

Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/06/2025

Certificate No. G0L2025F4567



Stamp Duty Paid : ₹ 743500

GRN No. 133893659



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Madhu Bhalla

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village : New delhi

District : South delhi

State : Delhi

Phone: 98\*\*\*\*\*12

Others : Karan bhalla



**Buyer / Second Party Detail**

Name : Zakspaces and Interiors Pvt ltd

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village: New delhi

District : South delhi

State : Delhi

Phone : 92\*\*\*\*\*13

Purpose : Stamp paper for sale deed

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

# SALE DEED



PROPERTY NO.	: PLOT NO.-22
TYPE OF PROPERTY	: RESIDENTIAL PLOT
VILLAGE/CITY NAME	: HARSARU, SECTOR-88A & 88B
SEGMENT/BLOCK NAME	: TWN-005-SECTOR-88B-H-40
UNITS LAND	: 180.45 SQ. YARDS
TRANSACTION VALUE	: RS. 1,06,20,068/-
STAMP DUTY	: RS. 7,43,500/-
E- STAMP NO./DATE	: G0L2025F4567/12-06-2025
REGISTRATION FEES	: RS. 50,005/-
GRN NO.	: 133894578
MCG Property ID	: 1CVC5L89

Madhu Bhalla.

For Zakspaces & Interiors Private Limited  
Authorized Signatory

## वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु

गांव/शहर- हुडा के सैक्टर

स्थित- Sector 88B, 95, 95A, 95B, 94, 89B,  
99A, 90, 91, 92, 93

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : 22, H-40,Vatika India Next -2, Sector-88B,Gurugram - 122505, 122505.

## धन संबंधी विवरण

राशि- 10620068 रुपये

कुल स्टाम्प शुल्क- 743404 रुपये

स्टाम्प नं- g012025f4567

स्टाम्प का मूल्य- 743500 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:133894578

पेस्टिंग शुल्क- 3 रुपये

द्वारा तैयार किया गया- SELF

सेवा शुल्क- 200

## भूमि का विवरण

निवासीय

180.45 Sq. Yards

## स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 1evc5189

प्रॉपर्टी नं- 22

मालिक- Madhu Bhalla, Karan Bhalla

पता- 22, H-40,Vatika India Next -2, Sector-88B,Gurugram - 122505, 122505.

यह प्रलेख आज दिनांक 27-08-2025 दिन बुधवार समय 5:03:00 PM बजे श्री/श्रीमती/कुमारी MADHU BHALLA पत्नी SUNIL BHALLA  
KARAN BHALLA पुत्र SUNIL BHALLA निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

*Madhu Bhalla, Karan*  
MADHU BHALLA KARAN BHALLA

संयुक्त उप पंजीयन अधिकारी NI Harsaru

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 27-08-2025

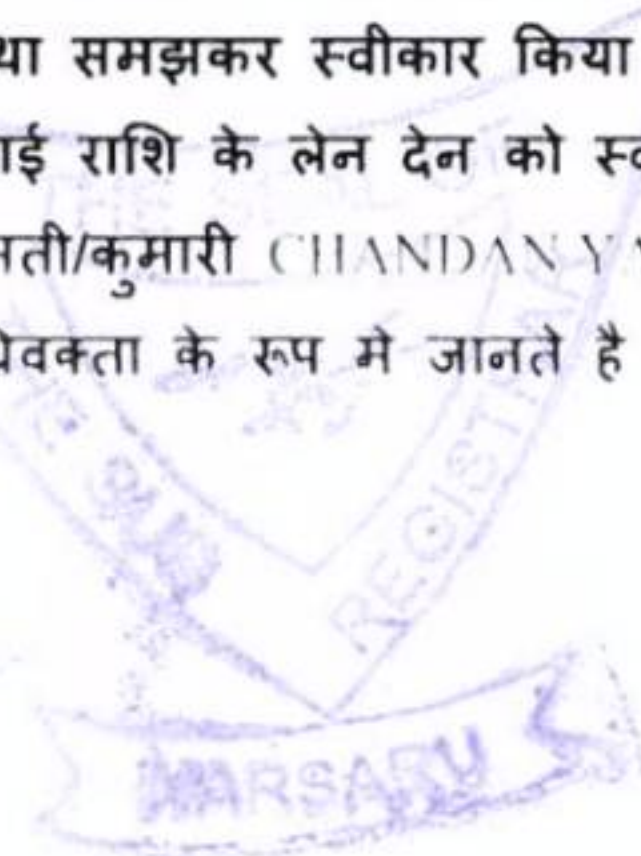
संयुक्त उप पंजीयन अधिकारी NI Harsaru

*Madhu Bhalla, Karan*  
MADHU BHALLA KARAN BHALLA

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ZAKSPACES AND INTERIORS PVT LTD thru AMIT GANDHI/OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी DISHA GANDHI पिता AMIT GANDHI निवासी GGM व श्री/श्रीमती/कुमारी CHANDAN YADAV पिता JOKHAN YADAV निवासी DELHI ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 27-08-2025

संयुक्त उप पंजीयन अधिकारी NI Harsaru



THIS SALE DEED IS MADE AT SUB-TEHSIL HARSARU DISTT. GURUGRAM ON THIS 16<sup>th</sup> DAY OF JUNE, 2025 by Mrs. MADHU BHALLA (Adhaar No.7924-0825-7821, PAN ADUPB6502F) W/o Sh. Sunil Bhalla, AND Mr. KARAN BHALLA (Adhaar No. 3928-4723-8163, PAN AJLPB2687E) S/o Sh. Sunil Bhalla, both R/o House No.-161/1C-W-3, Western Avenue, Sainik Farms, Pushpa Bhawan South Delhi, Delhi-110062, hereinafter collectively called the VENDORS which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors and assigns of the One Part.

