

①

June 2, 2012

To,  
ICICI Bank Ltd  
Acting for itself and /or as duly constituted attorney of ICICI Home Finance Ltd.)  
Location

Closure of Housing Loan Account LBDEL00001809584  
Application No.7778366229  
Dear Mr./Mrs.KRISHAN RANJAN

This is to put on record that I have repaid all dues on the Housing Loan  
LBDEL00001809584 sanctioned by ICICI Bank Limited (acting for itself and or as duly  
constituted attorney of ICICI Home Finance Company Limited).

-I acknowledge having duly received the following documents/papers from ICICI Bank Ltd.

A :

S.No	PDCs	Amount	Dated From	Dated To
	Not Applicable	-	-	-

B:

S.No	Original Documents	Dated	DOC No/Period	No.
1	Finishing Agreement ✓	July 1, 2010 ✓	-	1
2	Proposed Sale Deed ✓	June 25, 2010 ✓	-	1
3	Title Search Report Cum Non Encumbrance Certificate with receipt ✓	June 29, 2010 ✓	-	1
4	Board Resolution ✓		-	(2)
5	Sale Deed ✓	July 6, 2010 ✓	-	1
6	Agreement To Sell ✓	July 6, 2010	-	1
7	Sale Deed With Site Plan ✓	April 1, 2010 ✓	-	1
8	Conveyance Deed ✓	September 1, 2003	-	1
9	Will ✓	May 10, 1995	4154	1
10	Will ✓	May 10, 1995	4153	1
11	General Power Of Attorney ✓	May 10, 1995	4408	1
12	Agreement To Sell ✓	May 10, 1995 ✓	-	1
13	Possession Slip ✓	March 2, 1991	-	1
14	Possession Letter ✓	February 27, 1991	-	1
15	Allotment Cum Demand Letter ✓	January 15, 1984	-	1

C:

S.No	Copy Of Documents	Dated	Doc No/Period	No.
1	List of Directors ✓		-	1
2	List of Share holders ✓		-	1
3	Sale Deed With Site Plan ✓	April 1, 2010	-	(2)
4	Receipt ✓		-	(3)
5	Conveyance Deed ✓	September 1, 2003	-	1
6	General Power Of Attorney ✓	May 10, 1995	4408	1
7	Agreement To Sell ✓	May 10, 1995	-	1
8	Possession Slip ✓	March 2, 1991	-	1

Krishna Ranjan  
Anuradha Sharma

M26-9540523885



9	Allotment Cum Demand Letter ✓	January 15, 1991	-	1
10	Possession Letter ✓	February 27, 1991	-	1

Thanking You,  
Krishna Ranjan  
KRISHAN RANJAN





June 6, 2012

Krishan Ranjan  
774, 2nd Floor,  
Pocket- B & C, Sector-A,  
Vasant Kunj, New Delhi  
Delhi-110070

LAN No. : LBDEL00001809584

Dear Krishan Ranjan

This is to certify that your Home Loan having LAN No. LBDEL00001809584 has been repaid in full and there are no further dues payable under this loan.

This is to certify further that ICICI Bank Ltd has no claim or right anymore whatsoever against you or your property in respect of the said loan.

For ICICI Bank Ltd,  
(acting for itself and/or as duly constituted attorney of ICICI Home Finance Company Limited)

Authorised Signatory



\*Note: ICICI Bank shall have the sole discretion to shred any post dated cheques including security post dated cheques that remain unbanked at the end of the loan tenure and the same shall not be returned to the Applicant/s. In any event the Applicant/s wishes to procure the details of the unbanked post dated cheques /security post dated cheques, a request for the same must be made by the applicant/s within thirty days of closure of the loan/change the repayment mode.  
Looking forward to be of service to you again in the future"

