



7887

**Indian-Non Judicial Stamp
Haryana Government**



Date : 08/03/2017

Certificate No. Q0H2017C42
GRN No. 25423620



Stamp Duty Paid : ₹ 140000
(Rs. Only)
Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ansal Properties and Infrastructure Limited
H.No/Floor : 115 Sector/Ward : 0 LandMark : Ansal bhawan 16 k g marg
City/Village : New delhi District : New delhi State : Delhi
Phone: 0 Others : Through authorized signatory

**Buyer / Second Party Detail**

Name : Bawa Kapoor
H.No/Floor : F145 Sector/Ward : 0 LandMark : Lajpat nagar part 1
City/Village : New delhi District : New delhi State : Delhi
Phone : 0

Purpose : STAMP DUTY FOR REGISTRATION OF CONVEYANCE DEED OF PROPERTY SITUATED AT ANSAL SHUSHANT CITY PANIPAT TEHSIL AND DISTRICT PANIPAT

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

C/DEED WORTH RS.: 20,00,000/-
STAMP DUTY: (7%) = Rs. 1,40,000/-

SALE/ CONVEYANCE DEED

Words	Stamps	Certificate No.	Issued Via
1605	1,40,000/-	Q0H2017C42 Dt. 08-03-2017 GRN No. 25423620	E-Stamp

THIS DEED OF SALE/CONVEYANCE is made on this 8/3/17 by M/s Ansal Properties & Infrastructure Ltd., (formerly known as Ansal Properties & Industries Ltd.), a company incorporated under the companies Act, 1956, with registered office at 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001, (hereinafter referred to as the "Promoter" which expression shall include its assigns, successors etc., unless the subject and context requires otherwise),

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TAJINDER SINGH
(DGM) Sales & Marketing

VISHAL BHAR
A.G.M. (Accounts)

BAWA KAPOOR

प्रलेख नः 7387

दिनांक 09/03/2017

डीड संबंधी विवरण

डीड का नाम CONVEYANCE WITH IN MC AREA
तहसील/सब-तहसील पानीपत
गांव/शहर वार्ड न0 1

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 2,000,000.00 रुपये
रजिस्ट्रेशन फीस की राशि 10,000.00 रुपये
स्टाम्प ड्यूटी की राशि 140,000.00 रुपये
पेस्टिंग शुल्क 10.00 रुपये

Service Charge: 200.00 रुपये

Drafted By: मनोज वकील

यह प्रलेख आज दिनांक 09/03/2017 दिन गुरुवार समय 11:11:00AM बजे श्री/श्रीमती/कुमारी चिनमोय बेरा AS पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी शामा पाख बेरा निवासी अन्सल पानीपत द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता


श्री चिनमोय बेरा AS

उप/सयुक्त पंजीयन अधिकारी
पानीपत

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी बाबा कपूर क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी लालचन्द नम्बरदार पुत्र/पुत्री/पत्नी श्री निवासी शिमला मालाना व श्री/श्रीमती/कुमारी अमित पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी विजय निवासी पानीपत ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वहाँ साक्षी नः 2 की पहचान करता है।

दिनांक 09/03/2017

उप/सयुक्त पंजीयन अधिकारी
पानीपत

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

उप/सयुक्त पंजीयन अधिकारी
पानीपत

acting through (1) Mr. Tajinder Pal Singh (Addl. General Manager, Sales & Marketing) & (2) Mr. Vishal Bhar (AGM, Accounts) of company, both duly authorized vide company's Board of Resolution dated 11-02-2016 on this behalf of the one part;

IN FAVOUR OF

Mr. Bawa Kapoor S/o Late Sh. G L Kapoor R/o F-146, Lajpat Nagar-1, New Delhi- 110024, (hereinafter referred to as the "Buyer" which expression shall include his/their executors, assigns, etc. unless the subject or context requires otherwise).