**IN FAVOUR OF**

**M/S ZAKSPACES & INTERIORS PRIVATE LIMITED**, a company incorporated under the Indian Companies Act, 1956 and Existing Under the Companies Act, 2014 (CIN U70100DL2017PTC323195 & PAN AABCZ1247J) having its office at 161/1C, W-3, Western Avenue, Sainik Farms, South Delhi, Delhi-110062, acting through its authorized signatory **Mr. AMIT GANDHI** (Aadhaar No. 9076-0944-2005) S/o Mr. Pankaj Kumar Gandhi R/o 202, Shakti Apartment, Sector-15, Gurugram-122001, Haryana, vide Board resolution dated 09-06-2025, hereinafter called the VENDEE which expression shall unless inconsistent with the context mean and include all their heirs, legal representatives, successors, survivors, administrators and assigns of the Other Part.

WHEREAS the above said VENDORS are the absolute owner and in possession of **Residential Plot No. 22, Street No. TWN-005-Sector-88B-H-40, Admeasuring 180.45 Sq. Yards. situated in the residential colony known as "VATIKA INDIA NEXT 2" the said Colony admeasuring about 121.0125 Acres or thereabout falling in the revenue estate of Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana, bounded as under:-**

EAST : Road  
WEST : Other Plot  
SOUTH : Road  
NORTH : Other Plot

by way of **Conveyance Deed Vasika No. 12220 dated 12-12-2024** registered in the office of joint Sub Registrar-Harsaru Distt. Gurugram Haryana.

*V. Anil*

*Madhu Bhalla*

For Zakspaces & Interiors Private Limited  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

7456

2025-2026

1



विक्रेता



क्रेता



गवाह

*Madhu Bhalla, Karan Bhalla*

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- MADHU BHALLA KARAN BHALLA \_\_\_\_\_

क्रेता :- thru AMIT GANDHIOTHERZAKSPACES AND INTERIORS PVT LTD \_\_\_\_\_

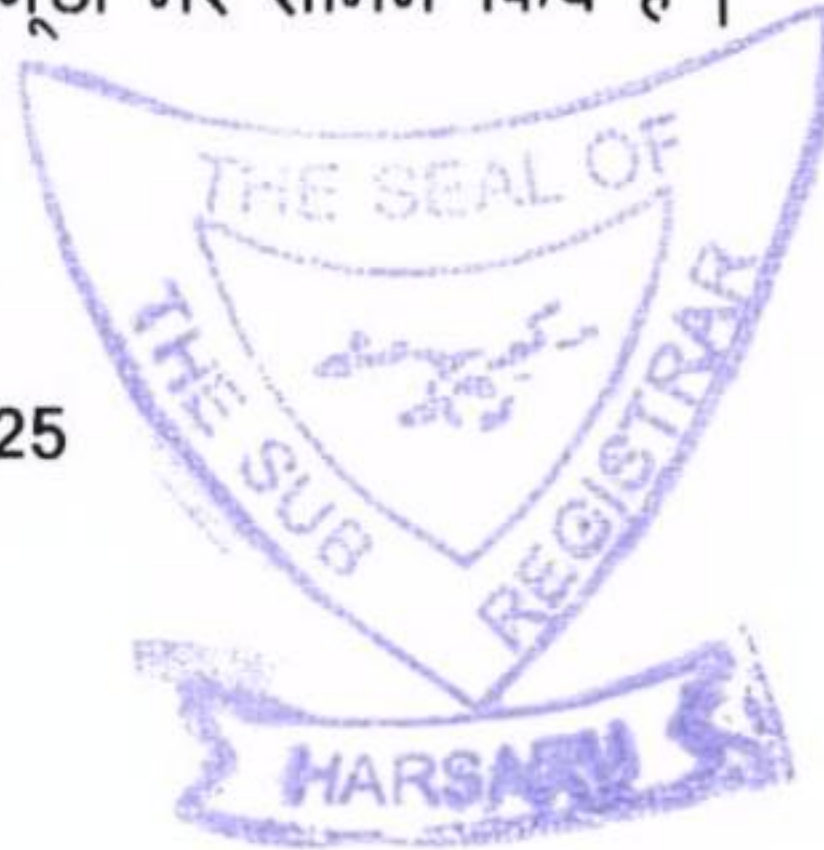
गवाह 1 :- DISHA GANDHI *Disha* \_\_\_\_\_