**ICICI Bank Limited**  
Regd. Office: "Land Mark",  
Race Course Circle,  
Vadodara 390 007, India

• Ahmedabad 6630 9890 • Andhra Pradesh 98495 78000 • Assam 9954108000 • Bangalore 41131877 • Bhubaneswar 9938488000 • Bihar 9934008000 • Chandigarh 5055700 • Chattisgarh 9893208000 • Chennai 4208000 • Coimbatore 4358000 • Cuttack 9938488000 • Delhi 41718000 • Delhi (Mobile) 9818178000 • Darjeeling 9933008000 • Goa 9890478000 • Gujarat 9898278000 • Guwahati 9954108000 • Haryana 9896178000 • Himachal Pradesh 9816608000 • Hyderabad 43128000 • Indore 4022005 • Jamshedpur 9934008000 • Jharkhand 9934008000 • Karnataka 9845578000 • Kerala 9895478000 • Kochi 9895478000 • Kolkata 9831378000 • Lucknow 9936218000 • Madhya Pradesh 9893208000 • Maharashtra 9890478000 • Mumbai 28307777 • Orissa 9938488000 • North East 9862408000 • Patna 9934008000 • Pune 9890478000 • Punjab 9815558000 • Rajasthan 9829222292 • Ranchi 9934008000 • Siliguri 9933008000 • Tamil Nadu 9894478000 • UP East 9936218000 • UP West 9997308000 • Uttaranchal 9897308000 • West Bengal 9933008000







4 1

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

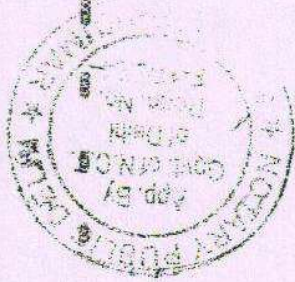
INDIA NON JUDICIAL

दिल्ली DELHI



Finishing Agreement

U 059815



Krishna Ranjan

6  
Mangya Kishan



5

भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50



FIFTY  
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL



दिल्ली DELHI

T 924400



7  
Krishna Ranjan

Mayer Kishor



### FINISHING AGREEMENT

This Finishing Agreement is Executed at Delhi on this 1 Day of July 2010 between

Maya Karna w/o Purnu Singh

Resident of 1275, sec- D, 1, Vasant Kunj N. Delhi. (Herein after called the Vendor /First Party) and Krishna Ranjan s/o Vishwanath Sharma Resident of 9207, B-9, CIG, Flat Vasant Kunj, New Delhi (Herein after called the Vendee /Second Party).

Now Therefor these articles of agreement Witness and it is here by agreed and declared by and between the parties here to as follows.

The first party shall under take the following works in the

Plastering of roof.

Paint polish of walls, doors and windows.

Wood work.

Title work in Kitchen and toilets.

Providing and laying of electric wires and fixing of switches.

POP work in whole building.

Glass work on all doors and windows.

That For the above jobs and works the second party shall pay /Had paid the first party a sum of Rs. 20,0000 (Rs. Twenty Lacs. only)

Witness

4604, B 586,  
Vasant Kunj  
N. Delhi.

Maya Karna  
First Party

Krishna Ranjan  
Second Party

ATTESTED

NOTAR PUBLIC

2010



## Proposed Sale Deed

THIS Sale Deed is made and executed at Delhi, on this 25<sup>th</sup> day of June, 2010 Between Smt Mrs Mayra Kaur S/o Mr. Pawan Singh Kaur Residents of 774, 2nd Flr, Pkt-B&C, Sec-A, Vasant Kij, New Delhi Hereinafter called the Vendor. Which term wherever the context permits shall mean and include Him, His legal heirs, legal representatives, executors, administrators, successors-in-interest and assigns or any one claiming through or under them of the One Part; & Mr. Krishan Kumar, S/o Vishwanath Sharma R/o 9207, LIG Flats Vasant Kij, New Delhi New Delhi Herein after referred to as the Vendee, The term and expression Vendor and Vendee shall mean and include him, his legal heirs, representatives, successors, administrators, executors and assigns.

