- BIHAR-800014

525/2200 UNDIVIDED SHARE IN THE
AGRICULTURAL LAND MEASURING 5 BIGHAS AND
10 BISWAS, EQUAL TO (1 BIGHA 6 BISWAS AND 5
BISWANSI), COMPRISED IN KHASRA NO. 963/1 MIN
(2-9) AND 1996/962 (3-1), SITUATED IN THE
REVENUE ESTATE OF VILLAGE BHATI, TEHSIL
SAKET, NEW DELHI

0/1963/1 MIN , 0/1996/962

A PLUS ESTATES PRIVATE LIMITED THROUGH ITS
AUTHORIZED SIGNATORY MR ANIL MAHINDRA

525/2200 UNDIVIDED SHARE IN THE AGRICULTURAL
LAND MEASURING 5 BIGHAS AND 10 BISWAS, EQUAL
TO (1 BIGHA 6 BISWAS AND 5 BISWANSI), COMPRISED
IN KHASRA NO. 963/1 MIN (2-9) AND 1996/962 (3-1),
SITUATED IN THE REVENUE ESTATE OF VILLAGE
BHATI, TEHSIL SAKET, NEW DELHI

Bhati

Digitally signed by PRIYANKA KUMARI
Reason: I AM
Date: 2023.03.02 09:15:45:30

DLR Act

Agricultural Land

NO

NO

NO

NO

NO

Observation by Tehsildar:

Recommend on the basis of report submitted by patwari and kanungo and facts/affidavit/documents submitted by the applicant Lac Br. may obtain relevant documents/affidavit etc. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILER OR NOT

Observation by Tehsildar(Notification):

Recommended based on report of Kanungo (LA), the same has been placed in file in Physical mode as there is no option to upload the same in online mode, hence, the same may be seen before any further action

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.dellugovt.nic.in>. Any discrepancy in the details of this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

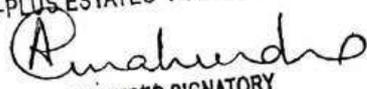
24. That this transaction has taken place at New Delhi. As such, Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the FIRST PARTY and the SECOND PARTY have signed this Agreement to Sell at New Delhi on the date first mentioned above in the presence of the following witnesses, which has been explained in vernacular, who have also signed in my presence.

WITNESSES:-

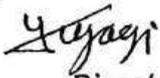
1. 
 Ad: 8555-6089-9548 ✓
 Sanjay Kumar
 Gosh: Godhi Ram
 70 H.No. 106, Dera Gaon,
 New Delhi.

For A-PLUS ESTATES PVT. LTD.


 AUTHORIZED SIGNATORY

FIRST PARTY

For Bala Ji Metropolis Pvt. Ltd.


 Director

2. 
 Ad: 3432-6104-6023 ✓
 Subhash.
 Gosh: Jai Ram
 70 H.No. 213, Asola Extn.,
 Fatehpur Beri, New Delhi.

SECOND PARTY

Reg. No.	Reg. Year	Book No.
5301	2022-2023	1



Ist Party



IInd Party



Witness

Ist Party A PLUS ESTATES PRIVATE LIMITED THR ANIL MAHINDRA

IInd Party BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI

Witness SANJAY KUMAR, SUBASH

Certificate (Section 60)

Registration No.5.301 in Book No.1 Vol No 4.681
 on page 96 to 108 on this date 02/06/2022 4:36:07PM
 and left thumb impressions has/have been taken in my presence.

day Thursday

Date 02/06/2022 16:45:03


 Sub Registrar
 SR V A Hauz Khas
 New Delhi/Delhi



2503



सत्यमेव जयते

INDIA NON JUDICIAL

9899
19/07/22

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL80808928157966U
Certificate Issued Date	: 15-Jul-2022 04:21 PM
Account Reference	: SHCIL (FI)/ dl-ehcil/ LAJPAT NAGAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SHCIL03969895900194U
Purchased by	: VIBHA KUMARI AND OTHERS
Description of Document	: Article 23 Sale
Property Description	: KHASRA NOS. 963/1 MIN (2-09) AND 1996/962 MIN (3-1) VILLAGE BHATI NEW DELHI
Consideration Price (Rs.)	: 36,00,000 (Thirty Six Lakh only)
First Party	: A PLUS ESTATES PVT LTD TH ATT YOGESH TYAGI AND OTHER
Second Party	: VIBHA KUMARI AND OTHERS
Stamp Duty Paid By	: VIBHA KUMARI AND OTHERS
Stamp Duty Amount(Rs.)	: 1,44,000 (One Lakh Forty Four Thousand only)



YOGESH TYAGI // YOGESH TYAGI
 A.D. 4362-2148-7498 A.D. 4362-2148-7498
 PAN: AWFPK2520G CO PAN: AAHC B6354N

Please identify or type below (in IMR)
 VIBHA KUMARI //
 A.D. 5617-6761-6586
 PAN: AKYPK0809K

SIMA KUMARI //
 A.D. 6975-3775-1319
 PAN: CEHPS4524N

JAYA //
 A.D. 2791-1105-8542
 PAN: ANYPT1007F



46

57



Skumari

002020700

SALE DEED FOR Rs. 36,00,000/-

1.	TYPE OF DEED	:	SALE DEED
2.	TYPE OF PROPERTY	:	AGRICULTURAL
3.	TOTAL LAND UNDER SALE	:	240/2200 undivided share Agricultural Land measuring 5 Bighas and 10 Biswas, (equal to 12 Biswa), comprising in Khasra No. 963/1min (2-09) and 1996/962 min (3-1) Village Bhati, New Delhi.
4.	MINIMUM RATE	CIRCLE :	Rs.53,00,000/- PER ACRE
5.	TRANSACTION VALUE	:	Rs. 36,00,000
6.	a) STAMP DUTY	:	Rs. 72,000
	b) CORPORATION TAX	:	Rs. 72,000
	c) TOTAL STAMP DUTY	:	Rs. 1,44,000
7.	E-STAMP CERTIFICATE NO.	:	IN-DL60808928157966U
8.	E-REGISTRATION	:	DL1579881990644

This Sale Deed is executed at New Delhi on this 19th day of July, 2022 by and between;

M/s A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through attorney **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, vide GPA, duly registered as Document No. 1238, in Addl. Book No. IV, Volume No. 761, Pages 180 to 183, dated 02/06/2022, in the office of the Sub-Registrar-VA, New Delhi, hereinafter called the 'VENDOR', which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include them, their legal heirs, legal representatives, administrators, executors, transferee(s), nominee(s) and assignee(s).

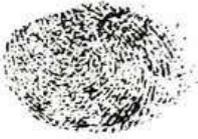
For Bala Ji Metropolis Pvt. Ltd.

Yogesh Tyagi

Yogesh Tyagi
Director

Aneeta Kumari
Jaya

Yuyayi



Arehta



Skumasi



Jaya



[Handwritten signature]



Shulendra Ky.



-2-

M/s. Balaji Metropolis Private Limited (Pan - AAHCB6354N), a Private Limited Company duly incorporate under the Company Act, 1956, having its registered office at 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074 through its Director Mr. Yogesh Tyagi (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, duly authorized in the meeting of the board of Directors held on 18.07.2022 hereinafter called the 'CONFIRMING PARTY', [which expression shall mean and include him, their legal heirs successors, legal representatives, administrators, executors, transferec(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s)]

IN FAVOUR OF

(1) Mrs. Vibha Kumari (UID - 5617 6761 6586 & PAN No. AKYPK 0809K) W/O Ashok Kumar Mehta R/O 7, Main Road, Opp. Tivoli Garden, Chhattarpur, New Delhi-110074, (1/2 SHARE) (2) Mrs. Sima Kumari (UID - 6975 3775 1319 & PAN No. CEHPS4524N), D/O Shri Ramadhar Singh R/O House No.619/8 Opp. Tivoli Garden, Chhattarpur, New Delhi-110074 (1/4 SHARE) & (3) Mrs. Jaya (UID - 2791 1105 8542 & PAN No. ANYPJ1007F) W/O Shri Shailendra Kumar R/O Khasra No.619/8, Opp. HDFC Bank Chhattarpur, New Delhi-110074, (1/4 SHARE) hereinafter jointly called the 'VENDEE', which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include him, their legal heirs, legal representatives, administrators, executors, transferee(s), nominee(s) and assignee(s).

PREAMBLE OF PROPERTY

A) WHEREAS Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, had purchased the Agricultural land measuring 23 Bighas and 5 Biswas, comprised in Khasra Nos. 1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-7), with boundary wall, tubewell & electric connection, situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi, (hereinafter referred to as the 'Entire Land') from Sh. Triloki Nath Khanna, son of Late L. Gokal Chand, Sh. Surajmal, son of Sh. Nanwa, Sh. Surja & Sh. Pemi, both sons of Sh. Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Sh. Ramla, Sh. Shiv Charan, son of Sh. Lal Singh, Sh. Lala, son of Sh. Chote, Sh. Rajinder Singh Dahiya, son of Sh. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar, all sons of Sh. Rajender Singh, vide four separate Sale Deeds, duly registered in the office of the Sub-Registrar, New Delhi, details as under:-

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi

Y Tyagi
Director

Ankita
Kumari
Jaya

S No. 9899

Date 19/07/2022 12:35:35PM

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil SR V A Hauz Khas
 Village/City Bhatti
 Place (Segment) Bhatti Building Type
 Property Type Khadar
 House No.: KH NOS-963/1 MINN AND 1996/962 MIN, Road No.: Bhatti
 5.00 Bigha 10.00 Bishwa

Money Related Detail

Consideration Amount :3,600,000.00 Rupees Stamp Duty Paid 144,000.00 Rupees
 Value of Registration Fee 36,000.00 Rupees Pasting Fee 100.00 Ruppess

This document is of SALE SALE WITHIN MC AREA
 Presented by : Sh/Smt *SKumari* S/o W/o *Jaya* R/o
 A PLUS ESTATES PVT LTD THR NA E-4 DEFENCE COLONY NEW DELHI
 ATT YOGESH TYAGI NA 5 CHHATTARPUR EXTN A-2 BLOCK KH
 BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI NA MINSO/1 NEW DELHI
 in the presence of Registrar, Delhi this 19/07/2022 12:28:11PM between the hours of

Signature of Presenter
Y tyagi
 Execution admitted by the said Shri / Ms.
 A PLUS ESTATES PVT LTD THR ATT YOGESH TYAGI, BALAJI METROPOLIS PRIVATE LIMITED THR YOGESH TYAGI
 and Shri / Ms.
 VIBHA KUMARI, SIMA KUMARI, JAYA

Who is/are identified by Shri/Smt/Km NARESH SHARMA S/o W/o D/o RAM LAL SHARMA R/o 296 VILL
 CHHATTARPUR ND
 and Shri/Smt./Km SHAILENDRA KUMAR S/o W/o D/o R N SINGH R/o ARRAH BHOJPUR BIHAR

(Marginal Witness). Witness known to me.
 Contents of the document are read 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. 3,600,000.00 Thirty Six Lakh Only
 The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the
 Vendor(s)/Mortgagor(s) Sh./Ms. VIBHA KUMARI, SIMA S/o,W/o,ASHOK KUMAR MEHTA,RAMADHAR
 KUMARI, JAYA SINGH,SHAILENDRA KUMAR
 R/o .7 MIAN ROAD OPP TIVOLI GARDEN CHHATTARPUR NEW DELHI,HNO-619/8 OPP TIVOLI GARDEN
 CHHATTARPUR ND,KH NOS-963/1 MINN AND 1996/962 MIN, OPP HDFC BANK CHHATTARPUR ND
 vendee(s)/Mortgagee (s) in the presence of He/They/ were also identified by the aforesaid witnesses.

Registrar/Sub Registrar
 SR V A Hauz Khas
 Delhi/New Delhi

Date 19/07/2022 12:49:29
 Revenue Department NCT of Delhi DORIS NIC-DSU

-3-

- i) Dated 30.07.1982, duly registered as Document No. 4507, in Addl. Book No. I, Volume No. 4713, on pages 67 to 71, on 31.07.1982;
- ii) Dated 24.03.1984, duly registered as Document No. 1572, in Addl. Book No. I, Volume No. 5011, on pages 184 to 187, on 24.03.1984;
- iii) Dated 17.03.1988, duly registered as Document No. 1860, in Addl. Book No. I, Volume No. 6057, on pages 61 to 64, on 17.03.1988;
- iv) Dated 14.06.1995, duly registered as Document No. 6184, in Addl. Book No. I, Volume No. 8815, on pages 92 to 98, on 31.07.1995.

B) **AND WHEREAS** said Mrs. Reshma Uttam sold/transferred the 'Entire Land' to M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, vide a Sale Deed, dated 14.11.2006, duly registered as Document No. 16300, in Book No. I, Volume No. 6786, on pages 1 to 160, dated 17.11.2006, in the office of the Sub-Registrar-V, New Delhi.

C) **AND WHEREAS** said M/s. A-Plus Estates Private Limited got the said 'Entire Land' mutated in its own name in the Revenue Record of Village Bhati, Tehsil Mehrauli, New Delhi, and became the Absolute Owner/Bhumidar of the 'Entire Land'.

AND WHEREAS said M/s. A-Plus Estates Private Limited through its Authorized Signatory Mr. Anil Mahindra, son of Shri K.C. Mahindra, resident of D-12, Second Floor, Model Town, Delhi-110009, duly authorised vide resolution passed in the meeting of the Board of Directors held on 19.03.2020, has sold/transferred the **1675/2200 undivided share Agricultural Land measuring 5 Bighas and 10 Biswas, (equal to 4 Bigha 3 Biswa and 15 Biswansi), comprising in Khasra No. 963/1min (2-09) and 1996/962 min (3-1) Village Bhati, New Delhi** to M/s. Balaji Metropolis Private Limited (Pan - AAHCB6354N), a Private Limited Company duly incorporate under the Company Act, 1956, having its registered office at 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074 through its Director **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, duly authorized in the meeting of the board of Directors held on 18.07.2022 (the CONFIRMING PARTY HEREIN), vide an AGREEMENT TO SELL, dated 26/05/2022, duly registered as Document No. 5299, in Book No. I, Volume No. 4681, on pages 67 to 79, dated 02/06/2022 in the office of the Sub-Registrar-VA, New Delhi. And thereafter M/s. A-Plus Estates Private Limited gives the actual physical possession of the entire property to the CONFIRMING PARTY herein.

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi

Y Tyagi
Director

Aneta
Skumari
Jaya

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D) **AND WHEREAS** in the aforesaid manner, CONFIRMING PARTY herein became the sole, absolute, lawful owner and in actual physical possession of the 1675/2200 undivided share Agricultural Land measuring 5 Bighas and 10 Biswas, (equal to 4 Bigha 3 Biswa and 15 Biswansi), comprising in Khasra No. 963/1min (2-09) and 1996/962 min (3-1) Village Bhati, New Delhi.

E) **AND WHEREAS** the VENDOR and CONFIRMING PARTY or their bona-fide needs and requirements has agreed to irrevocably sell, convey, transfer and assign to the VENDEE and the VENDEE have agreed to purchase the 240/2200 undivided share Agricultural Land measuring 5 Bighas and 10 Biswas, (equal to 12 Biswa or say 600 sq.yds size 49'.5" X 109'.10"), comprising in Khasra No. 963/1 min (2-09) and 1996/962 min (3-1) Village Bhati, New Delhi, (having plot No. 7 mentioned in Annexure-I, marked with red colour) (*fully described in the 'Schedule of The Property' given below*) (hereinafter referred to as the "**SAID PROPERTY**"), with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said property for a total sale consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakh Only)**. Which is bounded as under:-

East : Road wide 25 ft.
West : Other Property.
North : Other Property.
South : Road wide 20 ft.

F) **AND WHEREAS** the VENDOR and CONFIRMING PARTY do hereby assures and covenants with the VENDEE as follows:

- i) That the **said property** is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. What so ever or how so ever and there is no litigation or any other proceedings pending relating to the **said property**.
- ii) That there is no order of attachment by the Income-Tax Authorities or by any other authority nor any notice of acquisition/requisition has been received in respect of the **said property**.
- iii) That excepting the CONFIRMING PARTY nobody else has any right, title, interest, claimor demand whatsoever or howsoever in respect of the **said property** and the CONFIRMING PARTY has full authority and power to sell, transfer the **said property** and receive the sale consideration in its own name and the **said property** is not subject matter of any HUF and no part of the **said property** is owned by any minor.
- iv) That there is no subsisting agreement for sale in respect of the **said property** nor has it been disposed of or transferred to any other person or persons under any Gift, Will, Exchange or any other arrangement etc., except this Sale Deed.

For Bala Ji Metropolis Pvt. Ltd.

Jyoti
Director

Aneeta
Skumari
Jaya

Jyoti

-5-

- v) That there is no legal impediment or bar within the knowledge of the VENDOR and CONFIRMING PARTY whereby the VENDOR and CONFIRMING PARTY can be prevented from obtaining the No Objection Certificate under the Delhi Land (Restriction on transfer) Act, 1972.
- vi) That all taxes and dues in respect of the said property have been paid up to date and in the event there is any outstanding dues the and CONFIRMING PARTY shall settle the same.

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the VENDEE have agreed to purchase the said property and the VENDOR and CONFIRMING PARTY do hereby keep the VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR and CONFIRMING PARTY.

G) AND WHEREAS the VENDOR and CONFIRMING PARTY shall apply and obtain the No Objection Certificate/Status Report for the sale of the said land in favour of the VENDEE vide No.9058000004512 dated 13/07/2022.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of total sum of **Rs.36,00,000/- (Rupees Thirty Six Lakh Only)**, which has been received by the and CONFIRMING PARTY from the VENDEE, in the following manner: -

S.N.	RTGS/NEFT/Cheque	Date	Amount	Drawn on
1.	149072	07.11.2021	6,00,000/-	BANK OF INDIA
2.	786838	07.11.2021	13,00,000/-	YES BANK
3.	159RJC71839	10.11.2021	50,000/-	AXIS BANK
4.	AXMB213155019444	11.11.2021	5,50,000/-	AXIS BANK
5.	696186	17.07.2022	5,00,000/-	CANARA BANK
6.	182059	18.07.2022	3,00,000/-	BANK OF INDIA
7.	000232	18.07.2022	3,00,000/-	ICICI BANK
	TOTAL		36,00,000/-	

the separate receipt of which the CONFIRMING PARTY hereby admits and acknowledges, in full and final settlement. The VENDOR and CONFIRMING PARTY do hereby sell, convey and transfer the said property to the VENDEE, who shall hereinafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, access, easements and appurtenances whatsoever of the said property, unto the VENDEE, absolutely and forever, by way of this sale deed.

2. That the actual physical vacant possession of the said property has been delivered by the VENDOR and CONFIRMING PARTY to the VENDEE, on the spot.

For Bala Ji Metropolis Pvt. Ltd.

Jyoti

Jyoti
Director

Anelita
SKumari
Jaya

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3. That with the execution of this sale deed all the rights, title, interest, claim or concern of the VENDOR and CONFIRMING PARTY has ceased and the VENDEE have stepped into the shoes of the VENDOR and CONFIRMING PARTY forever. The VENDEE shall hence forth enjoy the rights of absolute ownership without any interference or objection from the VENDOR and CONFIRMING PARTY or anyone else.
4. That the VENDOR and CONFIRMING PARTY hereby assures the VENDEE that the VENDOR and CONFIRMING PARTY has neither done nor been party to any act whereby the VENDOR's and CONFIRMING PARTY's rights and title to the **said property** may in any way be impaired or whereby the VENDOR and CONFIRMING PARTY may be prevented from transferring the **said property**.
5. That the VENDOR and CONFIRMING PARTY hereby declares and represents that the **said property** is not subject matter of any HUF and that no part of the **said property** is owned by any minor.
6. That excepting the VENDOR and CONFIRMING PARTY nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the **said property** and also enjoys the marketable title.
7. That now the VENDOR and CONFIRMING PARTY admits that the VENDOR and CONFIRMING PARTY has been left with no right, title, interest or concern of any nature whatsoever in the **said property** and the VENDEE has become the absolute owner of the **said property** by this Sale Deed, who shall be fully competent to use and enjoy the **said property** or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner the VENDEE like, without any claim, demand and objection by the VENDOR and CONFIRMING PARTY and its other legal representatives and executors.
8. That the VENDOR and CONFIRMING PARTY assures the VENDEE that the **said property** is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, legal flaws, claims, prior Agreement to Sell, loan, surety, security, hypothecation, income-tax, wealth tax attachment, family or religious disputes. The VENDOR and CONFIRMING PARTY has not signed any documents (i.e. General Power of Attorney, Special Power of Attorney, etc.) in respect of the **said property** nor has issued any receipt for any payments such as earnest money, advance amount, part payments, etc., and if it is ever proved otherwise, or if the whole or any portion of the **said property** is ever taken away or slips from the possession of the VENDEE on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the VENDOR and CONFIRMING PARTY, then the VENDOR and CONFIRMING PARTY will be liable and responsible to make good, the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE at the prevailing rate from moveable and immovable properties of the VENDOR and CONFIRMING PARTY.