WHEREAS the Promoter along with its associate companies, i.e. M/s Nirman Overseas (P) Ltd., M/s India Realty Ltd., M/s Pee Cee Housing & Construction Ltd., M/s Divya Vidhi Homes Pvt. Ltd., M/s R.P. Fincaps Co. Ltd., M/s Delhi Towers & Estates (P) Ltd., M/s Tanu Anu Land Base (p) Ltd., M/s Splendour Properties (P) Ltd., M/s Synergy Services Pvt. Ltd., M/s M.K.R. Constructions (P) Ltd., M/s Sunjoss Realtors & Builders (p) Ltd., M/s Shree Ji Enterprises (P) Ltd., M/s Gauri Realtors (P) Ltd., M/s Kaveri Realtors (P) Ltd., M/s Upasana Buildtech (P) Ltd., M/s Indovest Financial Services Ltd., M/s Ambient Land Holdings Ltd., M/s Bharat Bhushan S/o Sh. Om Parkash., M/s Durga Buildtech Pvt. Ltd., M/s Bajrang Realtors Pvt. Ltd., Sushil Kumar Bhardwaj S/o Sh. Amrit Lal., M/s Plaza Software Pvt. Ltd., M/s New Line Properties & Construction (P) Ltd., M/s Manvi Realtors Pvt. Ltd., M/s Satluj Real Estate Pvt. Ltd., M/s Kanchan Junga Realtors (P) Ltd., M/s Chamunda Realtors Pvt. Ltd., M/s Sunjoss Internet (P) Ltd., M/s Prime Maxi Mall Management Pvt. Ltd., M/s Sam Buildwell Pvt. Ltd., M/s Fortress Impex (p) Ltd., M/s Aesthete Realtors (p) Ltd., Mr. Sushil Kumar S/o Sh. Jai Parkash Jain, Mr. Dewan Chand S/o Sh. Bhadar Chand, Smt. Kaushalya Devi W/o Sh. Dewan Chand., Mr. Naresh Kumar - Mr. Raj Kumar - Mr. Subhash Chand S/o Sh. Dewan Chand., Amarjit Kaur, Paramjit Kaur Ds/o Sh. Ajit Singh., and others purchased lands and has obtained licenses No. 114 dated 14th February 2007 from the Director, Town and country Planning, Government under the Haryana

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TAJINDER SINGH
(DCM) Sales & Marketing

VISHAL BHAR
A.G.M. (Accounts)

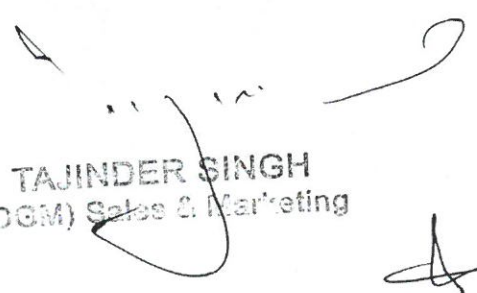
BAWA KAPOOR

Development and Regulation of Urban Areas Act, 1975 for the promotion and development of a residential colony to be known as Sushant City in and around Villages Azizulapur , Patti Insar and Patti Makhdumjadgan, District Panipat, Haryana, (hereinafter referred to as the "Colony") AND WHEREAS the Promotor has entered into arrangements with its associates companies to develop the entire lands collectively and to realize the sale price from the intending Buyers and the Promoters has laid out residential and commercial plots/ sites of different sizes in the colony and made houses/Commercial site/School/Social activities.

AND WHEREAS pursuant to the aforesaid arrangements the associate companies/collaborator(s) necessary power of Attorney/necessary authorization has been executed in favor of the promoters with power to deal with all acts in matters and thing related with the project including to sell the residential and commercial plots, execute the sale deeds and to get the same registered. .

AND WHEREAS on the application of the Buyer, the Promoter had allotted to the Buyer the Commercial site plot (hereinafter referred to as the "said Plot") admeasuring 4370.568 Sq. mtrs i.e. 1.08 acres, Block No. 'B' in the said colony known as Sushant City, Panipat vide Agreement/Allotment dated 1st March 2017 (hereinafter referred as "Agreement") for a total consideration of Rs. 20,00,000/- (Rupees Twenty lac Only) which amount is inclusive of the Buyer's share of payments of the charges levied by any Government or local authority for Provision of external and Infrastructure Development charges/or peripheral services/other charges etc. on the terms and conditions as stipulated in the aforesaid Agreement and accepted by both the parties to hereof and the contents thereof may be read as part and parcel of the present sale/conveyance deed.

AND WHEREAS the Promoter is in full and absolute possession and otherwise well and sufficiently entitled to sell the said site plot of land forming part of the approved layout plan of the colony and the said site plot is free from all sorts of encumbrances, liens and charges, disputes whatsoever.


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AND WHEREAS the Buyer has desired that the said plot of land be now transferred/registered in his name in terms of the aforesaid Agreement and the Promoter has agreed to the same.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:

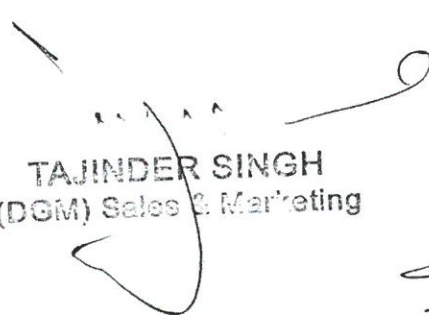
1. That in pursuance of the aforesaid Plot Buyer's Agreement/Allotment Dated 1st March 2017 and the said sum of Rs. 20,00,000/- (Rupees Twenty Lac Only) already paid by the Buyer to the Promoter vide Cheque bearing No. 274800 dated 27.02.2017 drawn on Yes bank, the receipt/encashment of which entire sum of Rs. 20,00,000/- (Rupees Twenty Lac Only) the Promoter does hereby admit acknowledge and of and from the payment of the same does for ever release and discharge the Buyer, the Promoter does hereby transfer, convey and assign by way of sale unto the Buyer all that piece of commercial site Plot admeasuring 4370.568 Sq. mtrs i.e. 1.08 acres, Block No. 'B' forming part of the approved layout plan of said colony known as Sushant City, Panipat and more particularly described in the schedule hereunder together with all rights, liberties/ privileges, easements necessary for the enjoyment of the said plot of land to have and to hold the said Commercial site plot/Site together with all rights and appurtenances absolutely and forever.
2. That the Buyer has already paid total sum of Rs. 20,00,000/- (Rupees Twenty lac Only) which amount is inclusive of all consideration for the said Plot and his share of the charges payable to the Government or Local Authority for the provision of external and Infrastructure Development charges/or peripheral services and this sum has been treated as part of the consideration for the purpose of levy of stamp duty. The Buyer has further agreed to pay any additional charges which may be levied by any Government or Local Authority for the Provision of the said services and attributable to the said site plot of land as per the terms of aforesaid Agreement.
3. That the Promoter has handed over actual vacant physical possession of the said plot of land to the Buyer.


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4. That the Promoter has assured the Buyer that the said plot is free from all sorts of encumbrances, liens and charges, disputes etc. and the Promoter has the full rights and authority to sell the same.
5. That all leviable taxes in respect of the said plot from the date of aforesaid Agreement/ Allotment shall be payable and paid by the Buyer.
6. That the Buyer shall abide by all the laws, bye-laws, rules and regulations of the Government/Local Authorities etc., relating to the colony and the said site plot of land.
7. That the maintenance of the colony shall be done by the Promoter or its nominee for a period of 5 years initially or till taking over of the services by Municipal Authorities/ Government Agencies, whichever be earlier on the terms and conditions and charges to be determined by the Promoter or its nominee from time to time.
8. That the Buyer shall have all the right to deal with said plot including its development/construction, sell/allot to the other customers and thereby the Buyer may in its discretion shall have all right for the internal area of the said plot to engage maintenance agency or the real time occupant may engage its own maintenance agency as per the provision of law.
9. That the Buyer shall be solely responsible and liable for the management of the affairs of the said Plot/Building and that the Promoter shall not in any way in any manner interfere in the establishment / management, operation and day to day running/affairs of the buyer.
10. That all expenses, charges etc., including the stamp duty for the registration of this conveyance deed in relation to the said plot will be borne and paid by the Buyer.


TAJINDER SINGH
(DGM) Sales & Marketing


VISHAL BHAR
A.G.M. (Accounts)


BAWA KAPOOR

Reg. No.

7,387

Reg. Year

2016-2017

Book No.

1



विक्रेता







क्रेता



गवाह



उप / संयुक्त पंजीयन अधिकारी

विक्रेता	चिनमोय घंरा AS		<i>Chinmay Ghanta</i>
क्रेता	बाबा कपूर		<i>Baba Kapoor</i>
गवाह	लालचन्द नम्बरदार		<i>Lalchand Nambrdar</i>
गवाह	अमित		<i>Amit</i>

SCHEDULE OF SITE PLOT/SITE

All that piece and parcel of land being commercial site Plot in Block B admeasuring 4370.568 Sq. mtrs., in the residential colony known as Sushant City, situated in and around villages Azizulapur, Patti Insar and Patti Makhdumjadgan, Distt. Panipat, Haryana and bounded as under:

East	:	Barsat Road
West	:	Commercial Site
North	:	24 Mtr. Road
South	:	Others Land

This Conveyance Deed is being signed for Registration By (1) Mr. Tajinder Pal Singh (Addl. General Manager, Sales & Marketing) & (2) Mr. Vishal Bhar (AGM, Accounts) of company, both duly authorized vide company's Board of Resolution dated 11-02-2016 and under the same resolution Both signing authority has delegate/Sub-delegate the power and appoint Mr. Chinmay Bess..... S/o. Sh. Sugam Bess..... (Authorized Representative)..... to present this conveyance/sale Deed for Registration at sub Registrar Office, Panipat. IN WITNESS WHERE OF the Promoter has signed this deed at Panipat on the date, month and year first above written.

Drafted by: Manoj Miglani

Manoj Miglani
Reg. No. 256 Date 28/03/17

For Ansal Properties & Infrastructure Ltd.

WITNESSES:

TAJINDER SINGH
(Mr. Tajinder Pal Singh)
(Authorized Signatory)

VISHAL BHAR
(Mr. Vishal Bhar)
(Authorized Signatory)

1. M. I. Miglani
Manoj Miglani
Sh. Sugam Bess

2.

Dehgh
Ankit S/o Sh. Vijay
Sehgal R/o Gaurpat

BAWA KAPOOR