## WHEREAS:

1. The Vendor are the sole and exclusive owner in possession of 774, 2nd Flr, Pkt-B&C, Sec-A, Vasant Kij, New Delhi together with water and electricity connections, hereinafter referred to as "THE SAID PROPERTY" having acquired the said property, 774, 2nd Flr Pkt-B&C, Sec-A, Vasant Kij, New Delhi the Vendor being the sole and absolute owners of the said property are competent to deal with the same or any part thereof.
2. The Vendor have represented that the property is free from all encumbrances, lien, charges, mortgages, restrictive covenants, lispendis, acquisition and requisition proceedings, minor claims or claims of any other nature whatsoever.
3. The Vendor herein has agreed to sell the Said Property and the Vendee has desired to purchase the same.

## NOW THEREFORE THIS AGREEMENT WITNESSETH AS UNDER:

That the subject matter of the present Agreement is \_\_\_\_\_ together with water and electricity



particularly described in schedule attached thereto

2. That the total sale consideration agreed to between the parties is Rs. 70,00,000 /- (Rupees Seventy lacs. only) which has been paid by the Vendee to the Vendor, as per details given below:

Date (Rs.)	Demand Draft No. Issued by	Amount

### SCHEDULE OF PROPERTY SOLD

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and signatures to this Deed at New Delhi, on the day, the month and the year first above written in the presence of the following witnesses:

WITNESSES:

VENDOR

1.

*Krishna Rajam*

2.

VENDEE



AJ

ABHINAV JAIN

ADVOCATE

Chamber : 33, Civil wing,  
Tis Hazari Court, Delhi-54

REF. No.: DEL/ICICI/6-2010/77

Dated: 29.6.2010

TO WHOMSOEVER IT MAY CONCERN

Sub.: Search report cum non encumbrance certificate in respect of DDA Built up Freehold SFS Flat No. 774, on Second Floor, Category-II, Situated at Pocket- B & C, Sector-A, Vasant Kunj, New Delhi. (Hereinafter referred to as the 'said property') registered in the name(s) of Maya Kaira

Documents Examined:

1. Copy of Conveyance Deed registered dated 1.9.2003 executed by The President of India in favour of Hari Prakash Gupta in respect of said property. (Document No. 4061)
2. Copy of Sale Deed registered dated 1.4.2010 executed by Hari Prakash Gupta in favour of Maya Kaira in respect of said property. (Document No. 3581, in Book No. 1, Volume No. 5243, on Pages 43-49, dated 1.4.2010)

Conclusions/Observations:

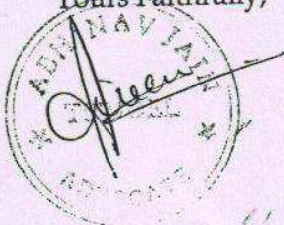
1. A Conveyance Deed registered dated 1.9.2003 was executed by The President of India in favour of Hari Prakash Gupta in respect of said property. (Document No. 4061)
2. Thereafter, a Sale Deed registered dated 1.4.2010 was executed by Hari Prakash Gupta in favour of Maya Kaira in respect of said property. (Document No. 3581, in Book No. 1, Volume No. 5243, on Pages 43-49, dated 1.4.2010)

We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub-Registrar *vide receipt no 27123 dated 29.6.2010*. The said property is free from all sorts of encumbrances, lien, charges, mortgages, etc Maya Kaira is having valid, absolute, clear and marketable title to the said property.

Notes / Disclaimer:

1. This report does not comment upon whether the said property is a subject matter of any pending litigation. An undertaking to the effect that the said property is not a subject matter of any pending litigation may be obtained from the borrowers.
2. This report does not comment on the technical regularity or otherwise of the said property. The same may be verified by a separate technical evaluation of the said property.

Yours Faithfully,





10

OF THE DEPUTY COMMISSIONER (DISTT. SOUTH-WEST)  
Old Terminal Tax Building, Kapashera, New Delhi-37

ख/Receipt-B  
बुक संख्या प्रपत्र संख्या 3 पंजीकरण क्रम संख्या  
Book No. REGISTRATION FORM NO. 37123

कार्यालय उप-पंजीयक, IX (दो पों)  
Office of the Sub Registrar IX (S.W.)