गवाह 2 :- CHANDAN YADAV *चंद्रा यादव* \_\_\_\_\_

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7456 आज दिनांक 27-08-2025 को बही नं 1 जिल्द नं 107 के पृष्ठ नं 165 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2651 के पृष्ठ संख्या 100 से 102 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-08-2025



उप/सयुक्त पंजीयन अधिकारी हरसरु

*[Handwritten signature]*

AND WHEREAS the VENDORS herein due to some bonafide needs and commitments decided to sell the above said Property and the VENDEE herein agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED, DECLARED, CONVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. That the VENDORS have agreed to sell the above said Property and the VENDEE has agreed to purchase the same, for a sum of **Rs. 1,06,20,068/- (Rupees One Crore Six Lakh Twenty Thousand Sixty Eight only)** which is paid by the VENDEE to the VENDORS as the cost of the said Property, in the following manner :-

Amount	CH./DD/RTGS No.	Date	Drawn on
1,05,13,867/-	148726	10/6/2025	Indusind Bank
1,06,201/-	TDS		
<b>1,06,20,068/-</b>	<b>Total</b>		

2. That the VENDORS being of sound mind by free will, without any pressure does herein grant, convey and transfer all his rights, titles and interest in the above said **Residential Plot No. 22, Street No. TWN-005-Sector-88B-H-40, Admeasuring 180.45 Sq. Yards. situated in the residential colony known as "VATIKA INDIA NEXT 2" the said Colony admeasuring about 121.0125 Acres or thereabout falling in the revenue estate of Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana,** unto the VENDEE herein.
3. That the above said Property sold herein is free hold and free from all encumbrance, claims, demands, dues, liens, mortgages, decrees, litigation, prior-sales, agreement to sell etc.
4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEE at the spot who have become the absolute lawful owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc vested in VENDORS and to be absolute owner in the said property without any hindrance, claims, demands by the VENDORS or their heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.
6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.

*[Handwritten Signature]*

*Madam Bhalla*

For Zakspaces & Interiors Private Limited  
Authorized Signatory



7. That all the previous documents concerning this property have been handed over by the VENDORS to the VENDEE in original at the time of execution of this sale deed.
8. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis AND WHEREAS the VENDEE have also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
9. That the amount of sale consideration includes the contingency deposit and security which the VENDORS has paid to Concerned Authority. Now the VENDEE are entitled to get the said amount endorsed in their favour.
10. That the VENDEE shall abide by all the terms and conditions laid by Concerned Authority at the time of allotment or execution of SALE DEED.

**THE VENDORS DECLARE AND ASSURE THE VENDEE**

- A. That the property hereby conveyed is their self purchased/acquired property by virtue of the CONVEYANCE DEED mentioned hereinabove and that no one else except the VENDORS has rights, claims, interest, and concern whatsoever in the said Property hereby conveyed or any part thereof.
- B. That the Property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.
- C. Owner of the said property agreed to be sold is not subject to any charges, mortgages, liens encumbrances and there is no dispute, litigation, injunction, court attachments, attachment from Income Tax, Wealth Tax and Revenue Department or acquisition proceedings in respect of the said property and the VENDORS have full and unrestricted right to sell and transfer the said property to the VENDEE and that if it is ever proved otherwise at any time and the VENDEE suffers any loss on the whole or part of the property hereby conveyed is taken away from the possession of the VENDEE, the VENDORS (along with their heirs, successors, legal representatives, assigns and administrators) from their property movable and immovable and other wise shall be liable to make good the loss suffered by the VENDEE and keep indemnified against all losses, expenses, cost and damages, accruing thereby to the VENDEE.

*Vendors*  
*Madhu Bhalu*

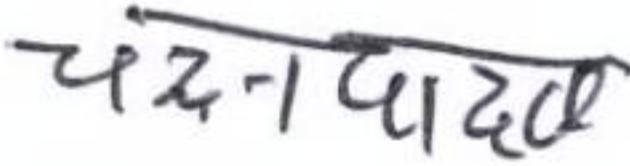
For Zakspaces & Interiors Private Limited  
Authorized Signatory

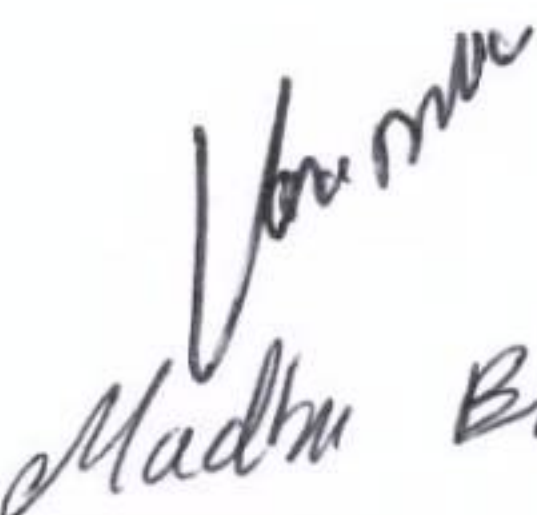


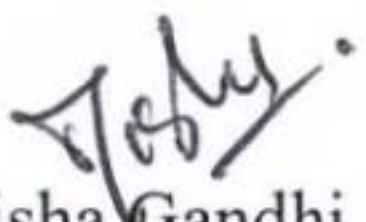
D. That the VENDEE can get the said property mutated / transferred in their name as owner in the records of the concerned authorities on the basis of this Sale Deed or its certified true copy.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAS AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

**WITNESSES:**

1. 