For Bala Ji Metropolis Pvt. Ltd.

Director

Anehita
Skumasi
Jaya

-7-

9. The VENDEE can get the **said property** mutated in his name in Revenue Records, S.D.M.C., BSES Rajdhani Power Limited, Delhi Jal Board IGL/PNG and other concerned authorities on the basis of this Sale Deed or its certified true copy and the VENDOR and CONFIRMING PARTY hereby assures to extend all help, for effectual transfer/mutation, at no extra costs.
10. That the land revenue, house tax, electricity charges, or any dues and demands in respect of the **said property** has been paid by the VENDOR and CONFIRMING PARTY up to the date of handing over the physical possession of the **said property** and thereafter the VENDEE will be responsible for all the payments, dues and demands of the same.
11. That all photocopies of the original Sale Deeds mentioned above in respect of the **said property** have been handed over by the VENDOR and CONFIRMING PARTY to the VENDEE.
12. That both the parties to this sale deed are Indian Nationals.
13. The VENDOR and CONFIRMING PARTY and the VENDEE, do hereby declare and affirm that this transaction shall not create uneconomic holding with the VENDEE and there is no violation of DLR Act, because this land is governed by the PLR Act.
14. That in case, if the **said property** is acquired, then the VENDEE will be entitled to receive the compensation in his own name and the VENDOR and CONFIRMING PARTY will have no objection for the same.
15. That the **said property** is presently not notified u/s 4 & 6 of Land Acquisition Act, 1894 & New Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and has not been acquired by the Government for any public purpose.
16. That all the expenses of this Sale Deed, viz. Stamp Duty, Registration charges, etc., shall be borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
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.

For Bala Ji Metropolis Pvt. Ltd.

[Signature]

[Signature]
Director

[Signature]
Skumar
Jaya

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instrument) Rules, 2007

1. Name of office of Registrar Sub-Registrar V-A
2. Name & Father's Name of the transferor: Yogesh Tyagi S/O Shri Mahender Singh Tyagi
3. Address of the transferor: Kh. No. 660/2, S/F-1, A-2 Block, Chhattarpur Extn., New Delhi.
4. Name & Father's Name of the transferee: Mrs. Vibha Kumari And Others
5. Address of the transferee: 7, Main Road, Opp. Tivoli Garden., Chhattarpur, New Delhi-110074.

6. If the property was transferred earlier (Yes/No):

(a) If yes, amount of consideration thereof. N.A

7. Amount of consideration of the present transfer: 36,00,000/-

8. Other information:-

A. In case of agricultural:-

- (i) Name of the Revenue Estate: Village Bhati
- (ii) Name of village: Village Bhati
- (iii) Khasra Number(s): Kh. No. 963/1 min (2-09) and 1996/962 min (3-1) Village Bhati
- (iv) Area of land under transfer (in hect/sq.mtr.): 600 sq. yds.,
(1 Acre.....sq.mtr., 1Bigha.....sq.mtr., 1 biswa.....sq. mtr)

B. In case of non-agricultural land:-

- (i) Location of the property:-
- (a) Name of the colony/locality:
- (b) 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):

(ii) Area (in sq.mtr):

Land use: residential/commercial.

[(Fill the corresponding value of the following uses as applicable in your case

- (a) Residential-1
- (b) Govt. public purpose-1
- (c) Private public (e.g. private schools, colleges, hospitals)
- (d) Industrial-2
- (e) Commercial-3]

(iii) Land Marks if any with the held of which the Property can be located. N.A



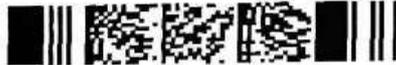
Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1579881990644
Issue Date	18-JUL-2022 15:10
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
Purchased By	VIBHA KUMARI AND OTHERS
Registration Fees Paid By	VIBHA KUMARI AND OTHERS
Property Description	KHASRA NO. 963/1 MIN (2-09) AND 1996/962 MIN (3-1) VILLAGE BHATI, NEW DELHI
Purpose	Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 36,076.00
Copying Fees	₹ 100.00
E-change of Name Fee - South DMC	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 37,200.00
(Rupees Thirty-Seven Thousand Two Hundred Only)	

e-Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For Bala Ji Metropolis Pvt. Ltd.

Jayaji

Jayaji
Director

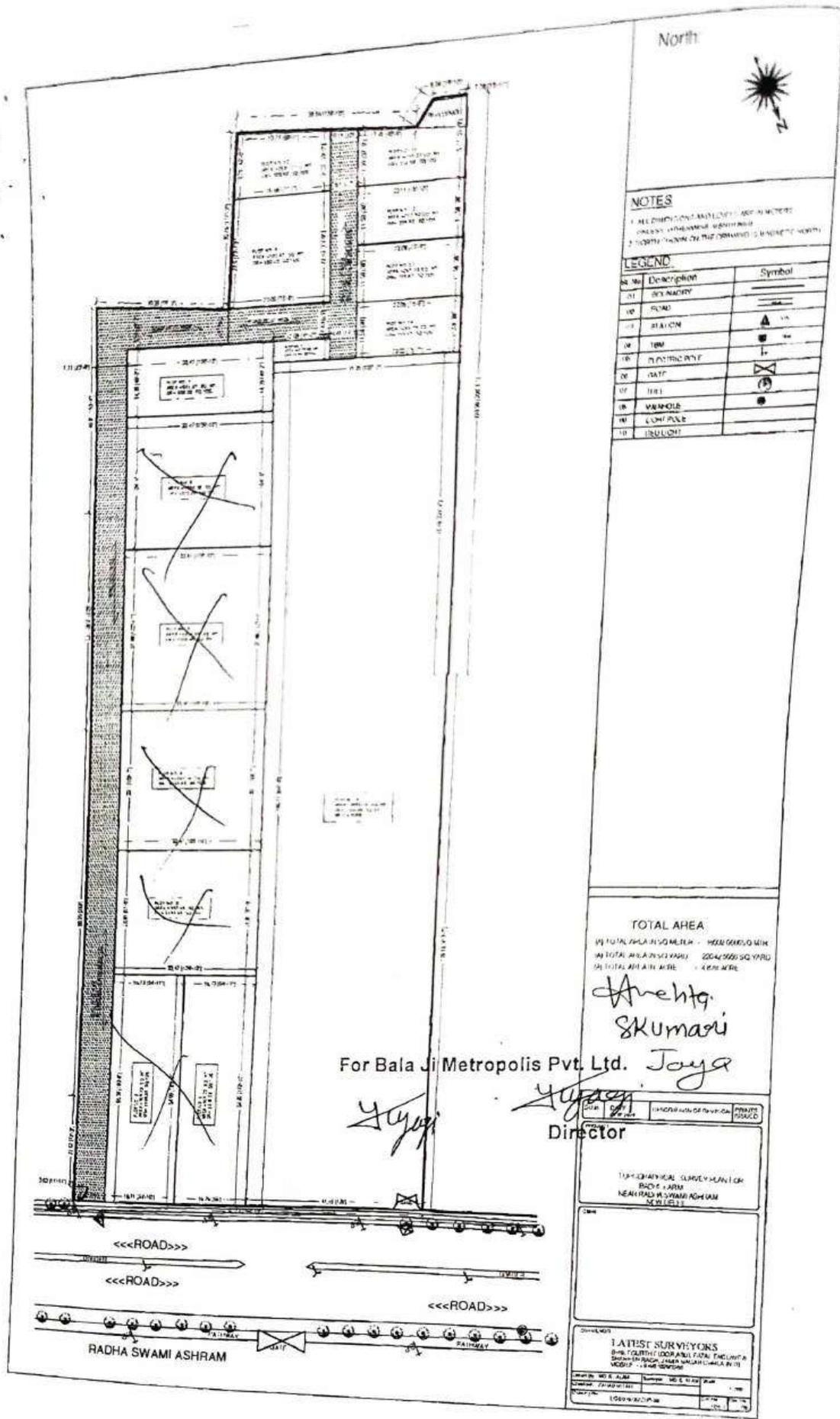
Vmshta

SKumar

Jaya

Vmshta
9810550091

Vmshta
65@
gmail.com



North



NOTES

- 1. ALL DIMENSIONS AND LEVELS ARE IN METERS
- 2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE SPECIFIED
- 3. NORTH IS TO BE TAKEN ON THE COMPASS AS INDICATED

LEGEND

Sl. No.	Description	Symbol
01	BOUNDARY	—
02	ROAD	—
03	STATION	▲
04	T.M.	+
05	HYDRANT	⊕
06	WATER	⊗
07	WELL	⊙
08	MANHOLE	⊗
09	LIGHT POLE	⊕
10	STREET LIGHT	⊕

TOTAL AREA

1. TOTAL AREA IN SQ. METERS = 15000.00 SQ. METERS
 2. TOTAL AREA IN SQ. YARDS = 3561.67 SQ. YARDS
 3. TOTAL AREA IN ACRES = 4.10 ACRES

Anehta
SKUMARI

For Bala Ji Metropolis Pvt. Ltd. *Jaya*

Jaya

Jaya
 Director

APPROVED BY: _____
 PROJECT OFFICER

1. PROPERTY OF: _____
 2. NAME: _____
 3. ADDRESS: _____

DATE: _____
 1. LIST OF SURVEYORS
 2. NAME: _____
 3. ADDRESS: _____
 4. PHONE: _____

RADHA SWAMI ASHRAM

M/S. BALAJI METROPOLIS PRIVATE LIMITED

5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED AT MEETING OF THE BOARD OF DIRECTORS OF M/S. BALAJI METROPOLIS PRIVATE LIMITED, HELD AT ITS REGISTERED OFFICE AT 5, CHHATTARPUR EXTENSION, A-2 BLOCK, KH. NO. 660/1, NEW DELHI-110074 ON 18.07.2022 AT NEW DELHI.

“RESOLVED THAT the company do sale and transfer the 240/2200 undivided share Agricultural Land measuring 5 Bighas and 10 Biswas, (equal to 12 Biswa or say 600 sq.yds size 49'.5" X 109'.10"), comprising in Khasra No. 963/1min (2-09) and 1996/962 min (3-1) Village Bhati, New Delhi, (having plot No. 7 mentioned in Annexure-1, marked with red colour) To 1) Mrs. Vibha Kumari (UID – 5617 6761 6586 & PAN No. AKYPK 0809K) W/O Ashok Kumar Mehta R/O 7, Main Road, Opp. Tivoli Garden, Chhattarpur, New Delhi-110074, (2) Mrs. Sima Kumari (UID – 6975 3775 1319 & PAN No. CEHPS4524N), D/O Shri Ramadhar Singh R/O House No.619/8 Opp. Tivoli Garden, Chhattarpur, New Delhi-110074 & (3) Mrs. Jaya (UID – 2791 1105 8542 & PAN No. ANYPJ1007F) W/O Shri Shailendra Kumar R/O Khasra No.619/8, Opp. HDFC Bank Chhattarpur, New Delhi-110074.

“RESOLVED FURTHER THAT Mr. Yogesh Tyagi, son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, the Director of the Company be and is hereby authorized to negotiate, finalise and enter into/ execute the Agreement for Sale and all other related Agreements/ documents/writings and papers on such terms as he may deem fit and do all acts and deeds as may be required for valid and effective purchase of the said property”.

“RESOLVED FURTHER THAT Mr. Yogesh Tyagi, as Director of the Company be and is hereby also authorized to sign and present all documents i.e. NOC, Sale Deed, Rectification Deed, Receipt, Possession Letter, etc., on behalf of company, to appear before the Sub-Registrar, Registrar or any other registering authorities etc., for the registration of the title transfer deeds or any other documents regarding the transfer of the above said property, to give statement, to appear before Tehsildar, Revenue Officer, SDMC/MCD, Courts or any authorities/department for the mutation and transfer of the said property, on the behalf of the Company”.

“RESOLVED FURTHER THAT Mr. Yogesh Tyagi, as Director of the Company be and is hereby authorized to do all acts, deeds, things and matters as maybe expedient or necessary for implementing the aforesaid resolutions”.

For Bala Ji Metropolis Pvt. Ltd.

Certified True Copy

For M/s. Balaji Metropolis Private Limited

Director

DIRECTOR

REVENUE DEPARTMENT, GOVT OF NCT OF DELHI OFFICE OF THE DISTRICT MAGISTRATE SAKET : SOUTH DISTRICT LAND STATUS REPORT	
	NO: 9058000004512
Application Details	
Name of Transferer:	YOGESH TYAGI THROUGH ATTORNEY A PLUS ESTATE PRIVATE LIMITED
Address of Transferer:	660/2, SECOND FLOOR -1 , A-2 BLOCK CHATTARPUR EXTN. NEW DELHI
Name of Transferee:	VIBHA KUMARI, VIBHA KUMARI SIMA KUMARI JAYA
Address of Transferee:	7 MAIN ROAD CHATTARPUR OPPOSITE TIVOLI GARDEN CHHATERPUR VILLAGE Delhi 110074 India, 7 MAIN ROAD CHATTARPUR OPPOSITE TIVOLI GARDEN CHATTARPUR VILLAGE NEW DELHI-110074
Details of Property/Land under transfer :	240/2200 UNDIVIDED SHARE IN AGRICULTURE LAND MEASURING 5 BIGHAS AND 10 BISWAS (EQUAL TO 12 BISWA) COMPRISING IN KHASRA NO.963/1MIN(2-09) AND 1996/962MIN(3-1) VILLAGE BHATI NEW DELHI KH963/1MIN/(2-09) , K1996/962M/(3-1)
Property Details:	
TEHSILDAR REPORT IN PART-B	
Name of transferer as per Revenue Record	YOGESH TYAGI THROUGH ATTORNEY A PLUS ESTATE PRIVATE LIMITED
Details of the Property /land under transfer	240/2200 UNDIVIDED SHARE IN AGRICULTURE LAND MEASURING 5 BIGHAS AND 10 BISWAS (EQUAL TO 12 BISWA) COMPRISING IN KHASRA NO.963/1MIN(2-09) AND 1996/962MIN(3-1) VILLAGE BHATI NEW DELHI
Revenue Estate	Bhati
Applicable Act	DLR Act
Classification Of Land	Agricultural Land
Whether any violation U/s 33 of DLR Act, 1954	NO ✓
Whether any violation U/s 74(4) of DLR Act, 1954	NO ✓
Whether any violation U/s 81 of DLR Act, 1954	NO ✓
Whether any court case is pending	NO ✓
Whether any objection is pending	NO ✓
Observation by Tehsildar:	Recommend on the basis of report submitted by patwari and kanungo. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILIER OR NOT
Observation by Tehsildar(Notification):	Recommended based on report of Kanoongo (LA), the same has been placed in file in Physical mode as there is no

13/07/2022 11:12:16

For Bala Ji Metropolis Pvt. Ltd.

Tyagi

Director

Aneeta Kumari Jaya

option to upload the same in online module, hence, the same may be seen before any further action.

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

UNDERTAKING

SR V A Hauz Khas

19/07/2022 12:34:24PM

Serial Number:- 9899

VIBHA KUMARI

, S/W/D/O

ASHOK KUMAR MEHTA

R/O

7 MIAN ROAD OPP TIVOLI GARDEN CHHATTARPUR NEW DELH

, Mobile No.

9810550091

, do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-

Details of property:-

House No.: KH NOS-963/1 MINN AND 1996/962
MIN, Road No.: , Bhatti

2. The mobile no. mentioned by me belongs to me.

3. I have 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.

skumari
Aneta
Jaaga
Signature of Buyer

Name of Buyer-

VIBHA KUMARI

Mobile No-

9810550091

-8-

Schedule of The Property'

- (1) Land measuring 300 sq.yds, Corner bearing plot No. 1, in favour of Mrs. Vibha Kumari.
- (2) Land measuring 150 sq.yds, bearing plot No. 3, in favour of Mrs. Sima Kumari.
- (3) Land measuring 150 sq.yds, bearing plot No. 2, in favour Mrs. Jaya.

Note: plan attached herewith, marked with specified area in favour of the Vendee.

IN WITNESS WHEREOF the VENDOR and CONFIRMING PARTY and the VENDEE have signed this SALE DEED at NEW DELHI on the date first mentioned above in the presence of the following witnesses.

WITNESSES: -

1.

AD: 2794-5371-6573

Navesh Sharma.

905h. Ram Lal Sharma

90 296, village Chatterpur,
New Delhi.

Sheelendra Kumar

2.

AD: 6608-5430-2824

Sheelendra Kumar

905h. R.N. Singh.

90 Arrah, Shejpur,
Bihar.

Yajani

VENDOR

For Bala Ji Metropolis Pvt. Ltd.

Yajani

CONFIRMING PARTY Director

Skumari

Ankita
Jaya

VENDEE

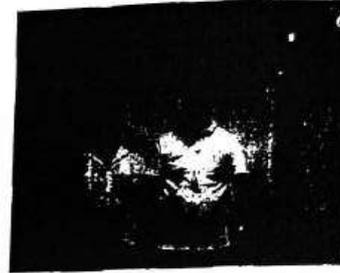
Reg. No. 7053 Reg. Year 2022-2023 Book No. 1



Ist Party



IInd Party



Witness

Ist Party A PLUS ESTATES PVT LTD THR ATT YOGESH TYAGI , BALAJI METROPOLIS PRIVATE LIMITED
THR YOGESH TYAGI
IInd Party VIBHA KUMARI , SIMA KUMARI , JAYA
Witness NARESH SHARMA, SHAILENDRA KUMAR

Certificate (Section 60)

Registration No.7,053 in Book No.1 Vol No 4,797
on page 48 to 61 on this date 22/07/2022 8:12:37PM day Friday
and left thumb impressions has/have been taken in my presence.



Date 22/07/2022 20:38:59

Sub Registrar
SE V A Hauz Khas
New Delhi/Delhi



2297724407053

Revenue Department NCT of Delhi

DORIS

NIC-DSU

2522

INDIA NON JUDICIAL

11192 C-2A
24/08/2022



Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL73954441815773U
 Certificate Issued Date : 16-Aug-2022 01:10 PM
 Account Reference : SHCIL (FI)/ dl-shcil/ LAJPAT NAGAR/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-SHCIL29260474579374U
 Purchased by : UMESH RAI
 Description of Document : Article 23 Sale
 Property Description : KHASRA NOS. 963/1 MIN, ETC., VILLAGE BHATI, NEW DELHI
 Consideration Price (Rs.) : 29,00,000
 (Twenty Nine Lakh only)
 First Party : A PLUS ESTATES PVT LTD THROUGH ITS ATTORNEY YOGESH TYAGI
 Second Party : UMESH RAI
 Stamp Duty Paid By : UMESH RAI
 Stamp Duty Amount(Rs.) : 1,74,000
 (One Lakh Seventy Four Thousand only)

Stamp LOCKED



Please write or type below this line

For Bala Ji Metropolis Pvt. Ltd.

Yyaji

Yyaji

Director

[Signature]

0002526958

Statutory Alert:

1. The genuineness of this Stamp Certificate should be verified at 'www.stampsalestamp.com' or same to Stamp Certificate type of State History.
2. The background color is yellow in this Certificate and an watermark of Purna Kumbh / Mahakumbh is embossed on it.
3. The issue of this Stamp Certificate is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.

16-Aug-2022 01:10 PM IN-DL73954441815773U 16-Aug-2022 01:10 PM IN-DL73954441815773U 16-Aug-2022 01:10 PM IN-DL73954441815773U



46.