  
VENDORS

2.   
Mrs. Disha Gandhi  
W/o Sh. Amit Gandhi  
R/o 202, Shakti Apartment,  
Sector-15, Part-2, Gurugram, Haryana.

  
  
Authorised Signatory  
VENDEE



Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/06/2025

Certificate No. G0L2025F4570



Stamp Duty Paid : ₹ 1693500  
(Rs. Only)

GRN No. 133894018



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Karan Bhalla

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village : New delhi

District : South delhi

State : Delhi

Phone: 98\*\*\*\*\*12



**Buyer / Second Party Detail**

Name : Zakspaces and Interiors Pvt ltd

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village: New delhi

District : South delhi

State : Delhi

Phone : 92\*\*\*\*\*13

Purpose : Stamp paper for sale deed

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

# SALE DEED



PROPERTY NO.	: PLOT NO.-24
TYPE OF PROPERTY	: RESIDENTIAL PLOT
VILLAGE/CITY NAME	: HARSARU, SECTOR-88A & 88B
SEGMENT/BLOCK NAME	: TWN-005-SECTOR-88B-E-31
UNITS LAND	: 227.96 SQ. YARDS
TRANSACTION VALUE	: RS. 2,41,85,953/-
STAMP DUTY	: RS. 16,93,500/-
E- STAMP NO./DATE	: G0L2025F4570/12-06-2025
REGISTRATION FEES	: RS. 50,005/-
GRN NO.	: 133894816
MCG Property ID	: 1LPN1599

*Karan Bhalla*

For Zakspaces & Interiors Private Limited  
Authorised Signatory

## वसीका संबंधी विवरण

## वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु गांव/शहर- हुड्डा के सेक्टर स्थित- Sector 88B, 95, 95A, 95B, 94, 89B, 99A, 90, 91, 92,93  
 शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर पंजीकृत कॉलोनी  
 पता : 24, E-31,Vatika India Next -2,Sector 88A, Gurugram - 122505, 122505.

## धन संबंधी विवरण

राशि- 24185952 रुपये कुल स्टाम्प शुल्क- 1693016 रुपये  
 स्टाम्प नं- g012025f4570 स्टाम्प का मूल्य- 1693500 रुपये  
 रजिस्ट्रेशन फीस- 50000 रुपये EChallan:133894816 पेस्टिंग शुल्क- 3 रुपये  
 द्वारा तैयार किया गया- J P SHARMA ADV सेवा शुल्क- 200

## भूमि का विवरण

निवासीय 227.96 Sq. Yards

## स्थानीय शहरी निकाय संबंधी विवरण

प्रॉपर्टी आईडी- 11pn1599 प्रॉपर्टी नं- 24 मालिक- Karan Bhalla  
 पता- 24, E-31,Vatika India Next -2,Sector 88A, Gurugram - 122505, 122505.

यह प्रलेख आज दिनांक 27-08-2025 दिन बुधवार समय 5:00:00 PM बजे श्री/श्रीमती/कुमारी KARAN BHALLA पुत्र SUNIL BHALLA निवास H NO 161 IC W 3 SAINIK FARMS PUSHPA BHAWAN SOUTH DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