Yogesh Tyagi

UID - 4362 2148 7498 ✓

CO. PAN - AAHCB6354N ✓

(Balaji Metropolis Pvt. Ltd.)



48.

Umesh Rai

PAN - AGRPR5917L ✓

UID - 3210 7218 8484 ✓

SALE DEED FOR RS. 29,00,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Village Bhati, Tehsil Saket, New Delhi
3.	Area Under Transfer	:	10 Biswas
4.	Type of Property	:	Agricultural
5.	Valuation as per Circle Rates		
	Circle Rate Per Biswas		Land Area in Biswas
	53,00,000 / 96	X	10
		=	Rs. 5,52,084/- Approx.
6.	Transaction Value	:	Rs.29,00,000/-
	(a) Stamp Duty	:	Rs. 87,000/-
	(b) Corporation Tax	:	Rs. 87,000/-
	(a + b) Total Stamp Duty Paid	:	Rs.1,74,000/-

This Sale Deed (hereinafter referred to as 'Deed') is executed at New Delhi on this 24th day of August, 2022 by and between;

For Balaji Metropolis Pvt. Ltd.

Director

Yyaghi



Yyaghi



Wah



Vinced



Alam



M/s. A-Plus Estates Private Limited (CIN - U70109DL2006PTC154546), a Private Limited Company duly incorporated under the Company Act, 1956, having its registered office at E-4, Defence Colony, New Delhi-110024 and previous office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044; through its Authorized Signatory Mr. Anil Mahindra, son of Shri K.C. Mahindra, resident of D-12, Second Floor, Model Town, Delhi-110009, representative through its General Power Attorney **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, vide GPA, dated 26.05.2022, duly registered as Document No. 1236, in Book No. 4, Volume No. 761, on pages 172 to 175, regd. on 02.06.2022, in the office of the Sub-Registrar-V A, Hauz Khas, New Delhi, (hereinafter called the '**VENDOR**' and/or '**SELLER**'), which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include its successors, representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignee(s).

AND

M/s. Balaji Metropolis Private Limited (Pan - AAHCB6354N), a Private Limited Company duly incorporate under the Company Act, 1956, having its registered office at 5, Chhattarpur Extension, A-2 Block, Kh. No. 660/1, New Delhi-110074, through its Director **Mr. Yogesh Tyagi** (UID - 4362 2148 7498), son of Shri Mahender Singh Tyagi, resident of Kh. No. 660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, duly authorized in the meeting of the board of Directors held on 27.07.2022, hereinafter called the "**CONFIRMING PARTY**", (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns.

Yogesh Tyagi

For Balaji Metropolis Pvt. Ltd.

Yogesh Tyagi

Director

Yogesh Tyagi

11192

Date 24/08/2022 11:47:16AM

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Bhatti

Building Type

Property Type Khadar

Place (Segment) Bhatti

Property Address House No.: KHASRA NOS. 963/I MIN ETC. Road No.: Bhatti

Area of Property 10.00 Bishwa

Money Related Detail

Consideration Amount : 2,900,000.00 Rupees

Stamp Duty Paid 174,000.00 Rupees

Value of Registration Fee 29,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

A PLUS ESTATES PVT LTD
THROUGH ITS ATTORNEY YOGESH
M/S BALAJI METROPOLIS PVT
LTD TH YOGESH TYAGI

NA

E-4 DEFENCE COLONY ND

NA

A-2 BLOCK KH NO-660/1 ND

in the office of the Sub Registrar, Delhi this 24/08/2022 11:38:26AM day Wednesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

A PLUS ESTATES PVT LTD THROUGH ITS ATTORNEY YOGESH TYAGI, M/S BALAJI METROPOLIS PVT LTD TH YOGESH TYAGI

and Shri / Ms.
UMESH RAI

THROUGH HIS I.D

Who is/are identified by Shri/Smt/Km. VINOD TIWARI S/o W/o D/o GUPTESHWAR TIWARI R/o D-49 SUMAN COLONY CHHATARPUR ND

and Shri/Smt/Km MAYANK PRAKASH GUPTA S/o W/o D/o RADHEY SHAYAM GUPTA R/o 895-D WARED NO-8 MEVRA COLONY

(Marginal Witness). Witness No. 1/1/2022 to me.

Contents of this deed explained to the parties who understand the conditions and admit them as correct.

Certified that the nature of Right, as (and where applicable) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admits(s) prior receipt an entire consideration Rs. 2,900,000.00 Twenty Nine Lakh Only

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

Vendor(s) Mortgagor(s) by, Sh. Ms. UMESH RAI S/o, W/o, KAILASH NATH RAI

R/o, B-67/2 CHHATERPUR EXTN ND

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

Date 24/08/2022 12:02:34

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

IN FAVOUR OF

Shri Umesh Rai (UID - 3210 7218 8484 & PAN - AGRPR5917L), son of Shri Kailash Nath Rai, resident of B-67/2, Chhattarpur Extension, South Delhi, New Delhi-110074, (hereinafter called the 'VENDEE' and/or 'PURCHASER'), which expression shall, unless it be repugnant to the context or meaning thereof be deemed to made and include him, his legal heirs, legal representatives, administrators, executors, transferee(s), nominee(s) and assignee(s).

The 'Vendor' or 'Seller', the 'Confirming Party' and the 'Vendee' or 'Purchaser' herein are collectively referred to as 'Parties' hereto and individually as 'Party'.

PREAMBLE OF PROPERTY

- A) **WHEREAS** the VENDOR (i.e. M/s. A-Plus Estates Private Limited) is sole, absolute, rightful, lawful recorded owner and in actual physical possession of the Agricultural land measuring 23 Bighas and 5 Biswas, comprised in Khasra Nos. 1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-7), with boundary wall, tubewell & electric connection, situated in the Revenue Estate of Village Bhati, Tehsil Mehrauli, New Delhi, (hereinafter referred to as the 'Entire Land'), having purchased the same from Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, vide a Sale Deed, dated 14.11.2006, duly registered as Document No. 16300, in Book No. I, Volume No. 6786, on pages 1 to 160, dated 17.11.2006, in the office of the Sub-Registrar-V, New Delhi.

For Director, A-Plus Estates Pvt. Ltd.

Director

B) **AND WHEREAS** the said Mrs. Reshma Uttam, daughter of Sh. H.K. Uttam, resident of 15, Birbal Road, Jangpura Extension, New Delhi, had purchased the above said land from Sh. Triloki Nath Khanna, son of Late L. Gokal Chand, Sh. Surajmal, son of Sh. Nanwa, Sh. Surja & Sh. Pemi, both sons of Sh. Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Sh. Ramla, Sh. Shiv Charan, son of Sh. Lal Singh, Sh. Lala, son of Sh. Chote, Sh. Rajinder Singh Dahiya, son of Sh. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar, all sons of Sh. Rajender Singh, vide four separate Sale Deeds, duly registered in the office of the Sub-Registrar, New Delhi, details as under:-

- i) Dated 30.07.1982, duly registered as Document No. 4507, in Addl. Book No. I, Volume No. 4713, on pages 67 to 71, on 31.07.1982;
- ii) Dated 24.03.1984, duly registered as Document No. 1572, in Addl. Book No. I, Volume No. 5011, on pages 184 to 187, on 24.03.1984;
- iii) Dated 17.03.1988, duly registered as Document No. 1860, in Addl. Book No. I, Volume No. 6057, on pages 61 to 64, on 17.03.1988;
- iv) Dated 14.06.1995, duly registered as Document No. 6184, in Addl. Book No. I, Volume No. 8815, on pages 92 to 98, on 31.07.1995.

C) **AND WHEREAS** the VENDOR (i.e. M/s. A-Plus Estates Private Limited), entered into an Agreement to Sell, dated 26.05.2022 with entered M/s. Balaji Metropolis Private Limited (the Confirming Party herein), for sale and purchased of the 473/1820th undivided share in the Agricultural land measuring 4 Bighas and 11 Biswas, equal to (1 Bigha 3 Biswas and 13 Biswansi), comprised in Khasra Nos. 963/1 Min (1-7), 1020 Min (2-15) and 1021 Min (0-9), situated in the Revenue Estate of Village Bhati, Tehsil Saket, New Delhi, (hereinafter referred to as the "**ENTIRE PROPERTY**"), vide an Agreement to Sell (without possession), duly registered as Document No. 5299, in Book No. I, Volume No. 4681, on pages 67 to 79, regd. on 02/06/2023 in the office of the Sub-Registrar-V A, Hauz Khas, New Delhi. And thereafter M/s. A-Plus Estates Private Limited gives the actual physical possession of the entire property to the CONFIRMING PARTY herein.

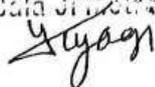
For Bala Ji Metropolis Pvt. Ltd.

Director

- D) **AND WHEREAS** the VENDOR through attorney and the CONFIRMING PARTY have full right, absolute authority to sell, dispose off and transfer the aforesaid entire property in whole or in parts and none else except the VENDOR and the CONFIRMING PARTY have any right, title or interest in the same.
- E) **AND WHEREAS** the VENDOR and the CONFIRMING PARTY do hereby assure and covenant with the VENDEE as follows;
- i) That the said property is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. What so ever or how so ever and there is no litigation or any other proceedings pending relating to the said property.
 - ii) That there is no order of attachment by the Income-Tax Authorities or by any other authority nor any notice of acquisition/requisition has been received in respect of the said property.
 - iii) That excepting the VENDOR and the CONFIRMING PARTY nobody else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and the VENDOR and the CONFIRMING PARTY have full authority and power to sell, transfer the said property and receive the sale consideration in the name CONFIRMING PARTY and the said property is not subject matter of any HUF and no part of the said property is owned by any minor.
 - iv) That there is no subsisting agreement for sale in respect of the said property nor has it been disposed of or transferred to any other person or persons under any Gift, Will, Exchange or any other arrangement etc. except this Sale Deed.



For Eala Ji Petrowalls Pvt. Ltd.



Director

- v) That there is no legal impediment or bar within the knowledge of the VENDOR whereby the VENDOR and the CONFIRMING PARTY can be prevented from obtaining the No-Objection Certificate under the Delhi Land (Restriction on transfer) Act, 1972.
- vi) That all taxes and dues in respect of the said property have been paid up to date and in the event there is any outstanding dues the VENDOR and the CONFIRMING PARTY shall settle the same.

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 property and the VENDOR and the CONFIRMING PARTY do hereby keep the VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR and the CONFIRMING PARTY.

- F) **AND WHEREAS** the VENDOR through attorney and the CONFIRMING PARTY for their bonafide need and requirement have agreed to irrevocably sell, convey, transfer and assign to the VENDEE and the VENDEE has agreed to purchase the **200/1820th undivided share in the Agricultural land measuring 4 Bighas and 11 Biswas, equal to (10 Biswas i.e. 500 Square Yards, having dimension 41'-2" X 109'-4")**, comprised in Khasra Nos. 963/1 Min (1-7), 1020 Min (2-15) and 1021 Min (0-9), situated in the Revenue Estate of Village Bhati, Tehsil Saket, now known as **Plot** No. 5-B, New Delhi, which is bounded as under:-

East	:	25' wide Common Road
West	:	Other's Property
North	:	Other's Property
South	:	Other's Property

as per fully described Yellow Colour site plan attached herewith, (hereinafter referred to as the "**SAID PROPERTY**"), with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said property, for a total sale consideration of **Rs. 29,00,000/- (Rupees Twenty Nine Lakh Only)**.

[Signature]

For Bala Ji Metropolis Pvt. Ltd.

[Signature]

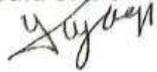
7

Director

[Signature]

- 4) That the VENDOR and the CONFIRMING PARTY hereby assure the VENDEE that the VENDOR and the CONFIRMING PARTY have neither done nor been party to any act whereby the VENDOR's and the CONFIRMING PARTY rights and title to the said property may in any way be impaired or whereby the VENDOR and the CONFIRMING PARTY may be prevented from transferring the said property.
- 5) That the VENDOR and the CONFIRMING PARTY hereby declare and represent that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor.
- 6) That excepting the VENDOR and the CONFIRMING PARTY nobody else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property and also enjoys the marketable title.
- 7) That now the VENDOR and the CONFIRMING PARTY admit that the VENDOR and the CONFIRMING PARTY have been left with no right, title, interest or concern of any nature whatsoever in the said property and the VENDEE has become the absolute sole owner of the said property by this Deed, who shall be fully competent to use and enjoy the said property or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner the VENDEE likes, without any claim, demand and objection by the VENDOR and the CONFIRMING PARTY and their other legal representatives and executors.
- 8) That the VENDOR and the CONFIRMING PARTY assure the VENDEE that the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, legal flaws, claims, prior Agreement to Sell, loan, surety, security, hypothecation, income-tax, wealth tax attachment, family or religious disputes. The VENDOR and the CONFIRMING PARTY have not signed any documents (i.e. General Power of Attorney, Special Power of Attorney,

For Bala Ji Metropolis Pvt. Ltd.



Director

etc.) in respect of the said property nor has issued any receipt for any payments such as earnest money, advance amount, part payments, etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said property is ever taken away or slips from the possession of the VENDEE on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the VENDOR and the CONFIRMING PARTY, then the VENDOR and the CONFIRMING PARTY will be liable and responsible to make good, the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE at the prevailing rate, from moveable and immovable properties of the VENDOR and the CONFIRMING PARTY.

- 9) The VENDEE can also get the said property mutated in his own name in Revenue Records, M.C.D., BSES Rajdhani Power Limited, Delhi Jal Board, IGL/PNG and other concerned authorities on the basis of this Sale Deed or its certified true copy and the VENDOR and the CONFIRMING PARTY hereby assures to extend all help, for effectual transfer/mutation, at no extra costs.
- 10) That the land revenue, house tax, electricity charges, or any dues and demands in respect of the said property has paid by the VENDOR and the CONFIRMING PARTY upto the date of handing over the physical possession of the said property and thereafter the VENDEE will be responsible for all the payments, dues and demands of the same.



For Bala Ji Metropolis Pvt. Ltd.



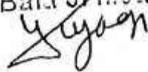
Director



- 11) That all photocopies of the original Sale Deeds and others documents mentioned above in respect of the said property have been handed over by the VENDOR and the CONFIRMING PARTY to the VENDEE.
- 12) That both the parties to this sale deed are Indian Nationals.
- 13) The VENDOR and the CONFIRMING PARTY and the VENDEES do hereby declare and affirm that this transaction shall not create uneconomic holding with the VENDEES and there is no violation of DLR Act.
- 14) That in case, if the said property is acquired, then the VENDEE will be entitled to receive the compensation in his own name and the VENDOR and the CONFIRMING PARTY will have no objection for the same.
- 15) That the said property is presently not notified u/s 4 & 6 of Land Acquisition Act, 1894 & New Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and has not been acquired by the Government for any public purpose.
- 16) That all the expenses of this Sale Deed, viz. Stamp Duty, Registration charges, etc., shall be borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
- 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.



For Bala Ji Metropolis Pvt. Ltd.



Director





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1919392285340
Issue Date	16-AUG-2022 19:10
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
Purchased By	UMESH RAI
Registration Fees Paid By	UMESH RAI
Property Description	KHASRA NOS. 963/1 MIN, ETC., VILLAGE BHATI, NEW DELHI
Purpose	REGISTRATION FEES OF SALE DEED

Particulars	Amount (Rs.)
Registration Fee	₹ 29,000.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 30,124.00
(Rupees Thirty Thousand One Hundred Twenty-Four Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For *Syagri* *Syagri* *Umesh*
For *Syagri* *Syagri* *Umesh*
Director

9311256662
Umeshrai678@gmail.com

In case of built-up property other than flats:-

- i. Total area to the plot : N.A.
- ii. Land use : Agricultural

(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 (e.g. private schools, colleges, hospitals)
- d. Industrial-2
- e. Commercial -3

- iii. Total plinth area of the property (in sq. mtr.) : N.A.
- iv. Plinth area under transfer (in sq. mtr.) : N.A.
- v. Year of construction : N.A.

*(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:

- i. Constructed by DDA/Co-operative Group Housing Society (CGHS) Private Builder : N.A.
- ii. Plinth area of the flat (in sq. mtr.) : N.A.
- iii. Whether number of storeys in the building of your flat exceeds four or not (Yes/No) : N.A.

For Bala Ji Metropolis Pvt

Yyagi
Name & Signature of the Transferor

VERIFICATION

I, **Yogesh Tyagi**, son of Shri Mahender Singh Tyagi, as attorney of M/s. A-Plus Estates Private Limited, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified today, this 24th day of August, 2022.

Yyagi
Signature of Transferee

For Bala Ji Metropolis Pvt. Ltd.
Yyagi Director
Signature of Transferor

See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

Name of office of Registrar/Sub-Registrar : Sub-Registrar-V A, Hauz Khas, New Delhi

Name of the Transferor : **Yogesh Tyagi**, son of Sh. Mahender Singh Tyagi,

Address of the transferor : Kh. No. 660/2, SF-1, A-2 Block, Chhattarpur Extension, New Delhi-74

Name of the transferees : **Umesh Rai**, son of Shri Kailash Nath Rai,

Address of the transferee : B-67/2, Chhattarpur Extension, New Delhi-110074

6. If the property was transferred earlier (Yes/No):
(a) if yes, amount of consideration thereof:

NIL

7. Transaction Value of the present Sale Deed : **Rs.29,00,000/-**

8. Other Information:-

A. In case of agricultural Land :

i. Name of the Revenue Estate : **Village Bhati, Tehsil Saket, New Delhi**ii. Name of Village : **Bhati, Tehsil Saket, New Delhi**iii. Khasra Number(s) : **200/1820th share in Khasra Nos. 963/1 Min (1-7), 1020 Min (2-15),
1021 Min (0-9)**iv. Land Area : **10 Biswas**

B. In case of non-agricultural land : N.A.

a. Location of the Property : N.A.

b. Name of the Colony/locality : N.A.

c. Sl. No. of the Colony/locality in the list colonies. Localities:

N.A.

d. Category of the colony/locality :

N.A.

(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).

i. Land share (in sq. mtr.) : N.A.

ii. Land use : **Agricultural**

(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 (e.g. private schools, colleges, hospitals)

d. Industrial-2

e. commercial-3

iii. Land Marks, if any, with the help of which the property can be located : **VILLAGE BHATI, TEHSIL SAKET, NEW DELHI.**



REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT

LAND STATUS REPORT



NO: 9058000004856

Application Details

Name of Transferer:

YOGESH TYAGI

Address of Transferer:

KH. NO.660/2, SF-1, A-2 BLOCK, CHHATTARPUR
EXTENSION, NEW DELHI, AS ATTORNEY OF A-
PLUS ESTATES PRIVATE LIMITED, THROUGH ITS
AUTHORISED SIGNATORY MR. ANIL MAHINDRA,
VIDE REGD. GPA DATED 26.05.2022

Name of Transferee:

UMESH RAI,UMESH RAI

Address of Transferee:

B-67/2 CHHATTERPUR EXTENSION NEW DELHI
CHATTARPUR EXTENSION Delhi 110074 India,B-
67/2 CHHATTARPUR EXTENSION, NEW DELHI-
110074

Details of Property/Land under transfer :

200/1820 UNDIVIDED SHARE IN AGRICULTURAL
LAND MEASURING 4 BIGHAS AND 11 BISWAS,
EQUAL TO (10 BISWAS), COMPRISED IN KHASRA
NOS.963/1 MIN (1-7), 1021 MIN (0-9) AND 1020 MIN
(2-15), SITUATED IN THE REVENUE ESATE OF
VILLAGE BHATI, TEHSIL SAKET, NEW DELHI

Property Details:

0//963/1 , 0//1021 , 0//1020

TEHSILDAR REPORT IN PART-B

Name of transferer as per Revenue Record

YOGESH TYAGI

Details of the Property /land under transfer

200/1820 UNDIVIDED SHARE IN AGRICULTURAL LAND
MEASURING 4 BIGHAS AND 11 BISWAS, EQUAL TO (10
BISWAS), COMPRISED IN KHASRA NOS.963/1 MIN (1-7),
1021 MIN (0-9) AND 1020 MIN (2-15), SITUATED IN THE
REVENUE ESATE OF VILLAGE BHATI, TEHSIL SAKET,
NEW DELHI

Revenue Estate

Bhati

Applicable Act

DLR Act

Classification Of Land

Agricultural Land

Whether any violation U/s 33 of DLR Act,1954

NO

Whether any violation U/s 74(4) of DLR Act,1954

NO

Whether any violation U/s B1 of DLR Act,1954

NO

Whether any court case is pending

NO

Whether any objection is pending

NO

Observation by Tehsildar:

Recommend on the basis of report submitted by patwari and
kanungo.THERE IS NO RECORD WHETHER PROPERTY

Observation by Tehsildar(Notification):

HAS BEEN SOLD/TRANSFERED EARILER OR NOT

As per report of Kgo(LA), Kh. No. 1020/1 (0-8), 1021/1 (0-4) is acquired vide Award No. 760 and rest area of these Kh. No. 1020 min (2-18) and 1021 min (3-3) is with private ownership. As per Field Book total area of Kh. No. 1020 (3-6), 1021 (3-7).

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

Digitally signed by PRIYANKA KUMARI
Reason: Dug: ADM
Date: 2022.08.11 02:50:02 +05:30

North:



NOTES

- 1. ALL DIMENSIONS AND LOCATIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. POSITION OF LOCATIONS IS SUBJECT TO CHANGE.

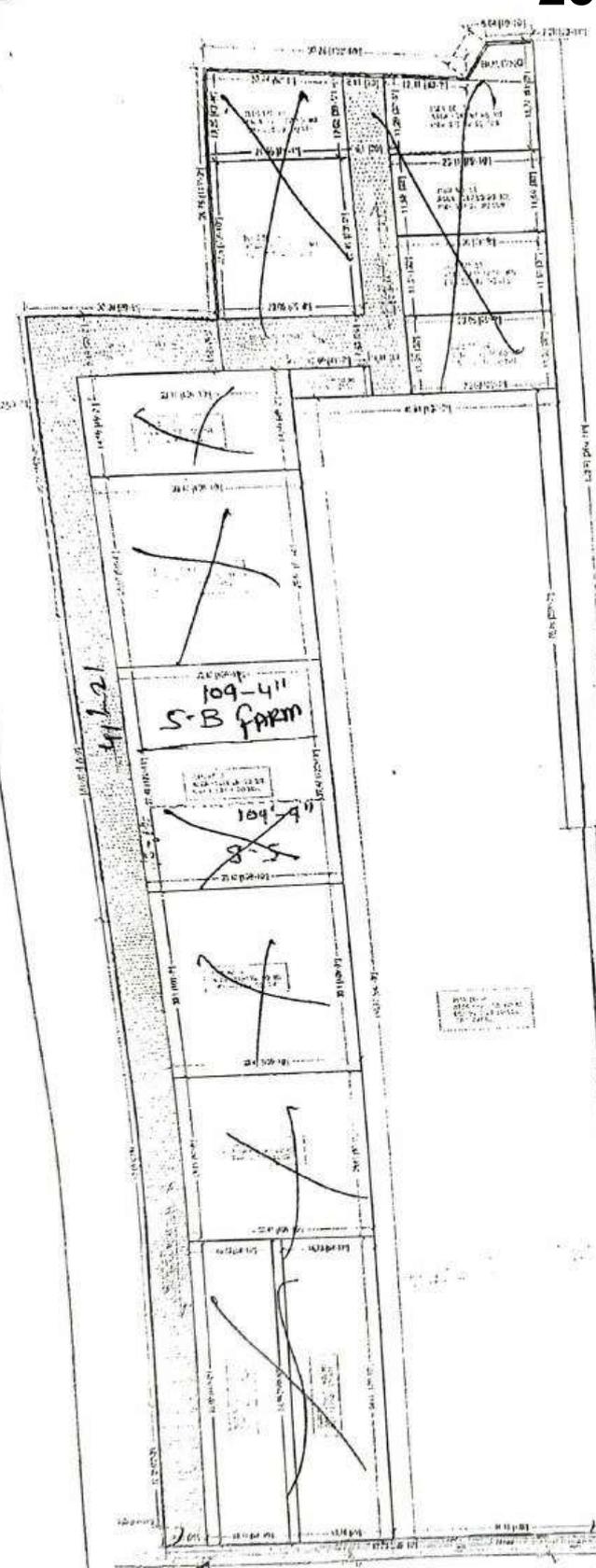
NO.	DATE	DESCRIPTION
1	10/10/1981	...
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3
4
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7
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9
10

TOTAL AREA
 (1) TOTAL AREA REGISTERED ...
 (2) TOTAL AREA ...
 (3) TOTAL AREA ...

Sujay
 Director

Sujay

NO.	DATE	DESCRIPTION	INITIALS
1
2
3
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5
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7
8
9
10



<<<ROAD>>
 <<<ROAD>>

<<<ROAD>>

RADHA SWAMI ASHRAM

UNDERTAKING

SR V A Hauz Khas

11192

24/08/2022 11:47:27AM

UMESH RAI

S/W/D/O

KAILASH NATH RAI

B-67/2 CHHATERPUR EXTN ND

Mobile No.

9311256662

do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-

Details of property:-

House No.: **KHASRA NOS. 963/1 MIN ETC.**Road No.: **Bhatti**

2. The mobile no. mentioned by me belongs to me.

3. I have 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.

**Signature of Buyer**

Name of Buyer-

UMESH RAI

Mobile No-

9311256662

- 18) That the VENDOR is a company and has not revoked the said General Power of Attorney Deed and the said attorney is fully entitled and empowered to execute this Sale Deed in favour of the VENDEE.

IN WITNESS WHEREOF the VENDOR through attorney, the CONFIRMING PARTY and the VENDEE have signed this SALE DEED at NEW DELHI on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1.



Vinod Tiwari

S/o Sh. Gupteshwar Tiwari,
R/o D-49, Suman Colony,
Chhattarpur Extension,
New Delhi-110074
UID - 5273 0719 6214 ✓

2.



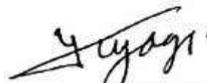
Mayank Prakash Gupta

S/o Sh. Radhey Shyam Gupta,
R/o 895-D, Ward No. 8, Mehrauli,
New Delhi-110030
UID - 6462 7346 8778 ✓



VENDOR
(Through Attorney)

For Bala Ji Metropolis Pvt. Ltd



Directo.
CONFIRMING PARTY

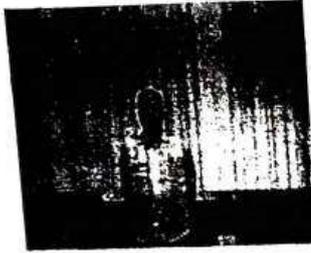


VENDEE

Reg. No.	Reg. Year	Book No.
8280	2022-2023	1



Ist Party



IInd Party



Witness

Ist Party	A PLU'S ESTATES PVT LTD THROUGH ITS ATTORNEY YOGESH TYAGI , M/S BALAJI METROPOLIS PVT LTD TH YOGESH TYAGI
IInd Party	UMESH RAI
Witness	VINOD TIWARI, MAYANK PRAKASH GUPTA

Certificate (Section 60)

Registration No.8,280 in Book No.1 Vol No 4,872
 on page 130 to 147 on this date 08/09/2022 6:36:23PM
 and left thumb impressions has/have been taken in my presence.

day Thursday

Sub Registrar
 SR V A Hauz Khas
 New Delhi/Delhi

Date 08/09/2022 18:43:59



Revenue Department NCT of Delhi

DORIS

NIC-DSU



सत्यमेव जयते

INDIA NON JUDICIAL

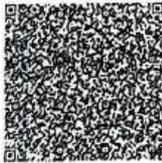
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10/10/22
CS
Rom

Government of National Capital Territory of Delhi

1143/1
31/10/22

e-Stamp

Certificate No. : IN-DL97209419455292U
 Certificate Issued Date : 04-Oct-2022 04:40 PM
 Account Reference : SHCIL (F)/ dl-shcil/ ITO/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-SHCIL73488596592441U
 Purchased by : SUMAN JANGID
 Description of Document : Article 23 Sale
 Property Description : KHASRA NO:963/1 MIN AND 1996/962 MIN VILLAGE BHATI NEW DELHI
 Consideration Price (Rs.) : 21,00,000
 (Twenty One Lakh only)
 First Party : A PLUS ESTATES PVT LTD THROUGH ATTORNEY YOGESH TYAGI
 Second Party : SUMAN JANGID
 Stamp Duty Paid By : SUMAN JANGID
 Stamp Duty Amount(Rs.) : 84,000
 (Eighty Four Thousand only)



Please write or type below this line

For Bala Ji Metropolis Pvt. Ltd:

Y Tyagi
Director

Suman Jangid

0004197051

Statutory Alert:

1. The authenticity of this stamped certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The duty of checking the legitimacy is on the terms of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



2544

189

::2::



49

YOGESH TYAGI

Pan. AAHCB6354N //

UID-436221487498 //



37

SUMAN JANGID

Pan .BAYPJ5347N //

UID-669540429903 //

SALE DEED

LOCALITY NAME : VILLAGE BHATI, NEW DELHI
MINIMUM CIRCLE RATE : Rs.53,00,000/-PER ACRE
TOTAL LAND UNDER TRANSFER : 7 Biswa 6 Biswansi
LAND USE : AGRICULTURAL

TRANSACTION VALUE : RS.21,00,000/-

STAMP DUTY 2 % RS.42,000/-

CORPORATION TAX 2 % RS.42,000/-

TOTAL STAMP DUTY PAID 4 % RS.84,000/-

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi
Director

Suman Jangid

Hyagi



Hyagi



Saman Tangid



*D. ...
L...*



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This **Sale Deed** is executed at New Delhi on this 10th day of October, 2022, by; M/s A-Plus Estates Private Limited, having its registered office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its authorized signatory of Mr. Anil Mahindra, through attorney MR. YOGESH TYAGI son of Shri Mahender Singh Tyagi, Resident of Kh.No.660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, by virtue of General Power of Attorney duly registered as document No.1238, in Additional Book No.4, Volume No.761, on pages 180 to 183, dt. 02.06.2022, duly registered in the office of the Sub-Registrar-V A, New Delhi, hereinafter called "**THE VENDOR**".

IN FAVOUR OF

SMT. SUMAN JANGID wife of Shri Vinod Kumar Jangid, Resident of D-4/248, Gali No.4, Sangam Vihar, Hamdard Nagar, New Delhi-110062, hereinafter called "**THE VENDEE**".

1) The expression of the terms the 'VENDOR' and the 'VENDEE' wherever they occur in the body of this Sale Deed, shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, members, transferee(s), beneficiary(res), legatee(s), probatee(s), nominee(s) and assign(s).

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi
Director

Suman Jangid

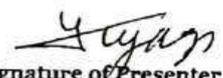
No. 12998

Date 10/10/2022 12:22:13 PM

Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil	SR V A Hauz Khas	Building Type	
Village/City	Bhatti	Property Type	Khadar
Place (Segment)	Bhatti	House No.:	KH NO 963/1 MIN AND 1996/962 MIN VILLAGE,
Property Address	Road No.: Bhatt		
Area of Property	7.00 Bishwa	6.00 Bishwansi	
Money Related Detail			
Consideration Amount	:2,100,000.00 Rupees		Stamp Duty Paid 84,000.00 Rupees
Value of Registration Fee	21,000.00 Rupees		Pasting Fee 100.00 Rupees

This document of SALE SALE WITHIN MC AREA
 Presented by : Shri/Smt. S/o W/o R/o
 M/S A PLUS ESTATES PRIVATE LIMITED TH ANIL MAHINDRA TH ATT YOGESH TYAGI 294/1 VISHWAKARMA COLONY LAL KUAN NEW DELHI
 in the office of the Sub Registrar, Delhi this 10/10/2022 12:22:13PM day Monday between the hours of

Signature of Presenter

 Suman Jangid



Registrar/Sub Registrar
 SR V A Hauz Khas
 Delhi/New Delhi

Execution admitted by the said Shri / Ms.
 M/S A PLUS ESTATES PRIVATE LIMITED TH ANIL MAHINDRA TH ATT YOGESH TYAGI
 and Shri / Ms.
 SUMAN JANGID

THROUGH HIS I.D

Who is/are identified by Shri/Smt/Km. DEVENDER TANWAR S/o W/o D/o MUKHPAL TANWAR R/o 37 BHATTI KHURD FATEHPUR BERI NEW DELHI
 and Shri/Smt./Km DINESH KUMAR SHARMA S/o W/o D/o RAMESHWAR PRASAD SHARMA R/o VILLAGE BAJRANGPURA TEHSIL WAZEERPUR WAZIRPUR SAWAI MADHOPUR RAJASTHAN
 (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. 2,100,000.00 Twenty One Lakh Only

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Ms. SUMAN JANGID S/o,W/o,SH VINOD KUMAR JANGID

R/o D-4/248 GALI NO 4 SANGAM VIHAR NEW DELHI

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

Date 10/10/2022 12:34:01 PM


Registrar/Sub Registrar
 SR V A Hauz Khas
 Delhi/New Delhi

Revenue Department NCT of Delhi

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2) **WHEREAS** the said Mrs. Reshma Uttam Daughter of Shri H.K. Uttam, Resident of 15, Birbal Road, Jangpura Extension, New Delhi, was the owner and in possession of Agricultural Land measuring 23 Bighas and 5 Biswas, bearing Khasra Nos.1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), and 1014 (3-7), Situated in the Revenue Estate of Village Bhati, Tehsil-Saket, M.B. Road, New Delhi, having purchased the same from Sh. Triloki Nath Khanna son of Late. L. Gokal Chand, Shri Surajmal son of Shri Nanwa, Shri Surja & Shri Pemi, both sons of Shri Ramla, Mrs. Jagmali and Mrs. Parmali, both daughters of Shri Ramla, Shri Shiv Charan son of Shri Lal Singh, Lala son of Shri Chote, Shri Rajinder Singh Dahiya son of Shri Har Kishan, Shri Bijender Singh, Shri Davinder Singh, Shri Ashok Kumar, Shri Virender Singh and Shri Narinder Kumar, all sons of Shri Rajender Singh, by virtue of Four Separate Sale Deed are as follows:-

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- a. As Document No.4507, in Additional Book No.1, Volume No.4713, on pages 67 to 71, on dt. 31.07.1982.
- b. As Document No.1572, in Additional Book No.1, Volume No.5011, on pages 184 to 187, on dt. 24.03.1984.
- c. As Document No.1860, in Additional Book No.1, on dt. 17.03.1988 and
- d. As Document No.6184, in Additional Book No.1, Volume No.8815, on pages 92 to 98, on dt. 31.07.1995.

All registered in the office of the Sub-Registrar, New Delhi.

For Bala Ji Metropolis Pvt. Ltd.

Suman Sangid
Director

Suman Sangid

:: 5 ::

- a) And whereas Mrs. Reshma Uttam Daughter of Shri H.K. Uttam, Resident of 15, Birbal Road, Jangpura Extension, New Delhi, has sold conveyed transferred in respect of Agricultural Land measuring 23 Bighas and 5 Biswas, bearing Khasra Nos.1019 (0-8), 963 Min (4-8), 1996/962 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), and 1014 (3-7), Situated in the Revenue Estate of Village Bhati, Tehsil-Saket, M.B. Road, New Delhi, to M/s A-Plus Estates Private Limited, having its registered office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its Director Sh. Ashok Gupta, by virtue of Sale Deed duly registered as document No.16300, in Additional Book No.1, Volume No.6786, on pages 1 to 160, on dt. 17.11.2006, duly registered in the office of the Sub-Registrar-V, New Delhi.
- b) And whereas M/s A-Plus Estates Private Limited, having its registered office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its authorized signatory Mr. Anil Mahindra, has sold conveyed transferred in respect of 1675/2200th undivided share in the Agricultural Land measuring 5 Bighsa and 10 Biswas, equal to 4 Bighas 3 Biswas and 15 Biswansi, comprised in Khasr Nos.963/1 Min (2-9), and 1996/962 Min (3-1), Situated in the Revenue Estate of Village Bhati, Tehsil-Saket, M.B. Road, New Delhi, to M/s Balaji Metropolis Private Limited, having its office at 5, Chhattarpur Extension, A-2 Block, Kh.No.660/1, New Delhi-110074, through is Director MR. YOGESH TYAGI son of Shri Mahender Singh Tyagi, Resident of Kh.No.660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, by virtue of Agreement to Sell, duly registered as document No.5299, in Additional Book No.1, Volume No.4681, on pages 67 to 79, dt. 02.06.2022, duly registered in the office of the Sub-Registrar-V A, New Delhi.

For Bala Ji Metropolis Pvt. Ltd.

Y Tyagi
Director

Suman Jangid

RIP No. 124

::6::

5) **THUS** in the manner aforesaid, the **VENDOR** herein, became the owner and exclusive, lawful owner and in actual physical possession of the **292/2200 undivided share in the land measuring 5 Bigha and 10 Biswa, equal to 14 Biswa and 12 Biswansi, comprised in Khasra No.963/1 Min (2-9) and 1996/962 Min (3-1), Situated in the Revenue Estate of Village Bhati, Tehsil-Saket, M.B. Road, New Delhi**, (hereinafter referred to as the "Entire Land"), and the **VENDOR** have full right, absolute authority to sell, dispose off and transfer the aforesaid land in whole or in parts and none else except the **VENDOR** have any right, title or interest in the same.

AND WHEREAS the **VENDOR** have obtained the No Objection Certificate/Status Report for the sale of the said land in favour of the **VENDEE**. The said permission was granted by Additional Distt. Magistrate (LA) Delhi, vide NOC No. 90580000005657, dated 04.10.2022.

6) **AND WHEREAS** the **VENDOR** for their bonafide need and requirement have agreed to irrevocably sell, convey, transfer and assign to the **VENDEE** and the **VENDEE** has agreed to purchase the **Land measuring 7 Biswa 6 Biswansi, out of total Land measuring 14 Biswa and 12 Biswansi, comprised in Khasra No.963/1 Min (2-9) and 1996/962 Min (3-1), Situated in the Revenue Estate of Village Bhati, Tehsil-Saket, M.B. Road, New Delhi**, (hereinafter referred to as "THE SAID LAND"), with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to be enjoyed in respect of the said land, for a total sale consideration of Rs.21,00,000/- (Rupees Twenty One Lakh Only).

For Bata di... Pvt. Ltd.

[Signature]

Director

[Signature] Suman Jangid

:: 7 ::

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That in consideration of total sum of Rs.21,00,000/- (Rupees Twenty One Lakh Only), which has already been received by the VENDOR from the VENDEE, in the following manner:-

AMOUNT	CHEQUE	DATED	DRAWN ON
21,00,000/-	436879	15.09.2022	IDBI Bank, E-29, PVR Road, Saket, New Delhi

the separate receipt of which the VENDOR hereby admit and acknowledge, in full and final settlement. The VENDOR doth hereby sell, convey and transfer the said land to the VENDEE, who shall hereinafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, access, easements and appurtenances whatsoever of the said land, unto the VENDEE, absolutely and forever, by way of this sale deed.

That the actual physical vacant possession of the said land has been delivered by the VENDOR to the VENDEE, on the spot.

That with the execution of this Sale deed all the rights, title, interest, claim or concern of the VENDOR have ceased and the VENDEE has stepped into the shoes of the VENDOR forever. The VENDEE shall henceforth enjoy the rights of absolute ownership without any interference or objection from the VENDOR or any one else.

For Bala Ji Metropolis Pvt. Ltd.

[Signature]

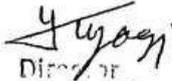
Suman Jangid

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That the VENDOR do hereby assure and covenant with the VENDEE as follows:

- a) That the said land is free from all encumbrances, charges, liens, lis-pendens, attachments, trusts, acquisitions, requisitions etc. What so ever or how so ever and there is no litigation or any other proceedings pending relating to the said land.
- b) That there is no order of attachment by the Income-Tax Authorities or by any other authority nor any notice of acquisition/requisition has been received in respect of the said land.
- c) That excepting the VENDOR nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land and the VENDOR has full authority and power to sell, transfer the said land and receive the sale consideration in his own name and the said land is not subject matter of any HUF and no part of the said land is owned by any minor.
- d) That there is no subsisting agreement for sale in respect of the said land nor has it been disposed of or transferred to any other person or persons under any Gift, Will, Exchange or any other arrangement etc. except this Sale Deed.
- e) That there is no legal impediment or bar within the knowledge of the VENDOR whereby the VENDOR can be prevented from obtaining the No-Objection Certificate under the Delhi Land (Restriction on transfer) Act, 1972.
- f) That all taxes and dues in respect of the said land have been paid up to date and in the event there is any outstanding dues the VENDOR shall settle the same.