KARAN BHALLA

संयुक्त उप पंजीयन अधिकारी NT Harsaru

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

KARAN BHALLA

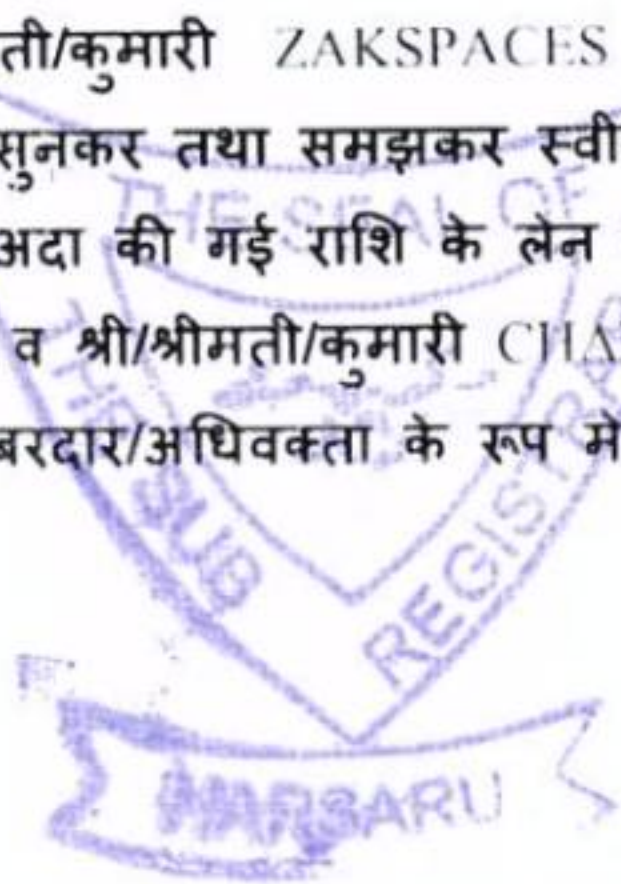
दिनांक 27-08-2025

संयुक्त उप पंजीयन अधिकारी NT Harsaru

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ZAKSPACES AND INTERIORS PVT LTD thru AMIT GANDHI OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी DISHA GANDHI पिता AMIT GANDHI निवासी GGM व श्री/श्रीमती/कुमारी CHANDAN YADAV पिता JOKHAN YADAV निवासी DELHI ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 27-08-2025

संयुक्त उप पंजीयन अधिकारी NT Harsaru



THIS SALE DEED IS MADE AT SUB-TEHSIL HARSARU DISTT. GURUGRAM ON THIS 16<sup>th</sup> DAY OF JUNE, 2025 by **Mr. KARAN BHALLA** (Adhaar No. 3928-4723-8163, PAN AJLPB2687E) S/o **Sh. Sunil Bhalla**, R/o House No.-161/1C-W-3, Western Avenue, Sainik Farms, Pushpa Bhawan South Delhi, Delhi-110062, hereinafter collectively called the **VENDOR** which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors and assigns of the One Part.

**IN FAVOUR OF**

**M/S ZAKSPACES & INTERIORS PRIVATE LIMITED**, a company incorporated under the Indian Companies Act, 1956 and Existing Under the Companies Act, 2014 (CIN U70100DL2017PTC323195 & PAN AABCZ1247J) having its office at 161/1C, W-3, Western Avenue, Sainik Farms, South Delhi, Delhi-110062, acting through its authorized signatory **Mr. AMIT GANDHI** (Aadhaar No. 9076-0944-2005) S/o Mr. Pankaj Kumar Gandhi R/o 202, Shakti Apartment, Sector-15, Gurugram-122001, Haryana, vide Board resolution dated 09-06-2025, hereinafter called the **VENDEE** which expression shall unless inconsistent with the context mean and include all their heirs, legal representatives, successors, survivors, administrators and assigns of the Other Part.

WHEREAS the above said **VENDOR** are the absolute owner and in possession of **Residential Plot No. 24, Street No. TWN-005-Sector-88B-E-31, Admeasuring 227.96 Yards.** situated in the residential colony known as "**VATIKA INDIA NEXT 2**" the said Colony admeasuring about **121.0125 Acres** or thereabout falling in the revenue estate of **Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana, bounded as under:-**

EAST : Road  
WEST : Other Plot  
SOUTH : Other Plot  
NORTH : Other Plot

by way of **Conveyance Deed Vasika No. 12217 dated 12-12-2024** registered in the office of joint Sub Registrar-Harsaru Distt. Gurugram Haryana.

AND WHEREAS the **VENDOR** herein due to some bonafide needs and commitments decided (to sell the above said Property and the **VENDEE** herein agreed to purchase the same.

*V. Karan*

For Zakspaces & Interiors Private Limited  
Authorized Signatory

Reg. No.

Reg. Year

Book No.

7455

2025-2026

1



विक्रेता

क्रेता

गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- KARAN BHALLA

क्रेता :- thru AMIT GANDHI OTHERZAKSPACES AND INTERIORS PVT LTD

गवाह 1 :- DISHA GANDHI

गवाह 2 :- CHANDAN YADAV

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7455 आज दिनांक 27-08-2025 को बही नं 1 जिल्द नं 107 के पृष्ठ नं 164.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2651 के पृष्ठ संख्या 97 से 99 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-08-2025



उप/सयुंक्त पंजीयन अधिकारी हरसरु

**THEREFORE IT IS HEREBY AGREED, DECLARED, CONVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. That the VENDOR have agreed to sell the above said Property and the VENDEE has agreed to purchase the same, for a sum of **Rs. 2,41,85,953/- (Rupees Two Crore Forty One Lakh Eighty Five Thousand Nine Hundered Fifty Three only)** which is paid by the VENDEE to the VENDOR as the cost of the said Property, in the following manner :-

Amount	CH./DD/RTGS No.	Date	Drawn on
2,39,44,093	572244	10/6/2025	Indusind Bank
2,41,860/-	TDS		
<b>2,41,85,953/-</b>	<b>Total</b>		

2. That the VENDOR being of sound mind by free will, without any pressure does herein grant, convey and transfer all his rights, titles and interest in the above said **Residential Plot No. 24, Street No. TWN-005-Sector-88B-E-31, Admeasuring 227.96 Yards. situated in the residential colony known as "VATIKA INDIA NEXT 2" the said Colony admeasuring about 121.0125 Acres or thereabout falling in the revenue estate of Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana,** unto the VENDEE herein.
3. That the above said Property sold herein is free hold and free from all encumbrance, claims, demands, dues, liens, mortgages, decrees, litigation, prior-sales, agreement to sell etc.
4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEE at the spot who have become the absolute lawful owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc vested in VENDOR and to be absolute owner in the said property without any hindrance, claims, demands by the VENDOR or their heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.
6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the VENDOR upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That all the previous documents concerning this property have been handed over by the VENDOR to the VENDEE in original at the time of execution of this sale deed.

*Vandana*

For Zaksplaces & Interiors Private Limited  
Authorised Signatory



8. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis AND WHEREAS the VENDEE have also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
9. That the amount of sale consideration includes the contingency deposit and security which the VENDOR has paid to Concerned Authority. Now the VENDEE are entitled to get the said amount endorsed in their favour.
10. That the VENDEE shall abide by all the terms and conditions laid by Concerned Authority at the time of allotment or execution of SALE DEED.

**THE VENDOR DECLARE AND ASSURE THE VENDEE**

- A. That the property hereby conveyed is their self purchased/acquired property by virtue of the CONVEYANCE DEED mentioned hereinabove and that no one else except the VENDOR has rights, claims, interest, and concern whatsoever in the said Property hereby conveyed or any part thereof.
- B. That the Property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.
- C. Owner of the said property agreed to be sold is not subject to any charges, mortgages, liens encumbrances and there is no dispute, litigation, injunction, court attachments, attachment from Income Tax, Wealth Tax and Revenue Department or acquisition proceedings in respect of the said property and the VENDOR have full and unrestricted right to sell and transfer the said property to the VENDEE and that if it is ever proved otherwise at any time and the VENDEE suffers any loss on the whole or part of the property hereby conveyed is taken away from the possession of the VENDEE, the VENDOR (along with their heirs, successors, legal representatives, assigns and administrators) from their property movable and immovable and other wise shall be liable to make good the loss suffered by the VENDEE and keep indemnified against all losses, expenses, cost and damages, accruing thereby to the VENDEE.

*Handwritten signature*

For Zaksplaces & Interiors Private Limited  
Authorized Signatory



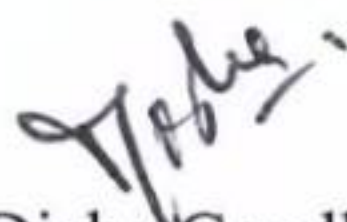
D. That the VENDEE can get the said property mutated / transferred in their name as owner in the records of the concerned authorities on the basis of this Sale Deed or its certified true copy.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAS AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

**WITNESSES:**

1. चर-उल्लेख

  
VENDOR

2.   
Mrs. Disha Gandhi  
W/o Sh. Amit Gandhi  
R/o 202, Shakti Apartment,  
Sector-15, Part-2, Gurugram, Haryana.

  
For Zakspaces & Interiors Private Limited  
Authorized Signatory  


VENDEE



Sale of Immovable Properties



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 12/06/2025

Certificate No. G0L2025F4560



Stamp Duty Paid : ₹ 800500  
(Rs. Only)

GRN No. 133893395



Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Karan Bhalla

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village : New delhi

District : South delhi

State : Delhi

Phone: 98\*\*\*\*\*12

Others : Anchal bhalla



**Buyer / Second Party Detail**

Name : Zakspaces and Interiors Pvt ltd

H.No/Floor : 161/1c

Sector/Ward : Na

LandMark : Western avenue sainik farms

City/Village: New delhi

District : South delhi

State : Delhi

Phone : 92\*\*\*\*\*13

Purpose : Stamp paper for sale deed

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>



## SALE DEED

**PROPERTY NO.** : PLOT NO.-24  
**TYPE OF PROPERTY** : RESIDENTIAL PLOT  
**VILLAGE/CITY NAME** : HARSARU, SECTOR-88A & 88B  
**SEGMENT/BLOCK NAME** : TWN-005-SECTOR-88B-J-12  
**UNITS LAND** : 261.67 SQ. YARDS  
**TRANSACTION VALUE** : RS. 1,14,34,979/-  
**STAMP DUTY** : RS. 8,00,500/-  
**E- STAMP NO./DATE** : G0L2025F4560/12-06-2025  
**REGISTRATION FEES** : RS. 50,005/-  
**GRN NO.** : 133894336  
**MCG Property ID** : 1L1QBWM1

*Karan Bhalla*  
*Anchal Bhalla*

For Zakspaces & Interiors Private Limited  
*[Signature]*  
Authorised Signatory

## वसीका संबंधी विवरण

वसीका का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील- हरसरु

गांव/शहर- हुडा के सैक्टर

स्थित- Sector 88B, 95, 95A, 95B, 94, 89B,  
99A, 90, 91, 92, 93

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पंजीकृत कॉलोनी

पता : 24, J-12,Vatika India Next -2,Sector-88B, Gurugram - 122505, 122505.