For Bala Ji Metropolis Pvt. Ltd.


Director

Suman Jangid

:: 9 ::

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 land and the VENDOR do hereby keep the VENDEE indemnified for all losses and damages that the VENDEE may suffer because of any defect in the title of the VENDOR.

That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said land may in any way be impaired or whereby the VENDOR may be prevented from transferring the said land.

That the VENDOR hereby declares and represents that the said land is not subject matter of any HUF and that no part of the said land is owned by any minor.

That excepting the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said land and also enjoys the marketable title.

That now the VENDOR admits that the VENDOR has been left with no right, title, interest or concern of any nature whatsoever in the said land and the VENDEE has become the absolute sole owner of the said land by this Deed, who shall be fully competent to use and enjoy the said land or transfer or alienate the same to anyone by way of sale, gift, mortgage, lease or otherwise to anyone in the manner the VENDEE likes, without any claim, demand and objection by the VENDOR and his other legal heirs and successors.

For Bala Ji Metropolis Pvt. Ltd.

[Handwritten Signature]

Suman Jangid

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That the photocopy
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That the VENDOR assures the VENDEE that the said land is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, legal flaws, claims, prior Agreement to Sell, loan, surety, security, hypothecation, income-tax, wealth tax attachment, family or religious disputes. The VENDOR has not signed any documents (i.e. General Power of Attorney, Special Power of Attorney, etc.) in respect of the said land nor has issued any receipt for any payments such as earnest money, advance amount, part payments, etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said land is ever taken away or slips from the possession of the VENDEE on account of any of above legal defects in the ownership or litigation started by anyone claiming title thereto or on account of any act or omission of the VENDOR, then the VENDOR will be liable and responsible to make good, the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.

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The VENDEE can also get the said land mutated in its own name in Revenue Records, S.D.M.C., BSES Rajdhani Power Limited, Delhi Jal Board and other concerned authorities on the basis of this Sale Deed or its certified true copy and the VENDOR hereby assures to extend all help, for effectual transfer/mutation, at no extra costs.

That the land revenue or any dues and demands in respect of the said land has paid by the VENDOR upto the date of signing of this sale deed/possession handover and thereafter the VENDEE will be responsible for all the payments, dues and demands of the same.

For Bala Ji Metropolis Pvt. Ltd.

[Signature]
Director

[Signature]
Suman Sangid



:: 11 ::

That the photocopies of the all relevant documents in respect of the said land have been handed over by the VENDOR to the VENDEE.

That both the parties to this sale deed are Indian Nationals.

The VENDOR and the VENDEE do hereby declare and affirm that this transaction shall not create uneconomic holding with the VENDEE and the VENDOR has transferring his DLR agriculture holding and there is no violation of DLR Act.

That in case, if the said land is acquired, then the VENDEE will be entitled to receive the compensation in his own name and the VENDOR will have no objection for the same.

That the **VENDOR** are still alive and they have not revoked the said General Power of Attorney Deed and the said attorney is fully entitled and empowered to execute this Sale Deed in favour of **VENDEE**.

That the said land is presently not notified u/s 4 & 6 of Land Acquisition Act, 1894 & New Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and has not been acquired by the Government for any public purpose.

That all the expenses of this Sale Deed, viz. Stamp Duty, Registration charges, etc., shall be borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.

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.

For Bala Ji Metropolis Pvt. Ltd.

S. Sanyal
Director

Suman Sanyal

FORM - A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

In case
(i)
(ii)
Total
Land
(F)**V - A**

1. Name of office of Registrar/Sub-Registrar -

2. Name, Father's name & Address of the transferor:

M/s A-Plus Estates Private Limited,
office at 294/1, Vishwakarma Colony, Lal
Kuan, New Delhi-110044, through its
authorized signatory of Mr. Anil Mahindra,
through attorney MR. YOGESH TYAGI son
of Shri Mahender Singh Tyagi, Resident of
Kh.No.660/2, Second Floor-1, A-2 Block,
Chhattarpur Extension, New Delhi-110074

3. Name, Father's name & Address of the transferee:

SMT. SUMAN JANGID wife of Shri Vinod
Kumar Jangid, Resident of D-4/248, Gali
No.4, Sangam Vihar, Hamdard Nagar, New
Delhi-110062

4. If the property was transferred earlier (Yes/No):
(a) If yes, amount of consideration thereof: Rs.

5. Amount of consideration of the present transfer:

Rs.21,00,000/-

6. Other Information:

A. In case of agricultural land:

- (i) Name of the Revenue Estate: Village Bhati
(ii) Name of Village : Village Bhati
(iii) 292/2200 undivided share in the land measuring 5 Bigha and 10 Biswa, equal to 14 Biswa and 12 Biswansi, in
Khasra No.963/1 Min (2-9) and 1996/962 Min (3-1)
(iv) Area of land under transfer : Land measuring 7 Biswa 6 Biswansi, out of total Land measuring 14 Biswa
and 12 Biswansi

B. In case of non-agricultural land:-

- (i) Location to the property:
a. Name of the colony/locality:
b. Sl. No. of the colony/locality in the list colonies/localities:
c. 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).

(ii) Area (in sq. mtr.)

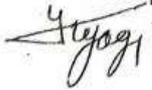
(iii) Land use:

(Fill the corresponding value of the following land uses as applicable in your case)

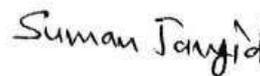
- (a) Residential - 1
(b) Govt. public purpose - 1
(c) Private public purpose (i.e. private schools, colleges, hospitals)
(d) Industrial - 2
(e) Commercial - 3

(iii) Land Marks, if any, with the help of which the property can be located:

For Bala Ji Metropolis Pvt. Ltd.



Director



In case of built-up property other than flats: -

- (i) Total area of the plot:
 (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 (i.e. private schools, colleges, hospitals)
 (d) Industrial - 2
 (e) Commercial - 3
- (iii) Total plinth area of the property (in sq. mtr.):
 (iv) Plinth area under transfer (in sq. mtr.):
- (v) Year of construction:
- (vi) Nature of construction:
 [In case of colonies falling 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] |

- D. In case of Flats:
- (v) Constructed by DDA/Co-operative Group Housing: N/A
 (vi) Society (CGHS)/Private builder: N/A
 (iii) Plinth area of the flat (in sq. mtrs.)
 (iv) Whether number of storey in the building of your flat exceeds four or not (Yes/No):

For Bala Ji Metropolis Pvt. Ltd.

Name & Signature of the Transferor(s)
 Director

VERIFICATION:-

M/s A-Plus Estates Private Limited, office at 294/1, Vishwakarma Colony, Lal Kuan, New Delhi-110044, through its authorized signatory of Mr. Anil Mahindra, through attorney MR. YOGESH TYAGI son of Shri Mahender Singh Tyagi, Resident of Kh.No.660/2, Second Floor-1, A-2 Block, Chhattarpur Extension, New Delhi-110074, the above named Transferors and SMT. SUMAN JANGID wife of Shri Vinod Kumar Jangid, Resident of D-4/248, Gali No.4, Sangam Vihar, Hamdard Nagar, New Delhi-110062, the Transferee, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, on this 10TH day of October, 2022.

Suman Jangid
 Signature of Transferee(s)

For Bala Ji Metropolis Pvt. Ltd.

Yyagi
 Signature of Transferor(s) Director



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1003212790081
 Issue Date 06-OCT-2022 10:53
 AGC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 ESI Certificate No IN-DL97209419455292U
 Purchased By SUMAN JANGID
 Registration Fees Paid By SUMAN JANGID
 Property Description KHASRA NO.963/1 MIN AND 1996/962 MIN VILLAGE BHATI NEW DELHI
 Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 21,076.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 20.00
CGST @ 9 % *	₹ 2.00
SGST @ 9 % *	₹ 2.00
Total Amount	₹ 22,200.00
(Rupees Twenty-Two Thousand Two Hundred Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For Bala Ji Metropolis Pvt. Ltd.

Suman Jangid
Director

Suman Jangid

Jangid.vad@ gmail.com
9868020968

REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT

LAND STATUS REPORT



NO: 90580000005657

Application Details

Name of Transferer:

SH. YOGESH TYAGI SON OF MAHENDER SINGH TYAGI, AS ATTORNEY OF M/S A-PLUS ESTATES PRIVATE LIMITED, THROUGH ITS AUTHORIZED SIGNATORY OF MR. ANIL MAHINDRA, VIDE REGISTERED GPA DATED 26.05.2022

Address of Transferer:

KH.NO.660/2, SECOND FLOOR-1, A-2 BLOCK, CHHATTARPUR EXTENSION NEW DELHI

Name of Transferee:

LAXMIKANT JANGID, SON OF RAMDAYAL JANGID AND SMT. SUMAN JANGID WIFE OF SHRI VINOD KUMAR JANGID RESIDENT OF D-4/248, GALI NO 4, SANGAM VIHAR, HAMDARD NAGAR, NEW DELHI-110062

Address of Transferee:

KHASRA NO.963/1 MIN AND 1997/962 MIN BHATI VILLAGE Delhi 110074 India, AND PERMANENT RESIDENT OF 104, KARIGARO KA MOHALLA, VILLAGE JODLY, TEHSIL SAPOTRA, DISTRICT KARALI, JIROTA, RAJASTHAN-322203

Details of Property/Land under transfer :

292/2200 UNDIVIDED SHARE IN THE LAND MEASURING 5 BIGHAS AN 10 BISWAS, EQUAL TO 14 BISWAS & 12 BISWANSI, COMPRISED IN KHASRA NOS.963/1 MIN (2-9), AND 1996/962 MIN (3-1), SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI, TEHSIL-SAKET, M.B. ROAD, NEW DELHI

Property Details:

0/963/1 MIN , 0/1996/962

TEHSILDAR REPORT IN PART-B

Name of transferer as per Revenue Record

SH. YOGESH TYAGI SON OF MAHENDER SINGH TYAGI, AS ATTORNEY OF M/S A-PLUS ESTATES PRIVATE LIMITED, THROUGH ITS AUTHORIZED SIGNATORY OF MR. ANIL MAHINDRA, VIDE REGISTERED GPA DATED 26.05.2022

Details of the Property /land under transfer

292/2200 UNDIVIDED SHARE IN THE LAND MEASURING 5 BIGHAS AN 10 BISWAS, EQUAL TO 14 BISWAS & 12 BISWANSI, COMPRISED IN KHASRA NOS.963/1 MIN (2-9), AND 1996/962 MIN (3-1), SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI, TEHSIL-SAKET, M.B. ROAD, NEW DELHI

Revenue Estate

Bhall

Applicable Act

DLR Act

Yogesh Tyagi

Classification Of Land	Agricultural Land
Whether any violation U/s 33 of DLR Act,1954	NO
Whether any violation U/s 74(4) of DLR Act,1954	NO
Whether any violation U/s 81 of DLR Act,1954	NO
Whether any court case is pending	NO
Whether any objection is pending	NO
Observation by Tehsildar:	<p>Recommend on the basis of report submitted by patwari and kanungo. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILER OR NOT</p> <p>This land is free from acquisition, as per report of Kanoongo (LA), the same has been placed in file in Physical mode as there is no option to upload the same in online module, hence, the same may be seen before any further action.</p>
Observation by Tehsildar(Notification):	
TEHSILDAR (NOTIFICATION) REPORT IN PART-C	
NIL	
To, _____	
SR OFFICE ()	
<ol style="list-style-type: none"> 1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time. 2. The Authenticity of this document should be verified at http://edistrict.delhigovt.nic.in. Any discrepancy in the details on this document when compared to those available on the website renders it invalid. 3. The onus of checking the legitimacy is on the users of this document. 4. In case of any discrepancy please inform the authority issuing this Certificate. 	

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 Date: 2020.10.06 09:52:17 +05:30

Suyani

UNDERTAKING

SR V A Hauz Khas

Serial Number:- 12998

10/10/2022 10:59:53AM

I SUMAN JANGID, S/W/D/O SH VINOD KUMAR JANGID
 R/O D-4/248 GALI NO 4 SANGAM VIHAR NEW DELHI
 , Mobile No. 9868020968, do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-
 Details of property:- House No.: KH NO 963/1 MIN AND 1996/962
MIN VILLAGE, Road No.: Bhatti
2. The mobile no. mentioned by me belongs to me.
3. I have 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.

Suman Jangid
Signature of Buyer

Name of Buyer- SUMAN JANGID

Mobile No- 9868020968

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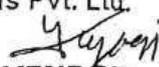
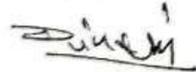
IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at NEW DELHI on the date first mentioned above in the presence of the following witnesses.

WITNESSES:-

1. 

Sh. Devender Tanwar
S/o Mukhpal Tanwar
R/o 37, Bhati Khurd,
Fatehpur Beri, N.Delhi
A.No.9404 4194 5974

For Bala Ji Metropolis Pvt. Ltd.

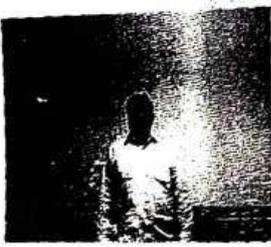

VENDOR
Director
2. 

Sh. Dinesh Kumar Sharma
S/o Rameshwar Prasad Sharma
R/o Village Bajrangpura, Tehsil
Wazeerpur, Wazirpur, Sawai
Madhopur, Rajasthan-322219
A.No.7894 0178 3183

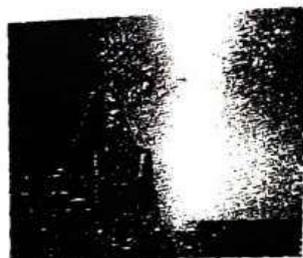
Suman Jangid

VENDEE

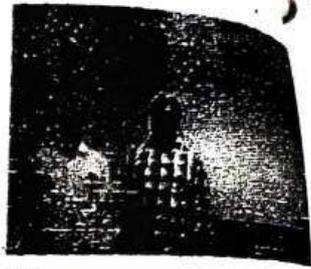
Reg. No. 9743 Reg. Year 2022-2023 Book No. 1



Ist Party



IInd Party



Witness

Ist Party M/S A PLUS ESTATES PRIVATE LIMITED TH ANIL MAHINDRA TH ATT YOGESH TYAGI

IInd Party SUMAN JANGID

Witness DEVENDER TANWAR, DINESH KUMAR SHARMA

Certificate (Section 60)

Registration No.9,743 in Book No.1 Vol No 4,971 on page 30 to 46 on this date 31/10/2022 7:52:35PM and left thumb impressions has/have been taken in my presence.

day Monday



Sub Registrar SR V A Hawz Khas New Delhi/Delhi

Date 01/11/2022 10:42:12

NOC No. 90580000005657 dtd. 04/10/2022

Signature

2. S/ R/ Wa Ma A.N



2297524309743

Revenue Department NCT of Delhi

DORIS

NIC-DSU

...2...



Mr. Pradeep Kumar
UID No.3752-0025-6900

PAN No. AHPPK3952R



Mr. Dharma
UID No.4103-0026-7309

PAN No.BAQPD2013R



Mr. Ravi Goyal

UID No.3852-8645-4490

PAN No. AIBPG10859N

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Radhika



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SALE DEED FOR RS.2,50,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Village Bhati, Tehsil Saket, New Delhi
3.	Valuation as per Circle Rates	:	Rs.1,10,417/-
	Circle Rate Per Biswas		Land Area in Biswas
a.	53,00,000 / 96	X	2
4.	(a) Stamp Duty@3%	:	Rs.75,00/-
	(b) Corporation Tax@3%	:	Rs.75,00/-
	(c) Total Stamps@6%	:	Rs.15,000/-

This Sale Deed is made at New Delhi on this 14th day of November 2023, by;

- (1) **Mr. Pradeep Kumar** son of **Shri. Ashok Kumar** resident of **House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062**
 (2) **Mr. Ravi Goyal** son of **Shri. Ashok Kumar Goyal** resident of **B-73 Duggal Colony Devli Road Khanpur New Delhi-110062**, hereinafter referred to as "**The Vendors**", which expression shall mean and include the Vendors, their legal heirs, successors, legal representatives, administrator(s), executor(s), member(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assign(s), etc.

Contd...p4/-

Pradeep Kumar
Ravi Goyal

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Wregno: 970123010618

Date 14-11-2023 11:55:39

Deed Related Detail

Deed Name SALE
Land Detail

SALE WITHIN MC AREA

Building Detail

Tehsil/ Sub Tehsil SR V A Hauz Khas

Building Type

Village/City Bhatti

Property Type

Place (Segment) Bhatti

Property Address House No: nil, Road No: KHASRA NO 963/1 VILLAGE BHATTI NEW DELHI, Bhatti

Area of Property 0.00 Bigha 2.00 Bishwa 0.00 Bishwansi

Money Related Detail

Consideration Amount 250,000.00 Rupees

Stamp Duty Paid 15000.00 Rupees

Value of Registration Fee 2500.00 Rupees

Pasting Fee 500.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt
PRADEEP KUMAR AND RAVI GOYAL

S/o W/o
ASHOK KUMAR

R/o
501 52 NEB SARAI POLICE POST SAINIK FARM NEW DELHI
110062

RAVI GOYAL

ASHOK KUMAR GOYAL

B 73 DUGGAL COLONY DEVLII ROAD KHANPUR NEW DELHI

In the office of the Sub Registrar, Delhi this 14-11-2023 11:55:39 day Tuesday between the hour of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas

Execution admitted by the said: Shri/ Ms
PRADEEP KUMAR AND RAVI GOYAL, RAVI GOYAL

and Shri/ Ms
DHARMA

Who is/are identified by Shri Smt Km DEVI RANJANWAR S/o W/o D/o MUKHJAL TANWAR R/o 37 BHATI KHURD FATEHP
and Shri/Smt Km UDAY SINGH S/o W/o D/o BIRJAL SINGH R/o A 9 POLICE COLONY R K PURAM SECTOR 12 NEW DLEHI I

(Marginal Witness) Witness No. 115 known to be

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.250,000.00

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

Vendor(s)/Mortgagor(s) by DHARMA S/O W/O LILA SINGH

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

Date 14-11-2023 13:33:30

Registrar/Sub Registrar
SR V A Hauz Khas

Revenue Department of Delhi

NIC-DSU

14/11/2023, 1:44 PM

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IN FAVOUR OF

Mr. Dharma son of Shri. Lila Singh resident of B-174A Birla Farm Nanda Hospital Chhattarpur New Delhi-110074, hereinafter referred to as "**The VENDEE**", which expression shall mean and include the VENDEE, his legal heirs, successors, legal representatives, administrator(s), executor(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assign(s), etc.

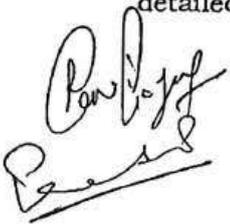
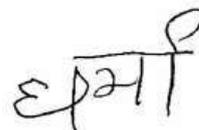
The expression of the VENDORS and the VENDEE shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, Nominees and permitted assigns.

Whereas the VENDORS are the absolute/recorded owner/bhoomidar and in physical possession of **Land measuring 6 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi**, (hereinafter referred to as the "**Said Land**").

Preamble of the Property

- A. AND WHEREAS Mrs. Reshma Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos 1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mr. Triloki Nath Khanna son of Late Shri. L. Gokal Chand, Mr. Surajmal son of Shri. Nanwa, Sh. Surja & Sh. Pemi both sons of Sh. Ramla, Mrs. Jagmali and Mrs. armali both daughters of Shri. Ramla, Sh. Shiv charan son of Late Shri. Lal Singh, Sh. Lala son of Shri. Chote, Sh. Rajinder Singh Dahiya son of Shri. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar all sons of Sh. Rajender Singh by virtue of four separate Sale Deeds detailed as under:-

Contd...p5/-

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- a. Document No.4507, in additional Book No.I, Volume No.4713 on pages 67 to 71 on dated 31.07.1982.
- b. Document No.1572, in additional Book No.I, Volume No.5011 on pages 184 to 187 on dated 31.07.1982.
- c. Document No.1860, in additional Book No.I, Volume No.6057 on pages 61 to 64 on dated 17.03.1988.
- d. Document No.6184, in additional Book No.I, Volume No.8815 on pages 92 to 98 on dated 31.07.1995.