## धन संबंधी विवरण

राशि- 13737676 रुपये

कुल स्टाम्प शुल्क- 961637 रुपये

स्टाम्प नं- g012025f4560

स्टाम्प का मूल्य- 800500 रुपये

रजिस्ट्रेशन फीस- 50000 रुपये

EChallan:133894336

पेस्टिंग शुल्क- 3 रुपये

डेफिशियेंसी स्टाम्प: G0272025f4548

डेफिशियेंसी Gmno: 138788353

डेफिशियेंसी शुल्क: 162000

द्वारा तैयार किया गया- SELF

सेवा शुल्क- 200

## भूमि का विवरण

निवासीय

261.67 Sq. Yards

## स्थानीय शहरी निकाय संबंधी विवरण

प्लॉपर्टी आईडी- IIIqbwm1

प्लॉपर्टी नं- 24

मालिक- Karan Bhalla, Anchal Bhalla

पता- 24, J-12,Vatika India Next -2,Sector-88B, Gurugram - 122505, 122505.

यह प्रलेख आज दिनांक 27-08-2025 दिन बुधवार समय 5:13:00 PM बजे श्री/श्रीमती/कुमारी KARAN BHALLA पुत्र SUNIL BHALLA ANCHAL BHALLA पत्नी KARAN BHALLA निवास SAME द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता


  
KARAN BHALLA ANCHAL BHALLA

संयुक्त उप पंजीयन अधिकारी NT Harsaru

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

  
KARAN BHALLA ANCHAL BHALLA

दिनांक 27-08-2025

संयुक्त उप पंजीयन अधिकारी NT Harsaru

उपरोक्त क्रेता व श्री/श्रीमती/कुमारी ZAKSPACES AND INTERIORS PVT LTD thru AMIT GANDHI OTHER हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी DISHA GANDHI पिता AMIT GANDHI निवासी GGM व श्री/श्रीमती/कुमारी CHANDAN YADAV पिता JOKHAN YADAV निवासी DELHI ने की। साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

दिनांक 27-08-2025

संयुक्त उप पंजीयन अधिकारी NT Harsaru

THIS SALE DEED IS MADE AT SUB-TEHSIL HARSARU DISTT. GURUGRAM ON THIS 16<sup>th</sup> DAY OF JUNE, 2025 by Mr. **KARAN BHALLA** (Adhaar No. 3928-4723-8163, PAN AJLPB2687E) S/o Sh. Sunil Bhalla, AND Mrs. **ANCHAL BHALLA** (Adhaar No.8801-7522-5739, PAN AODPB4295B) W/o Sh. Karan Bhalla, both R/o House No.-161/1C-W-3, Western Avenue, Sainik Farms, Pushpa Bhawan South Delhi, Delhi-110062, hereinafter collectively called the VENDORS which expression shall unless opposed to the context hereof include all their heirs, successors, survivors, administrators, executors and assigns of the One Part.

**IN FAVOUR OF**

**M/S ZAKSPACES & INTERIORS PRIVATE LIMITED**, a company incorporated under the Indian Companies Act, 1956 and Existing Under the Companies Act, 2014 (CIN U70100DL2017PTC323195 & PAN AABCZ1247J) having its office at 161/1C, W-3, Western Avenue, Sainik Farms, South Delhi, Delhi-110062, acting through its authorized signatory **Mr. AMIT GANDHI** (Aadhaar No. 9076-0944-2005) S/o Mr. Pankaj Kumar Gandhi R/o 202, Shakti Apartment, Sector-15, Gurugram-122001, Haryana, vide Board resolution dated 09-06-2025, hereinafter called the VENDEE which expression shall unless inconsistent with the context mean and include all their heirs, legal representatives, successors, survivors, administrators and assigns of the Other Part.

WHEREAS the above said VENDORS are the absolute owner and in possession of **Residential Plot No. 24, Street No. TWN-005-Sector-88B-J-12, Admeasuring 261.67 Sq. Yards. situated in the residential colony known as "VATIKA INDIA NEXT 2" the said Colony admeasuring about 121.0125 Acres or thereabout falling in the revenue estate of Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana, bounded as under:-**

EAST : Road  
WEST : Other Plot  
SOUTH : Other Plot  
NORTH : Other Plot

by way of **Conveyance Deed Vasika No. 12234 dated 12-12-2024** registered in the office of joint Sub Registrar-Harsaru Distt. Gurugram Haryana.

*[Handwritten signatures]*

**For Zakspaces & Interiors Private Limited**  
**Authorized Signatory**  
*[Handwritten signature]*

Reg. No.

Reg. Year

Book No.

7457

2025-2026

1



विक्रेता



क्रेता



गवाह

उप/सयुंक्त पंजीयन अधिकारी

विक्रेता :- *Karan Anchal* KARAN BHALLA ANCHAL BHALLA

क्रेता :- thru AMIT GANDHI OTHERZAKSPACES AND INTERIORS PVT LTD

गवाह 1 :- DISHA GANDHI *Disha*

गवाह 2 :- CHANDAN YADAV *Chandan Yadav*

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7457 आज दिनांक 27-08-2025 को बही नं 1 जिल्द नं 107 के पृष्ठ नं 165.25 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 2652 के पृष्ठ संख्या 1 से 3 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 27-08-2025



उप/सयुंक्त पंजीयन अधिकारी हरसरु *[Signature]*

AND WHEREAS the VENDORS herein due to some bonafide needs and commitments decided to sell the above said Property and the VENDEE herein agreed to purchase the same.