B. AND WHEREAS M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi through its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mrs. Reshma Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi by virtue of registered Sale Deed vide Document No.16300 in additional Book NO.I, Volume No.6786 on pages 1 to 160 on dated 17.11.2006 duly registered in the office of the Sub-Registrar-V New Delhi.

Reshma
Uttam

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C. AND WHEREAS Mr. Pradeep Kumar Mr. Ravi Goyal (VENDORS HEREIN) purchased Land measuring 6 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi from M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi through its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 vide resolution passed in the meeting of the Board of Directors held on 19.03.2020 by virtue of registered Sale Deed vide Document No.5,300 in additional Book No.1, Volume No.4,681 on pages 80 to 95 on dated 02.06.2022 duly registered in the office of the Sub-Registrar V A Hauz Khas New Delhi/Delhi.

D. AND WHEREAS the VENDORS for their legal need and bonafide requirements has agreed to sell and the Vendee has agreed to purchase the said **Land measuring 2 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi**, (hereinafter referred to as "**The Said Land**"), with all right of ownership, possession, privileges, easements and appurtenances attached thereto, for a total sale consideration of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)

E. AND WHEREAS the VENDOR has obtained the NO objection Certificate/Land Status Report for the Sale of the above said Land in favour of the VENDEE, the said premises was granted by Revenue Department, Govt of NCT Delhi, office of the District Magistrate New Delhi vide SR No.90580000010755 on dated 16.10.2023

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Ravi Goyal

A. The VENDORS have represented, warranted, confirmed and assured unto the VENDEE that:

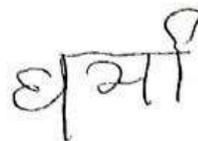
i. The VENDORS being the owners in possession of THE SAID PROPERTY has an absolute and unrestricted clean, clear and marketable right, title and interest therein free from any defect, liability, claim or dispute and therefore, legally competent to sell, transfer and convey THE SAID Land to the VENDEE and to execute this Sale Deed with the VENDEE and receive the entire sale consideration from the VENDEE.

Further, the VENDEE has independently verified and conducted a detailed due diligence in respect of the said Land by perusing, inspecting and verifying the title documents, and physically inspected the said land, verifying the area of the said land in and has fully satisfied itself as regards to the title of the VENDORS to the said land.

ii. The VENDORS have not entered into any agreement to sell, agreement or any other arrangement relating to THE SAID Property or any part or portion thereof being the subject matter of this Sale Deed, which may affect the sale and transfer of THE SAID Property in favour of the VENDEE in any manner whatsoever. The VENDORS have neither done nor been party to any act whereby the VENDORS's right in THE SAID PROPERTY may in any way be impaired or the VENDORS may be prevented from selling THE SAID PROPERTY and receiving the sale consideration from the VENDEE.



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NOW THIS S.

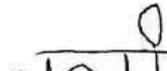
1. That in
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- iii. THE SAID PROPERTY being sold under these presents is not the subject matter of any surety, security or guarantee. No loan has been availed of by the VENDORS by keeping THE SAID PROPERTY or any documents related thereto as security either with the Government/banks/financial institutions or any other body or person.
- iv. The VENDORS indemnify and agree and undertake to, at all times, keep the VENDEE indemnified and hold it saved and harmless against all claims, actual losses, damages, costs, expenses, due to any claims, disputes, demands, proceedings or litigation or for any other reason, which the VENDEE may incur or suffer by reason of any claim, dispute, etc. against rights, title and interest or due to any defect in the rights, title and interest of the VENDORS to THE SAID PROPERTY.
- v. The SAID PROPERTY is free from all kinds of registered or unregistered encumbrance whatsoever. No part of THE SAID PROPERTY is affected by a subsisting contract for sale or other disposition of any interest in it. There are No arrangement(s) for sale or alienation of THE SAID PROPERTY in any manner whatsoever or any part thereof with any other person(s) Nor is there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of THE SAID PROPERTY in any manner whatsoever.
- vi. From the date of execution of this Sale Deed, the VENDEE shall be entitled to use or dispose THE SAID PROPERTY in the manner the VENDEE may deem fit, without any objections, obstructions, hindrances or claims from the VENDORS (or any third party claiming through him).



Contd...p9/-



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NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance to recitals contained in this sale deed and in consideration of the sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) which has already been received by the VENDORS from the VENDEE, as per details mentioned hereunder:-

UTR No./Cheque No.	Amount	Dated	Drawn
427804	Rs.1,25,000/-	05.08.2023	SBI
427805	Rs.1,25,000/-	05.08.2023	SBI

The receipt and sufficiency of which is hereby admitted and acknowledged by the VENDORS in full and final payment and settlement of the sale consideration the VENDORS do hereby absolutely and irrevocably sell, convey, transfer and assign all her rights, title and interests in THE SAID PROPERTY unto the VENDEE herein absolutely and forever without any reservation, conditions or restrictions on as is where is basis.

2. Simultaneously with the execution of this Sale Deed, the VENDORS has handed over the actual, legal, physical, unencumbered, unhindered, unfettered and vacant, peaceful physical possession of THE SAID PROPERTY to the VENDEE and the VENDEE hereby acknowledges the same and from the execution date hereof, the VENDEE, shall has unfettered right of access to THE SAID PROPERTY and ingress and egress rights, without any hindrance of any kind from the VENDORS or any other person claiming under the VENDORS.

[Handwritten signature]
P. S. S.

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[Handwritten signature]
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3. That Now the VENDORS have been left with No right, title, interest, claim or concern of any nature with THE SAID PROPERTY and the VENDEE has become the absolute owner of THE SAID PROPERTY with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/hindrance by the VENDORS or any other person claiming through or under the VENDORS.
4. That the VENDORS do hereby grant to the VENDEE all rights, interests and title in THE SAID PROPERTY as also all rights, easements, privileges, appurtenances whatsoever belonging to or enjoyed therewith or appurtenant thereto, together with electricity connection etc. to has and to hold the same unto the VENDEE absolutely and forever.
5. That as the VENDORS and/or any other person claiming through or under them has been left with No rights, interests or title in THE SAID PROPERTY and henceforth the VENDEE shall be the rightful sole, exclusive and absolute owner of the same and shall peacefully hold, possess, own, occupy and enjoy the same and receive and enjoy all the rents, profits, benefit and proceeds thereof with the exclusive right to sell or transfer the same without any let, claim, demand denial, hindrance, interruption or eviction of or by the VENDORS or any other person claiming through or under them.
6. That the VENDORS hereby declare and represent that THE SAID PROPERTY is Not the subject matter of any HUF and that No part of THE SAID PROPERTY is owned by any minor or by any other member of the family, except the VENDORS herein and if the whole or any part of THE SAID PROPERTY is ever taken away or goes out from the possession of the VENDEE on account of any of aforesaid reasons or due to any legal defect in the ownership and the title of the VENDORS, then the VENDORS shall be liable and responsible to make good the losses thus suffered by the VENDEE.

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7. That the VENDEE shall has absolute rights to construct and/or re-construct on THE SAID PROPERTY and the VENDEE shall be exclusively entitled with the exclusive right to has and to hold, own, possess and enjoy THE SAID PROPERTY with exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of THE SAID PROPERTY in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the VENDORS or any other person or persons claiming through or under the trust of the VENDORS.
8. That existing water, electricity connection/meter in THE SAID PROPERTY has become the property of the VENDEE and the VENDEE shall get the same transferred in its name in the records of BSES Rajdhani Power Ltd. and all other departments, along with all such security deposits.
9. That the VENDEE will get THE SAID PROPERTY transferred, mutated in the Revenue Records at Tehsil Mehrauli, New Delhi and M.C.D. and other concerned authorities on the basis of this Sale Deed or its certified true copy.
10. The VENDEE shall has the right to collect the original Sale Deed from the office of the Sub-Registrar V A Hauz Khas, New Delhi.
11. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of THE SAID PROPERTY shall Not annul the Said Deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDORS or their Attorney by obtaining further necessary deeds of assurance or supplementary deeds.



Contd...p12/-



FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar: VA, Hauz Khas, New Delhi
Name & Father's Name & Address of the Transferors: [Mr. Pradeep Kumar son of Shri. Ashok Kumar resident of House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062 (2) Mr. Ravi Goyal son of Shri. Ashok Kumar Goyal resident of B-73 Duggal Colony Devli Road Khanpur New Delhi-110062]
Name & Father Name & address of the Transferee: [Mr. Dharma son of Shri. Lila Singh resident of B-174A Birla Farm Nanda Hospital Chhattarpur New Delhi-110074]
2. If the property was transferred earlier (Yes/No.) [N/A]
(a) if, yes, amount of consideration thereof : No. [N/A/-]
3. Amount of consideration of the present transfer: [Rs.2,50,000/-]
4. Other Information: -
 - A. In case of Agricultural land :
 - i. Name of the Revenue Estate: - : [Bhati]
 - ii. SName of Village: : [Bhati]
 - iii. Khasra Number(s): : [963/1]
 - iv. Area of land under transfer (in hect/sq. mtr.): [2 Biswa]
 - B. In case of non-agricultural land :
 - i. Location of the property : [N/A]
 - ii. Name of the Colony/ locality : [N/A]
 - iii. Sl. No. of the Colony/ locality in the list colonies/ Localities: ,
a. Category of the colony/ locality : "[N/A]"
(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).
 - iv. Area (in sq. mtrs.) : [N/A.]
 - v. Land Use : [Agricultural]
 - vi. (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 (e.g. private school, colleges, hospitals)
 - d. Industrial-2
 - e. Commercial-3
 - iv. Land marks, if any, with the help of which the property can be located;
- C. In case of built-up property other than Flats: -

- i. Total area to the plot : [N/A]
 ii. Land *Use : [Agricultural]
 iii. in your case).
 a. Residential-1
 b. Govt. Public Purpose-1
 c. Private public Purpose (e.g. private school, colleges, hospitals)
 d. Industrial-2
 e. Commercial-3
 iv. Total plinth area of the property (in sq. mtrs.) : [N/A]
 v. Plinth area under transfer (in sq. mtrs) : [N/A]
 vi. Year of construction: : [N/A]
 vii. Nature of construction: [N/A]
 viii. (In case of the colonies falling in categories 'G' and 'H', please mentioned 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:

- i. Constructed by DDA/Co-operative Ground Housing
 ii. Society (CGHS) Private Builder:
 iii. Plinth area of the flat (in sq. Mtrs.)
 iv. Whether number of storey in the building of your flat exceeds four or not (Yes/ No):

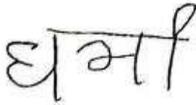


Name & Signature of the Transferor

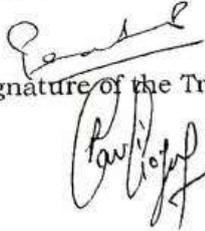
VERIFICATION:

I/we, VENDORS, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified on this 14th day of November 2023.

Signature of Transferee(s)

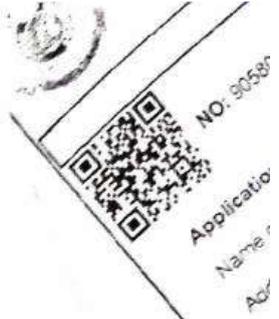


Name & Signature of the Transferor(s)





Government of National Capital Territory of Delhi
e-Registration Fee Receipt



Receipt No DL1163393186722
Issue Date 14-NOV-2023 11:04
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL89465143892038V
Purchased By DHARMA
Registration Fees Paid By DHARMA
Property Description KHASRA NO 963/1 VILLAGE BHATI NEW DELHI
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 2,500.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 3,617.00
(Rupees Three Thousand Six Hundred Seventeen Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

CIN: U67190MH1986GOI040506

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

PAN: AABCS1429B

SAC : 998599

REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT

LAND STATUS REPORT



NO: 90580000010755

Application Details

Name of Transferer: MR. PRADEEP KUMAR MR. RAVI GOYAL
Address of Transferer: (1) H NO. 501/52 NEB SARAI POLICE POST SAINIK FARM NEW DELHI-110062 (2) B-73 DUGGAL COLONY DEVLII ROAD KHANPUR NEW DELHI-110062
Name of Transferee: DHARMA,MR. DINESH KUMAR SHARMA MR. BRIJPAL SINGH
Address of Transferee: B-174A BIRLA FARM NANDA HOSPITAL CHHATERPUR VILLAGE Delhi 110074 India,(2) VILLAGE BAJRANGPURA TEHSIL WAZEERPUR SAWAI MADHOPUR RAJASTHAN -322219 (3) H NO. 09 A BLOCK R. K. PURAM SECTOR -12 POLICE COLONY SOUTH WEST DELHI-110022
Details of Property/Land under transfer : LAND MEASURING 6 BISWA COMPRISED IN KHASRA NO. 963/1 MIN (0-6) SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI TEHSIL SAKET NEW DELHI
Property Details: 0/963/1(0-6)

TEHSILDAR REPORT IN PART-B

Name of transferer as per Revenue Record MR. PRADEEP KUMAR MR. RAVI GOYAL
Details of the Property /land under transfer LAND MEASURING 6 BISWA COMPRISED IN KHASRA NO. 963/1 MIN (0-6) SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI TEHSIL SAKET NEW DELHI
Revenue Estate Bhati
Applicable Act DLR Act
Classification Of Land Agricultural Land
Whether any violation U/s 33 of DLR Act,1954 NO
Whether any violation U/s 74(4) of DLR Act,1954 NO
Whether any violation U/s 81 of DLR Act,1954 NO
Whether any court case is pending NO
Whether any objection is pending NO
Observation by Tehsildar: Recommend on the basis of report submitted by patwari. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILIER OR NOT
Observation by Tehsildar(Notification): As per the report by Patwari (LA) branch, This land is free from acquisition, the same has been placed in file in

Physical mode as there is no option to upload the same online module, hence, the same may be seen before any further action.

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

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12. The VENDORS and VENDEE shall abide by all the prevailing laws, bye-laws, rules and regulations of Municipal Corporation /Local bodies or any other concerned authorities in relation to the Said land.
13. That the original and photocopies of all relevant documents in respect of the said land has been handed over by the VENDORS to the VENDEE.
14. That all the expenses of this Sale Deed viz. Stamp Duty, Registration charges etc. has been borne and paid by the VENDEE.
15. That both the parties are Indian Citizen.

IN WITNESS WHEREOF, the parties hereto have signed hereunder on the date and place first above-mentioned.

Witnesses:

Chauhan

Devender Tanwar
Uday Singh
VENDORS

1. UID No.9404-4194-5974 //
Mr. Devender Tanwar //
S/o Mukhpal Tanwar
R/o 37 Bhati Khurd Fatehpur
Beri New Delhi-110074

Uday Singh

2. UID No.6289-1725-4213 //
Mr. Uday Singh //
S/o Brijpal Singh
R/o A-9 Police Colony R.K. Puram
Sector-12 South West Delhi-110022

VENDEE

RegNo. 9967 Reg. Year 2023-2024 Book No. 1



Ist Party



IInd Party



Witness

Ist Party PRADEEP KUMAR AND RAVI GOYAL , RAVI GOYAL

IInd Party DHARMA

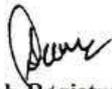
Witness DEVERNDER TANWAR, UDAY SINGH

Certificate (Section 60)

Registration No.9,967 in Book No.1 Vol No 5,789
 on page 171 to 186 on this date 17/11/2023 10:46:40AM
 and left thumb impressions has/have been taken in my presence.

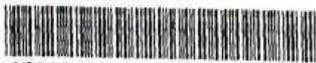
day Friday

Date 17/11/2023 11:34:46


 Sub Registrar
 SR V A Hauz Khas
 New Delhi/Delhi

NOC No 90580000/0755 dtd 16/10/23.



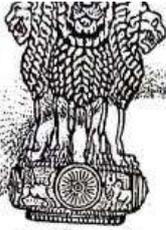


2397445109967

Revenue Department NCT of Delhi

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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

10621
14/11/23
14286

e-Stamp

Certificate No. : IN-DL80289339791796V
 Certificate Issued Date : 12-Oct-2023 04:57 PM
 Account Reference : SHCIL (FI)/dl-shcil/EAUPAT NAGAR/DI-DLH
 Unique Doc. Reference : SUBIN-DL DL-SHCIL26283367049551V
 Purchased by : BRIJPAL SINGH
 Description of Document : Article 23 Sale
 Property Description : KHASRA NO. 963/1 VILLAGE BHATI NEW DELHI
 Consideration Price (Rs.) : 2,50,000
 : (Two Lakh Fifty Thousand only)
 First Party : PRADEEP KUMAR AND RAVI GOYAL
 Second Party : BRIJPAL SINGH
 Stamp Duty Paid By : BRIJPAL SINGH
 Stamp Duty Amount(Rs.) : 15,000
 : (Fifteen Thousand only)



e-Stamp LOCKED

Please write or type below the line IN-DL80289339791796V

Pradeep Kumar
Brijpal Singh

14/11/23
0006670424

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of this certificate.
3. In case of any discrepancy please inform the Competent Authority.

...2...



Mr. Pradeep Kumar
UID No.3752-0025-6900
PAN No. AHPK3952R



Mr. Ravi Goyal
UID No.3852-8645-4490
PAN No. AIBPG0859N



Mr. Brijpal Singh
UID No.7277-1987-2634
PAN No. BQYPS6535F

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Contd...p3/-

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Paul



Paul



Paul



:3::

SALE DEED FOR RS.2,50,000/-

1.	Type of Deed			:	Sale Deed
2.	Name of Colony/Locality			:	Village Bhati, Tehsil Saket, New Delhi
3.	Valuation as per Circle Rates				Rs.1,21,459/-
	Circle Rate Per Biswas		Land Area in Biswas		
a.	53,00,000 / 96	X	2.2	=	
4.	(a) Stamp Duty@3%			:	Rs.75,00/-
	(b) Corporation Tax@3%			:	Rs.75,00/-
	(c) Total Stamps@6%			:	Rs.15,000/-

This Sale Deed is made at New Delhi on this 14th day of November 2023, by;

(1) Mr. Pradeep Kumar son of Shri. Ashok Kumar resident of House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062

(2) Mr. Ravi Goyal son of Shri. Ashok Kumar Goyal resident of B-73 Duggal Colony Devli Road Khanpur New Delhi-110062,

hereinafter referred to as "The Vendors", which expression shall mean and include the Vendors, their legal heirs, successors, legal representatives, administrator(s), executor(s), member(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assign(s), etc.

Contd...p4/-

Pradeep Kumar
Ravi Goyal

Pradeep

Regd. No. : 978723
Deed Name : Sa
Land D
Tehsil : So
Village :
Place :
Prop

Regno: 970123010621

Date 14-11-2023 12:14:20

Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
Land Detail		Building Detail	
Tehsil: Sub Tehsil SR V A Hauz Khas		Building Type	
Village/City: Bhati		Property Type	Khadar
Place/Segment: Bhati			
Property No. House No nil	Road No. KHASRA NO. 963/1	VILLAGE BHATI NEW DELHI.	
	Bhati		
Area of Property	0 00 Bigha	2 00 Bishwa	3 00 Bishwansi
Money Related Detail			
Consideration Amount	250,000.00 Rupees	Stamp Duty Paid	15000.00 Rupees
Value of Registration Fee	2500.00 Rupees	Pasting Fee	100.00 Rupees

This document of SALE: SALE WITHIN MC AREA

Presented by: Sh/Smt PRADEEP KUMAR AND RAVI GOYAL S/o W/o ASHOK KUMAR D/o 501 52 NEB SARAI POLICE POST SAINIK FARM NEW DELHI 110062

Ravi Goyal Ashok Kumar Goyal B 73 DUGGAL COLONY DEVLI ROAD KHANPUR NEW DELHI

In the office of the Sub Registrar, Delhi this 11-11-2023 12:14:20 day Tuesday between the hour of

Registrar/Sub Registrar SR V A Hauz Khas

Signature of Presenter

Submitted by the said: Shri / Ms. PRADEEP KUMAR AND RAVI GOYAL. RAVI GOYAL.

Shri / Ms. BRIJPAL SINGH

Who is/are identified by Shri/Smt/Km DEVENDER TANWAR S/o W/o D/o MUKHPAL TANWAR R/o 37 BHATI KHURD FATEHPUR and Shri/Smt/Km UDAY SINGH S/o W/o D/o BRIJPAL TANWAR R/o A 9 POLICE COLONY R K PURAM SECTOR 12 SOUTH WE (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.250,000.00 The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by: _____ S/O W/O HARBANS SINGH

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

Date 14-11-2023 13:30:38

Registrar/Sub Registrar SR V A Hauz Khas

Revenue Deptt (in the S.C.T of Delhi)

Uday. DORIS

NIC-DSU



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IN FAVOUR OF

Mr. Brijpal Singh on of Shri. Harbans Singh resident of H.No.09 A Block R.K. Puram Sector 12 Police Colony South West Delhi-110022, hereinafter referred to as "**The VENDEE**", which expression shall mean and include the VENDEE, his legal heirs, successors, legal representatives, administrator(s), executor(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assign(s), etc.

The expression of the VENDORS and the VENDEE shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, Nominees and permitted assigns.

Whereas the VENDORS are the absolute/recorded owner/bhoomidar and in physical possession of **Land measuring 6 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi**, (hereinafter referred to as the "**Said Land**").

Preamble of the Property

- A. AND WHEREAS Mrs. Reshma Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos 1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mr. Triloki Nath Khanna son of Late Shri. L. Gokal Chand, Mr. Surajmal son of Shri. Nanwa, Sh. Surja & Sh. Pemi both sons of Sh. Ramla, Mrs. Jagmali and Mrs. armali both daughters of Shri. Ramla, Sh. Shiv charan son of Late Shri. Lal Singh, Sh. Lala son of Shri. Chote, Sh. Rajinder Singh Dahiya son of Shri. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar all sons of Sh. Rajender Singh by virtue of four separate Sale Deeds detailed as under:-

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Contd./p5/-
[Handwritten signature]

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- a. Document No.4507, in additional Book No.I, Volume No.4713 on pages 67 to 71 on dated 31.07.1982.
- b. Document No.1572, in additional Book No.I, Volume No.5011 on pages 184 to 187 on dated 31.07.1982.
- c. Document No.1860, in additional Book No.I, Volume No.6057 on pages 61 to 64 on dated 17.03.1988.
- d. Document No.6184, in additional Book No.I, Volume No.8815 on pages 92 to 98 on dated 31.07.1995.

B. AND WHEREAS M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi thorough its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mrs. Reshma Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi by virtue of registered Sale Deed vide Document No.16300 in additional Book NO.I, Volume No.6786 on pages 1 to 160 on dated 17.11.2006 duly registered in the office of the Sub-Registrar-V New Delhi.

Parlojuf

Parlojuf

Contd. p6/-

By...

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- C. AND WHEREAS Mr. Pradeep Kumar Mr. Ravi Goyal (VENDORS HEREIN) purchased Land measuring 6 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi from M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi through its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 vide resolution passed in the meeting of the Board of Directors held on 19.03.2020 by virtue of registered Sale Deed vide Document No.5,300 in additional Book No.I, Volume No.4,681 on pages 80 to 95 on dated 02.06.2022 duly registered in the office of the Sub-Registrar V A Hauz Khas New Delhi/Delhi.
- D. AND WHEREAS the VENDORS for their legal need and bonafide requirements has agreed to sell and the Vendee has agreed to purchase the said **Land measuring 2 Biswa 4 Biswansi comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi**, (hereinafter referred to as "**The Said Land**"), with all right of ownership, possession, privileges, easements and appurtenances attached thereto, for a total sale consideration of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
- E. AND WHEREAS the VENDOR has obtained the NO objection Certificate/Land Status Report for the Sale of the above said Land in favour of the VENDEE, the said premises was granted by Revenue Department, Govt of NCT Delhi, office of the District Magistrate New Delhi vide SR No.90580000010755 on dated 16.10.2023

Pradeep
Ravi Goyal

Contd.p7/-
Ravi Goyal

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A. The VENDORS have represented, warranted, confirmed and assured unto the VENDEE that;

i. The VENDORS being the owners in possession of THE SAID PROPERTY has an absolute and unrestricted clean, clear and marketable right, title and interest therein free from any defect, liability, claim or dispute and therefore, legally competent to sell, transfer and convey THE SAID Land to the VENDEE and to execute this Sale Deed with the VENDEE and receive the entire sale consideration from the VENDEE.

Further, the VENDEE has independently verified and conducted a detailed due diligence in respect of the said Land by perusing, inspecting and verifying the title documents, and physically inspected the said land, verifying the area of the said land in and has fully satisfied itself as regards to the title of the VENDORS to the said land.

ii. The VENDORS have not entered into any agreement to sell, agreement or any other arrangement relating to THE SAID Property or any part or portion thereof being the subject matter of this Sale Deed, which may affect the sale and transfer of THE SAID Property in favour of the VENDEE in any manner whatsoever. The VENDORS have neither done nor been party to any act whereby the VENDORS's right in THE SAID PROPERTY may in any way be impaired or the VENDORS may be prevented from selling THE SAID PROPERTY and receiving the sale consideration from the VENDEE.



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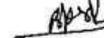


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- iii. THE SAID PROPERTY being sold under these presents is not the subject matter of any surety, security or guarantee. No loan has been availed of by the VENDORS by keeping THE SAID PROPERTY or any documents related thereto as security either with the Government/banks/financial institutions or any other body or person.
- iv. The VENDORS indemnify and agree and undertake to, at all times, keep the VENDEE indemnified and hold it saved and harmless against all claims, actual losses, damages, costs, expenses, due to any claims, disputes, demands, proceedings or litigation or for any other reason, which the VENDEE may incur or suffer by reason of any claim, dispute, etc. against rights, title and interest or due to any defect in the rights, title and interest of the VENDORS to THE SAID PROPERTY.
- v. The SAID PROPERTY is free from all kinds of registered or unregistered encumbrance whatsoever. No part of THE SAID PROPERTY is affected by a subsisting contract for sale or other disposition of any interest in it. There are No arrangement(s) for sale or alienation of THE SAID PROPERTY in any manner whatsoever or any part thereof with any other person(s) Nor is there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of THE SAID PROPERTY in any manner whatsoever.
- vi. From the date of execution of this Sale Deed, the VENDEE shall be entitled to use or dispose THE SAID PROPERTY in the manner the VENDEE may deem fit, without any objections, obstructions, hindrances or claims from the VENDORS (or any third party claiming through him).




Contd...p9/-



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NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance to recitals contained in this sale deed and in consideration of the sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) which has already been received by the VENDORS from the VENDEE, as per details mentioned hereunder:-

UTR No./Cheque No.	Amount	Dated	Drawn
597181	Rs.2,50,000/-	25.08.2023	Axis Bank

The receipt and sufficiency of which is hereby admitted and acknowledged by the VENDORS in full and final payment and settlement of the sale consideration the VENDORS do hereby absolutely and irrevocably sell, convey, transfer and assign all her rights, title and interests in THE SAID PROPERTY unto the VENDEE herein absolutely and forever without any reservation, conditions or restrictions on as is where is basis.

2. Simultaneously with the execution of this Sale Deed, the VENDORS has handed over the actual, legal, physical, unencumbered, unhindered, unfettered and vacant, peaceful physical possession of THE SAID PROPERTY to the VENDEE and the VENDEE hereby acknowledges the same and from the execution date hereof, the VENDEE, shall has unfettered right of access to THE SAID PROPERTY and ingress and egress rights, without any hindrance of any kind from the VENDORS or any other person claiming under the VENDORS.

Pamela


Contd...p10/-


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3. That Now the VENDORS have been left with No right, title, interest, claim or concern of any nature with THE SAID PROPERTY and the VENDEE has become the absolute owner of THE SAID PROPERTY with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/hindrance by the VENDORS or any other person claiming through or under the VENDORS.

4. That the VENDORS do hereby grant to the VENDEE all rights, interests and title in THE SAID PROPERTY as also all rights, easements, privileges, appurtenances whatsoever belonging to or enjoyed therewith or appurtenant thereto, together with electricity connection etc. to has and to hold the same unto the VENDEE absolutely and forever.

5. That as the VENDORS and/or any other person claiming through or under them has been left with No rights, interests or title in THE SAID PROPERTY and henceforth the VENDEE shall be the rightful sole, exclusive and absolute owner of the same and shall peacefully hold, possess, own, occupy and enjoy the same and receive and enjoy all the rents, profits, benefit and proceeds thereof with the exclusive right to sell or transfer the same without any let, claim, demand denial, hindrance, interruption or eviction of or by the VENDORS or any other person claiming through or under them.

6. That the VENDORS hereby declare and represent that THE SAID PROPERTY is Not the subject matter of any HUF and that No part of THE SAID PROPERTY is owned by any minor or by any other member of the family, except the VENDORS herein and if the whole or any part of THE SAID PROPERTY is ever taken away or goes out from the possession of the VENDEE on account of any of aforesaid reasons or due to any legal defect in the ownership and the title of the VENDORS, then the VENDORS shall be liable and responsible to make good the losses thus suffered by the VENDEE.

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7. That the VENDEE shall has absolute rights to construct and/or re-construct on THE SAID PROPERTY and the VENDEE shall be exclusively entitled with the exclusive right to has and to hold, own, possess and enjoy THE SAID PROPERTY with exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of THE SAID PROPERTY in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the VENDORS or any other person or persons claiming through or under the trust of the VENDORS.
8. That existing water, electricity connection/meter in THE SAID PROPERTY has become the property of the VENDEE and the VENDEE shall get the same transferred in its name in the records of BSES Rajdhani Power Ltd. and all other departments, along with all such security deposits.
9. That the VENDEE will get THE SAID PROPERTY transferred, mutated in the Revenue Records at Tehsil Mehrauli, New Delhi and M.C.D. and other concerned authorities on the basis of this Sale Deed or its certified true copy.
10. The VENDEE shall has the right to collect the original Sale Deed from the office of the Sub-Registrar V A Hauz Khas, New Delhi.
11. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of THE SAID PROPERTY shall Not annul the Said Deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDORS or their Attorney by obtaining further necessary deeds of assurance or supplementary deeds.

Paul
Paul

Contd...p12/-
Paul

FORM-A**[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]**

1. Name of office of Registrar/Sub-Registrar: VA, Hauz Khas, New Delhi
Name & Father's Name & Address of the Transferors: **[Mr. Pradeep Kumar son of Shri. Ashok Kumar resident of House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062 (2) Mr. Ravi Goyal son of Shri. Ashok Kumar Goyal resident of B-73 Duggal Colony Devli Road Khanpur New Delhi-110062]**
Name & Father Name & address of the Transferee: **[Mr. Brijpal Singh on of Shri. Harbans Singh resident of H.No.09 A Block R.K. Puram Sector 12 Police Colony South West Delhi-110022]**
2. If the property was transferred earlier (Yes/No.) [N/A]
(a) if, yes, amount of consideration thereof : No. [N/A/-]
3. Amount of consideration of the present transfer: **[Rs.2,50,000/-]**
4. Other Information: -
- A. In case of Agricultural land :
 - i. Name of the Revenue Estate: - : **[Bhati]**
 - ii. SName of Village: : **[Bhati]**
 - iii. Khasra Number(s): : **[963/1]**
 - iv. Area of land under transfer (in hect/sq. mtr.): **[2 Biswa 4 Biswansi]**
- B. In case of non-agricultural land :
 - i. Location of the property : **[N/A]**
 - ii. Name of the Colony/ locality : **[N/A]**
 - iii. Sl. No. of the Colony/ locality in the list colonies/ Localities: ,
a. Category of the colony/ locality : **"[N/A]"**
(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).
 - iv. Area (in sq. mtrs.) : **[N/A.]**
 - v. Land Use : **[Agricultural]**
 - vi. (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 (e.g. private school, colleges, hospitals)
 - d. Industrial-2
 - e. Commercial-3
 - iv. Land marks, if any, with the help of which the property can be located:

C. In case of built-up property other than Flats: -

- i. Total area to the plot : [N/A]
 ii. Land *Use : [Agricultural]

iii. in your case).

- a. Residential-1
 b. Govt. Public Purpose-1
 c. Private public Purpose (e.g. private school, colleges, hospitals)
 d. Industrial-2
 e. Commercial-3

iv. Total plinth area of the property (in sq. mtrs.) : [N/A]

v. Plinth area under transfer (in sq. mtrs) : [N/A]

vi. Year of construction: : [N/A]

vii. Nature of construction: [N/A]

viii. (In case of the colonies falling in categories 'G' and 'H', please mentioned 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:

- i. Constructed by DDA/Co-operative Ground Housing
 ii. Society (CGHS) Private Builder:
 iii. Plinth area of the flat (in sq. Mtrs.)
 iv. Whether number of storey in the building of your flat exceeds four or not (Yes/ No):



Name & Signature of the Transferor

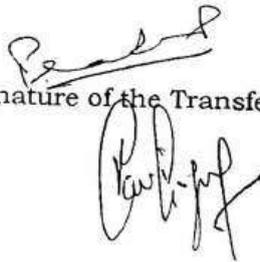
VERIFICATION:

I/we, VENDORS, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified on this 14th day of November 2023.

Signature of Transferee(s)



Name & Signature of the Transferor(s)





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

DL1176473182096
 Receipt No
 14-NOV-2023 11:02
 Issue Date
 SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
 ACC Reference
 IN-DL80289339791796V
 ESI Certificate No
 PURCHASED BY
 BRIJPAL SINGH
 Registration Fees Paid By
 BRIJPAL SINGH
 Property Description
 KHASRA NO. 963/1 VILLAGE BHATI NEW DELHI
 Purpose
 Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 2,500.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 3,617.00

(Rupees Three Thousand Six Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
 The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110028

0-Stamp LOCKED

REVENUE DEPARTMENT, GOVT OF NCT OF DELHI
OFFICE OF THE DISTRICT MAGISTRATE
SAKET : SOUTH DISTRICT

LAND STATUS REPORT



NO: 90580000010755

Application Details

Name of Transferer:

MR. PRADEEP KUMAR MR. RAVI GOYAL

Address of Transferer:

(1) H NO. 501/52 NEB SARAI POLICE POST SAINIK FARM NEW DELHI-110062 (2) B-73 DUGGAL COLONY DEVL I ROAD KHANPUR NEW DELHI-110062

Name of Transferee:

DHARMA,MR. DINESH KUMAR SHARMA MR. BRIJPAL SINGH

Address of Transferee:

B-174A BIRLA FARM NANDA HOSPITAL CHHATERPUR VILLAGE Delhi 110074 India,(2) VILLAGE BAJRANGPURA TEHSIL WAZEERPUR SAWAI MADHOPUR RAJASTHAN -322219 (3) H NO. 09 A BLOCK R. K. PURAM SECTOR -12 POLICE COLONY SOUTH WEST DELHI-110022

Details of Property/Land under transfer :

LAND MEASURING 6 BISWA COMPRISED IN KHASRA NO. 963/1 MIN (0-6) SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI TEHSIL SAKET NEW DELHI

Property Details:

0/963/1(0-6)

TEHSILDAR REPORT IN PART-B

Name of transferer as per Revenue Record

MR. PRADEEP KUMAR MR. RAVI GOYAL

Details of the Property /land under transfer

LAND MEASURING 6 BISWA COMPRISED IN KHASRA NO. 963/1 MIN (0-6) SITUATED IN THE REVENUE ESTATE OF VILLAGE BHATI TEHSIL SAKET NEW DELHI

Revenue Estate

Bhati

Applicable Act

DLR Act

Classification Of Land

Agricultural Land

Whether any violation U/s 33 of DLR Act,1954

NO

Whether any violation U/s 74(4) of DLR Act,1954

NO

Whether any violation U/s 81 of DLR Act,1954

NO

Whether any court case is pending

NO

Whether any objection is pending

NO

Observation by Tehsildar:

Recommend on the basis of report submitted by patwari. THERE IS NO RECORD WHETHER PROPERTY HAS BEEN SOLD/TRANSFERED EARILER OR NOT

Observation by Tehsildar(Notification):

As per the report by Patwari (LA) branch, This land is free from acquisition, the same has been placed in file in

Physical mode as there is no option to upload the same in online module, hence, the same may be seen before any further action.

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

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Reason: Desg: ADM
Date: 2023.10.16 06:35:31 +0530

:::12:::

12. The VENDORS and VENDEE shall abide by all the prevailing laws, bye-laws, rules and regulations of Municipal Corporation /Local bodies or any other concerned authorities in relation to the Said land.
13. That the original and photocopies of all relevant documents in respect of the said land has been handed over by the VENDORS to the VENDEE.
14. That all the expenses of this Sale Deed viz. Stamp Duty, Registration charges etc. has been borne and paid by the VENDEE.
15. That both the parties are Indian Citizen.

IN WITNESS WHEREOF, the parties hereto have signed hereunder on the date and place first above-mentioned.

Witnesses:

1. UID No.9404-4194-5974

Mr. Devender Tanwar
S/o Mukhpal Tanwar
R/o 37 Bhati Khurd Fatehpur
Beri New Delhi-110074

2. UID No.6289-1725-4213

Mr. Uday Singh
S/o Brijpal Singh
R/o A-9 Police Colony R.K. Puram
Sector-12 South West Delhi-110022

VENDORS

VENDEE

RegNo. 9968 Reg. Year 2023-2024 Book No. 1



Ist Party



IInd Party



Witness

Ist Party PRADEEP KUMAR AND RAVI GOYAL , RAVI GOYAL
 IInd Party BRIJPAL SINGH
 Witness DEVENDER TANWAR, UDAY SINGH

Certificate (Section 60)

Registration No.9,968 in Book No.1 Vol No 5,790
 on page 1 to 16 on this date 17/11/2023 10:47:41AM
 and left thumb impressions has/have been taken in my presence.

day Friday

Date 17/11/2023 11:33:08

Dave
 Sub Registrar
 SR V A Hauz Khas
 New Delhi/Delhi

NOC No. 90580000/0755 dtd. 16/10/23.

Dave



2397445109968

...2...



Mr. Prateek Kumar

UID No. 0025-6900

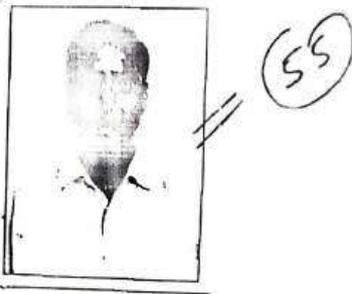
PAN No. WHPK3152K



Mr. Ravi Goyal

UID No. 3852-8645-4490

PAN No. A1BP0859TV



Mr. Dinesh Kumar Sharma

UID No. 7894-0178-3183

PAN No. BFIPS6003K

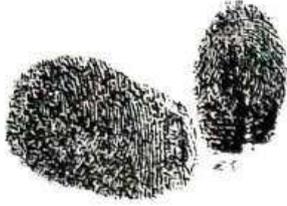
Prateek

Ravi

Contd...p3/-

Dinesh

Paul



Carl



Dineh



Uday



Uday



:::3:::

SALE DEED FOR RS.2,50,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Village Bhati, Tehsil Saket, New Delhi
3.	Valuation as per Circle Rates	:	Rs.99,376/-
	Circle Rate Per Biswas		Land Area in Biswas
a.	53,00,000 / 96	X	1.8
			=
4.	(a) Stamp Duty@3%	:	Rs.75,00/-
	(b) Corporation Tax@3%	:	Rs.75,00/-
	(c) Total Stamps@6%	:	Rs.15,000/-

This Sale Deed is made at New Delhi on this 14th day of November 2023, by;

(1) Mr. Pradeep Kumar son of Shri. Ashok Kumar resident of House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062
 (2) Mr. Ravi Goyal son of Shri. Ashok Kumar Goyal resident of B-73 Duggal Colony Devli Road Khanpur New Delhi-110062,
 hereinafter referred to as "The Vendors", which expression shall mean and include the Vendors, their legal heirs, successors, legal representatives, administrator(s), executor(s), member(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assign(s), etc.