**THEREFORE IT IS HEREBY AGREED, DECLARED, CONVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS**

1. That the VENDORS have agreed to sell the above said Property and the VENDEE has agreed to purchase the same, for a sum of **Rs. 1,14,34,979/- (Rupees One Crore Fourteen Lakh Thirty Four Thousand Nine Hundred Seventy Nine only)** which is paid by the VENDEE to the VENDORS as the cost of the said Property, in the following manner :-

Amount	CH./DD/RTGS No.	Date	Drawn on
1,13,20,629/-	148727	10/6/2025	Indusind Bank
1,14,350/-	TDS		
<b>1,14,34,979/-</b>	<b>Total</b>		

2. That the VENDORS being of sound mind by free will, without any pressure does herein grant, convey and transfer all his rights, titles and interest in the above said **Residential Plot No. 24, Street No. TWN-005-Sector-88B-J-12, Admeasuring 261.67 Sq. Yards. situated in the residential colony known as "VATIKA INDIA NEXT 2" the said Colony admeasuring about 121.0125 Acres or thereabout falling in the revenue estate of Village Harsaru, Dhankot, Sector-88A & 88B, Sub-Tehsil Harsaru, District Gurugram, Haryana,** unto the VENDEE herein.
3. That the above said Property sold herein is free hold and free from all encumbrance, claims, demands, dues, liens, mortgages, decrees, litigation, prior-sales, agreement to sell etc.
4. That the actual physical possession of the said property hereby conveyed has been delivered to the VENDEE at the spot who have become the absolute lawful owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possession etc vested in VENDORS and to be absolute owner in the said property without any hindrance, claims, demands by the VENDORS or their heirs etc.
5. That all the expenses for the Registration, Stamping, Engrossing and other incidental charges for this sale deed have been borne and paid by the VENDEE.

*Von Anu*  
*Anand*

For Zaksplaces & Interiors Private Limited  
Authorized Signatory



6. That the taxes, cesses or dues or demands in respect of this property have been paid and cleared by the VENDORS upto the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
7. That all the previous documents concerning this property have been handed over by the VENDORS to the VENDEE in original at the time of execution of this sale deed.
8. That the VENDEE hereby further agrees to bear any additional charges which may be levied by the Govt. or local authority for provision of external and/or peripheral services attributable to the said PROPERTY and on pro-rata basis AND WHEREAS the VENDEE have also agreed to pay pro-rata charges for maintaining various services and facilities in the said colony until the same are handed over to a local body for maintenance.
9. That the amount of sale consideration includes the contingency deposit and security which the VENDORS has paid to Concerned Authority. Now the VENDEE are entitled to get the said amount endorsed in their favour.
10. That the VENDEE shall abide by all the terms and conditions laid by Concerned Authority at the time of allotment or execution of SALE DEED.

**THE VENDORS DECLARE AND ASSURE THE VENDEE**

- A. That the property hereby conveyed is their self purchased/acquired property by virtue of the CONVEYANCE DEED mentioned hereinabove and that no one else except the VENDORS has rights, claims, interest, and concern whatsoever in the said Property hereby conveyed or any part thereof.
- B. That the Property hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, liens, taxes, dues, demands, liabilities, notifications, mortgages, court decrees, and attachments etc.
- C. Owner of the said property agreed to be sold is not subject to any charges, mortgages, liens encumbrances and there is no dispute, litigation, injunction, court attachments, attachment from Income Tax, Wealth Tax and Revenue Department or acquisition proceedings in respect of the said property and the VENDORS have full and unrestricted right to sell and transfer the said property to

*Vendors*  
*Authorized*

For Zakspaces & Interiors Private Limited  
Authorized Signatory




the VENDEE and that if it is ever proved otherwise at any time and the VENDEE suffers any loss on the whole or part of the property hereby conveyed is taken away from the possession of the VENDEE, the VENDORS (along with their heirs, successors, legal representatives, assigns and administrators) from their property movable and immovable and other wise shall be liable to make good the loss suffered by the VENDEE and keep indemnified against all losses, expenses, cost and damages, accruing thereby to the VENDEE.

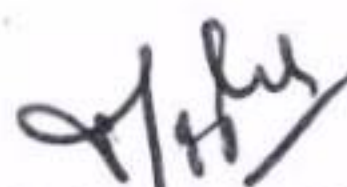
D. That the VENDEE can get the said property mutated / transferred in their name as owner in the records of the concerned authorities on the basis of this Sale Deed or its certified true copy.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAS AFFIXED THEIR SIGNATURE ON THIS DEED OF SALE ON THE MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

**WITNESSES:**

1. 22/11/2022

  
VENDORS

2.   
Mrs. Disha Gandhi  
W/o Sh. Amit Gandhi  
R/o 202, Shakti Apartment,  
Sector-15, Part-2, Gurugram, Haryana.

  
  
Authorised Signatory

VENDEE