Contd...p4/-

Pradeep Kumar
Ravi Goyal

Ravi Goyal

Regno: 970123010615

Deed Related Detail

Date 14-11-2023 11:43:07

Land Detail

SALE WITHIN MC AREA

Tehsil/ Sub Tehsil SR V A Hauz Khas

Building Detail

Village City Bhatti

Building Type

Bhatti

Property Type

Khadar

House No: nil

Road No KHASRA NO 963/1 VILLAGE BHATI NEW DELHI.

Area

0.00 Bigha

1.00 Bishwa

16.00 Bishwansi

Consideration Amount 250,000.00 Rupees

Money Related Detail

Stamp Duty Paid 15000.00 Rupees

Value of Registration Fee 2500.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt
PRADEEP KUMAR AND RAVI GOYAL

S/o W/o
ASHOK KUMAR
ASHOK KUMAR GOYAL

R/o
501 52 NEB SARAI POLICE POST SAINIK FARM NEW DELHI
110062

B 73 DUGGAL COLONY DEVI ROAD KHANPUR NEW DELHI

In the office of the Sub Registrar, Delhi this 14-11-2023 11:43:07 day Tuesday between the hour of

Signature of Presenter

[Handwritten Signature]

Registrar/Sub Registrar
SR V A Hauz Khas

Execution admitted by the said: Shri/Ms
PRADEEP KUMAR AND RAVI GOYAL

and Shri/Ms.
DINESH KUMAR SHARMA

Who is/are identified by Shri/Smt/Km DEVENDER TANWAR S/o W/o D/o MUKHPAL TANWAR R/o 37 BHATI KHURD FATEHPUR
and Shri/Smt/Km UDAY SINGH S/o W/o D/o BRIJPAL SINGH R/o A 9 POLICE COLONY R K PURAM SECTOR 12 SOUTH WEST
(Marginal Witness). Witness No. It 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. 250,000.00

The Balance of entire consideration of Rs. _____ Rupees

Vendor(s)/Mortgagor(s) by DINESH KUMAR SHARMA has been paid to the
S/O W/O RAMESHWER PRASAD SHARMA

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

Date 14-11-2023 13:34:44

Registrar/Sub Registrar
SR V A Hauz Khas

Revenue Department New Delhi



Uday



NIC-DSU

:::4:::

IN FAVOUR OF

Mr. Dinesh Kumar Sharma son of Shri. Rameshwar Prasad Sharma resident of Village Bajrangpura Tahsil Wazcerpur Sawai Madhopur Rajasthan-322219, hereinafter referred to as "The VENDEE", which expression shall mean and include the VENDEE, his legal heirs, successors, legal representatives, administrator(s), executor(s), transferee(s), beneficiary(s), legatee(s), probate(s), Nominee(s) and permitted assignee(s), etc.

The expression of the VENDORS and the VENDEE shall mean and include them, their legal heirs, successors, legal representatives, administrators, executors, Nominees and permitted assigns.

Whereas the VENDORS are the absolute/recorded owner/bhoomidar and in physical possession of Land measuring **6 Biswa comprised in Khasra No.963/1 Min (0-6)** situated in the revenue estate of Village Bhati Tehsil Saket New Delhi, (hereinafter referred to as the "Said Land").

Preamble of the Property

- A. AND WHEREAS Mrs. Reshna Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos 1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mr. Triloki Nath Khanna son of Late Shri. L. Gokal Chand, Mr. Surajmal son of Shri. Nanwa, Sh. Surja & Sh. Pemi both sons of Sh. Ramla, Mrs. Jagmali and Mrs. armali both daughters of Shri. Ramla, Sh. Shiv charan son of Late Shri. Lal Singh, Sh. Lala son of Shri. Chote, Sh. Rajinder Singh Dahiya son of Shri. Har Kishan, Sh. Bijender Singh, Sh. Davinder Singh, Sh. Ashok Kumar, Sh. Virender Singh & Sh. Narinder Kumar all sons of Sh. Rajender Singh by virtue of four separate Sale Deeds detailed as under:-

Reshna
Uttam

Contd...p5/-

Reshna

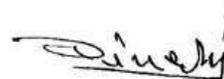
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- a. Document No.4507, in additional Book No.I, Volume No.4713 on pages 67 to 71 on dated 31.07.1982.
- b. Document No.1572, in additional Book No.I, Volume No.5011 on pages 184 to 187 on dated 31.07.1982.
- c. Document No.1860, in additional Book No.I, Volume No.6057 on pages 61 to 64 on dated 17.03.1988.
- d. Document No.6184, in additional Book No.I, Volume No.8815 on pages 92 to 98 on dated 31.07.1995.

B. AND WHEREAS M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi through its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 purchased Agricultural Land measuring 23 Bighas and 5 Biswas comprised in Khasra Nos1019 (0-8), 963 Min (4-8), 1996/62 (3-1), 1013 (4-6), 1021 Min (2-19), 1020 Min (2-18), 1018 (1-18), 1014 (3-17) with boundary wall tubewell & tubewell & electric connection situated in the revenue estate of Village Bhati Tehsil Mehrauli New Delhi from Mrs. Reshma Uttam daughter of Shri. H.K. Uttam resident of 15 Birbal Road Jungpura Extension New Delhi by virtue of registered Sale Deed vide Document No.16300 in additional Book NO.I, Volume No.6786 on pages 1 to 160 on dated 17.11.2006 duly registered in the office of the Sub-Registrar-V New Delhi.



Contd...p6/-



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- C. AND WHEREAS Mr. Pradeep Kumar Mr. Ravi Goyal (VENDORS HEREIN) purchased Land measuring 6 Biswa comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi from M/s A plus Estates Private Limited a Private Limited Company Duly incorporated under the Company Act 1956 having its registered office at E-4 Defence Colony New Delhi-11024 and previous office at 294/1 Vishwakarma Colony Lal Kuan New Delhi through its authorized signatory Mr. Anil Mahindra son of Shri. K.C. Mahindra resident of D-12 second Floor Model Town Delhi-110009 vide resolution passed in the meeting of the Board of Directors held on 19.03.2020 by virtue of registered Sale Deed vide Document No.5,300 in additional Book No.I, Volume No.4,681 on pages 80 to 95 on dated 02.06.2022 duly registered in the office of the Sub-Registrar V A Hauz Khas New Delhi/Delhi.
- D. AND WHEREAS the VENDORS for their legal need and bonafide requirements has agreed to sell and the Vendee has agreed to purchase the said **Land measuring 1 Biswa 16 Biswansi comprised in Khasra No.963/1 Min (0-6) situated in the revenue estate of Village Bhati Tehsil Saket New Delhi**, (hereinafter referred to as "**The Said Land**"), with all right of ownership, possession, privileges, easements and appertenances attached thereto, for a total sale consideration of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
- E. AND WHEREAS the VENDOR has obtained the NO objection Certificate/Land Status Report for the Sale of the above said Land in favour of the VENDEE, the said premises was granted by Revenue Department, Govt of NCT Delhi, office of the District Magistrate New Delhi vide SR No.90580000010755 on dated 16.10.2023

Contd...p7/-

Pradeep
Ravi Goyal

Anil Mahindra

:::7:::

A. The VENDORS have represented, warranted, confirmed and assured unto the VENDEE that;

i. The VENDORS being the owners in possession of THE SAID PROPERTY has an absolute and unrestricted clean, clear and marketable right, title and interest therein free from any defect, liability, claim or dispute and therefore, legally competent to sell, transfer and convey THE SAID Land to the VENDEE and to execute this Sale Deed with the VENDEE and receive the entire sale consideration from the VENDEE.

Further, the VENDEE has independently verified and conducted a detailed due diligence in respect of the said Land by perusing, inspecting and verifying the title documents, and physically inspected the said land, verifying the area of the said land in and has fully satisfied itself as regards to the title of the VENDORS to the said land.

ii. The VENDORS have not entered into any agreement to sell, agreement or any other arrangement relating to THE SAID Property or any part or portion thereof being the subject matter of this Sale Deed, which may affect the sale and transfer of THE SAID Property in favour of the VENDEE in any manner whatsoever. The VENDORS have neither done nor been party to any act whereby the VENDORS's right in THE SAID PROPERTY may in any way be impaired or the VENDORS may be prevented from selling THE SAID PROPERTY and receiving the sale consideration from the VENDEE.



Contd...p8/-



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- iii. THE SAID PROPERTY being sold under these presents is not the subject matter of any surety, security or guarantee. No loan has been availed of by the VENDORS by keeping THE SAID PROPERTY or any documents related thereto as security either with the Government/banks/financial institutions or any other body or person.
- iv. The VENDORS indemnify and agree and undertake to, at all times, keep the VENDEE indemnified and hold it saved and harmless against all claims, actual losses, damages, costs, expenses, due to any claims, disputes, demands, proceedings or litigation or for any other reason, which the VENDEE may incur or suffer by reason of any claim, dispute, etc. against rights, title and interest or due to any defect in the rights, title and interest of the VENDORS to THE SAID PROPERTY.
- v. The SAID PROPERTY is free from all kinds of registered or unregistered encumbrance whatsoever. No part of THE SAID PROPERTY is affected by a subsisting contract for sale or other disposition of any interest in it. There are No arrangement(s) for sale or alienation of THE SAID PROPERTY in any manner whatsoever or any part thereof with any other person(s) Nor is there any subsisting power of attorneys or any other authority, oral or otherwise empowering any other person(s) to deal with any part of THE SAID PROPERTY in any manner whatsoever.
- vi. From the date of execution of this Sale Deed, the VENDEE shall be entitled to use or dispose THE SAID PROPERTY in the manner the VENDEE may deem fit, without any objections, obstructions, hindrances or claims from the VENDORS (or any third party claiming through him).



Contd...p9/-



:::9:::

NOW THIS SALE DEED WITNESSETH AS UNDER;

1. That in pursuance to recitals contained in this sale deed and in consideration of the sum of Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only) which has already been received by the VENDORS from the VENDEE, as per details mentioned hereunder:-

UTR No./Cheque No.	Amount	Dated	Drawn
000034	Rs.1,25,000/-	01.06.2023	Bank of Baroda
000035	Rs1,25,000/-	01.06.2023	Bank of Baroda

The receipt and sufficiency of which is hereby admitted and acknowledged by the VENDORS in full and final payment and settlement of the sale consideration the VENDORS do hereby absolutely and irrevocably sell, convey, transfer and assign all her rights, title and interests in THE SAID PROPERTY unto the VENDEE herein absolutely and forever without any reservation, conditions or restrictions on as is where is basis.

2. Simultaneously with the execution of this Sale Deed, the VENDORS has handed over the actual, legal, physical, unencumbered, unhindered, unfettered and vacant, peaceful physical possession of THE SAID PROPERTY to the VENDEE and the VENDEE hereby acknowledges the same and from the execution date hereof, the VENDEE, shall has unfettered right of access to THE SAID PROPERTY and ingress and egress rights, without any hindrance of any kind from the VENDORS or any other person claiming under the VENDORS.



Contd...p10/-



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3. That Now the VENDORS have been left with No right, title, interest, claim or concern of any nature with THE SAID PROPERTY and the VENDEE has become the absolute owner of THE SAID PROPERTY with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/hindrance by the VENDORS or any other person claiming through or under the VENDORS.
4. That the VENDORS do hereby grant to the VENDEE all rights, interests and title in THE SAID PROPERTY as also all rights, easements, privileges, appurtenances whatsoever belonging to or enjoyed therewith or appurtenant thereto, together with electricity connection etc. to has and to hold the same unto the VENDEE absolutely and forever.
5. That as the VENDORS and/or any other person claiming through or under them has been left with No rights, interests or title in THE SAID PROPERTY and henceforth the VENDEE shall be the rightful sole, exclusive and absolute owner of the same and shall peacefully hold, possess, own, occupy and enjoy the same and receive and enjoy all the rents, profits, benefit and proceeds thereof with the exclusive right to sell or transfer the same without any let, claim, demand denial, hindrance, interruption or eviction of or by the VENDORS or any other person claiming through or under them.
6. That the VENDORS hereby declare and represent that THE SAID PROPERTY is Not the subject matter of any HUF and that No part of THE SAID PROPERTY is owned by any minor or by any other member of the family, except the VENDORS herein and if the whole or any part of THE SAID PROPERTY is ever taken away or goes out from the possession of the VENDEE on account of any of aforesaid reasons or due to any legal defect in the ownership and the title of the VENDORS, then the VENDORS shall be liable and responsible to make good the losses thus suffered by the VENDEE.

Contd...p11/-

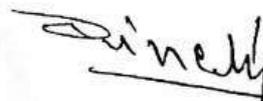


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7. That the VENDEE shall has absolute rights to construct and/or re-construct on THE SAID PROPERTY and the VENDEE shall be exclusively entitled with the exclusive right to has and to hold, own, possess and enjoy THE SAID PROPERTY with exclusive unfettered and unrestricted right to transfer or otherwise deal with or dispose of THE SAID PROPERTY in whole or any part/portion thereof, without any right, claim or interest therein whatsoever of the VENDORS or any other person or persons claiming through or under the trust of the VENDORS.
8. That existing water, electricity connection/meter in THE SAID PROPERTY has become the property of the VENDEE and the VENDEE shall get the same transferred in its name in the records of BSES Rajdhani Power Ltd. and all other departments, along with all such security deposits.
9. That the VENDEE will get THE SAID PROPERTY transferred, mutated in the Revenue Records at Tehsil Mehrauli, New Delhi and M.C.D. and other concerned authorities on the basis of this Sale Deed or its certified true copy.
10. The VENDEE shall has the right to collect the original Sale Deed from the office of the Sub-Registrar V A Hauz Khas, New Delhi.
11. That any error or omission or mis-description of the property under sale regarding the numbers or any reference to the number of documents, books, volumes or pages of the Registrar's office, regarding the title deeds of THE SAID PROPERTY shall Not annul the Said Deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDORS or their Attorney by obtaining further necessary deeds of assurance or supplementary deeds.



Contd...p12/-



FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar: VA, Hauz Khas, New Delhi
Name & Father's Name & Address of the Transferors: [Mr. Pradeep Kumar son of Shri. Ashok Kumar resident of House No.501/52 Neb Sarai Police Post Sainik Farm New Delhi-110062 (2) Mr. Ravi Goyal son of Shri. Ashok Kumar Goyal resident of B-73 Duggal Colony Devli Road Khanpur New Delhi-110062]
Name & Father Name & address of the Transferee: [Mr. Dinesh Kumar Sharma son of Shri. Rameshwar Prasad Sharma resident of Village Bajrangpura Tahsil Wazeerpur Sawai Madhopur Rajasthan-322219]
2. If the property was transferred earlier (Yes/No.) [N/A]
(a) if, yes, amount of consideration thereof : No. [N/A/-]
3. Amount of consideration of the present transfer: [Rs.2,50,000/-]
4. Other Information: -
- A. In case of Agricultural land :
 - i. Name of the Revenue Estate: - : [Bhati]
 - ii. Name of Village: : [Bhati]
 - iii. Khasra Number(s): : [963/1]
 - iv. Area of land under transfer (in hect/sq. mtr.): [1 Biswa 16 Biswansi]
- B. In case of non-agricultural land :
 - i. Location of the property : [N/A]
 - ii. Name of the Colony/ locality : [N/A]
 - iii. Sl. No. of the Colony/ locality in the list colonies/ Localities: ,
a. Category of the colony/ locality : "[N/A]"
(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).
 - iv. Area (in sq. mtrs.) : [N/A.]
 - v. Land Use : [Agricultural]
 - vi. (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 (e.g. private school, colleges, hospitals)
 - d. Industrial-2
 - e. Commercial-3

iv. Land marks, if any, with the help of which the property can be located:

C. In case of built-up property other than Flats: -

i. Total area to the plot

: [N/A]

ii. Land *Use

: [Agricultural]

iii. in your case).

a. Residential-1

b. Govt. Public Purpose-1

c. Private public Purpose (e.g. private school, colleges, hospitals)

d. Industrial-2

e. Commercial-3

iv. Total plinth area of the property (in sq. mtrs.) : [N/A]

v. Plinth area under transfer (in sq. mtrs) : [N/A]

vi. Year of construction: [N/A]

vii. Nature of construction: [N/A]

viii. (In case of the colonies falling in categories 'G' and 'H', please mentioned 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:

i. Constructed by DDA/Co-operative Ground Housing

ii. Society (CGHS) Private Builder:

iii. Plinth area of the flat (in sq. Mtrs.)

iv. Whether number of storey in the building of your flat exceeds four or not (Yes/ No):



Name & Signature of the Transferor

VERIFICATION:

I/we, VENDORS, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified on this 14th day of November 2023.

Signature of Transferee(s)



Name & Signature of the Transferor(s)





Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No	DL1171673184870
Issue Date	14-NOV-2023 11:06
ACC Reference	SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No	IN-DL93950224056740V
Purchased By	DINESH KUMAR SHARMA
Registration Fees Paid By	DINESH KUMAR SHARMA
Property Description	KHASRA NO 963/1 VILLAGE BHATI NEW DELHI
Purpose	Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 2,500.00
Copying Fees	₹ 100.00
E-change of Name Fee - MCD	₹ 1,000.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 3,617.00

(Rupees Three Thousand Six Hundred Seventeen Only)

e-Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: UB7190MH1988GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

Physical mode as there is no option to upload the same in online module, hence, the same may be seen before any further action.

TEHSILDAR (NOTIFICATION) REPORT IN PART-C

NIL

To,
SR OFFICE ()

1. This Certificate is valid as per Information Technology Act 2000 as amended from time to time.
2. The Authenticity of this document should be verified at <http://edistrict.delhigovt.nic.in>. Any discrepancy in the details on this document when compared to those available on the website renders it invalid.
3. The onus of checking the legitimacy is on the users of this document.
4. In case of any discrepancy please inform the authority issuing this Certificate.

Digitally signed by Ankit Kumar Agarwal
Reason: Desg: ADM
Date: 2023.10.16 06:35:31 +05:30

:::12:::

12. The VENDORS and VENDEE shall abide by all the prevailing laws, bye-laws, rules and regulations of Municipal Corporation /Local bodies or any other concerned authorities in relation to the Said land.

13. That the original and photocopies of all relevant documents in respect of the said land has been handed over by the VENDORS to the VENDEE.

14. That all the expenses of this Sale Deed viz. Stamp Duty, Registration charges etc. has been borne and paid by the VENDEE.

15. That both the parties are Indian Citizen.

IN WITNESS WHEREOF, the parties hereto have signed hereunder on the date and place first above-mentioned.

Witnesses:

Devender Tanwar
Uday Singh

Devender Tanwar
Uday Singh
VENDORS

1. UID No.9404-4194-5974 //
Mr. Devender Tanwar //
S/o Mukhpal Tanwar
R/o 37 Bhati Khurd Fatehpur
Beri New Delhi-110074

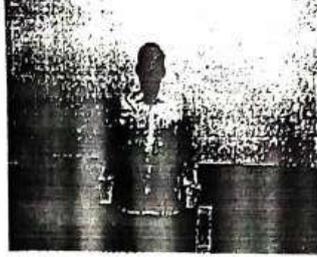
Uday Singh
VENDEE

2. UID No.6289-1725-4213 //
Mr. Uday Singh //
S/o Brijpal Singh
R/o A-9 Police Colony R.K. Puram
Sector-12 South West Delhi-110022

RegNo. 9969 Reg. Year 2023-2024 Book No. 1



Ist Party



IInd Party



Witness

Ist Party PRADEEP KUMAR AND RAVI GOYAL , RAVI GOYAL

IInd Party DINESH KUMAR SHARMA

Witness DEVENDER TANWAR, UDAY SINGH

Certificate (Section 60)

Registration No.9,969 in Book No.1 Vol No 5,790
on page 17 to 32 on this date 17/11/2023 10:48:24AM
and left thumb impressions has/have been taken in my presence.

day Friday

Date 17/11/2023 11:29:14


Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi

NOC No 905800000/0755 dtd. 16/10/23.





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Revenue Department NCT of Delhi

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