विविध शुल्क .....  
Miscellaneous Fee/C.T.C./N.O.C./Inspection

दिनांक व मास .....  
Date and Month

भुगतान कर्ता का नाम, पिता  
का नाम व निवास स्थान .....  
Name of the payer, father's  
name and residence

प्राप्त राशि .....  
Amount Received

जोड़ विवरण सहित .....  
Total with details

हस्ताक्षर / Signature



# ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070

Tel.: 32920652, 46063652 Fax : 26135792, 26134478

E-mail : info@annuinfra.com / aicipl@gmail.com

11

P-32

Format of Extract of the Resolution to be passed at a meeting by the <sup>1</sup>Board of Directors/Managing Committee /Board of Trustees of the Borrower for acceptance of the terms and conditions of Credit Arrangement Letter and execution of documents

<sup>2</sup>EXTRACT OF RESOLUTION PASSED AT THE MEETING OF directors HELD ON 30/06/2010

"RESOLVED

1. THAT the <sup>3</sup>Company/Society/Trust do accept the offer of ICICI Bank Limited ("ICICI Bank") to provide to the Company/Society /Trust the following Credit Facilities:

Sr. No.	Nature of the Facilities	Amount of the Facilities / Limits (Rs. in million)
1.	Rupee Term Loan	87
2.	Overdraft Facilities	
3.	Revolving Line of Credit	
4.	Rupee Term Loan -- LRD	

upto an aggregate overall limits not exceeding Rs 87 mn. at any one time on the terms and conditions contained in the sanction Letter dated 30/6/10 ("Letter of Sanction") issued by ICICI Bank in this regard.

2. THAT the following <sup>4</sup>directors/members/trustees/officers, viz. Shri Krishna Ranjan, Shri S.K. Sarraf and Shri S.K. Sarraf (the "authorised <sup>5</sup>Directors/Members/Trustees/Officers") be and are hereby authorised severally to convey to ICICI Bank acceptance on behalf of the <sup>6</sup>Company/ Society/Trust of the said offer for said financial assistance on the terms and conditions contained in the Letter of Sanction and agree to such changes and modifications in the said terms and conditions as may be suggested by ICICI Bank from time to time and to execute such deeds, documents and other writings as may be necessary or required for this purpose.
3. THAT the <sup>7</sup>Company/ Society /Trust do avail of the aforesaid Facilities from ICICI Bank, in the manner and to the extent set out above on the terms and conditions contained in the Letter of Sanction and the standard documents required to be executed for the aforesaid Credit Facilities.
4. THAT the drafts of the Facility Agreement, the Deed of Hypothecation and other deeds, documents, undertakings and writings required to be executed by the <sup>8</sup>Company/Society /Trust in connection with the aforesaid Facilities (copies whereof have been circulated to the <sup>9</sup>Board/Committee / placed on the table at the meeting) be and is / are hereby approved and accepted.

<sup>1</sup> as applicable

<sup>2</sup> to be furnished along with encumbrance certificate / specimen signature of authorised persons

<sup>3</sup> as applicable

<sup>4</sup> as applicable

<sup>5</sup> as applicable

<sup>6</sup> as applicable

<sup>7</sup> as applicable

<sup>8</sup> as applicable

<sup>9</sup> as applicable

*[Signature]*

*Krishna Ranjan*

2006-17



# ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070  
Tel.: 32920652, 46063652 Fax : 26135792, 26134478  
E-mail : info@annuinfra.com / aicipl@gmail.com

12

5. THAT the authorised <sup>10</sup>Directors/Members/Trustees/Officers be and are hereby severally authorised to execute all agreements, deeds, documents, undertakings and other writings as may be necessary or required for the purposes aforesaid, and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings, including acknowledgement of debt/balance confirmation(s) and/or any renewal documents, as and when necessary.
6. <sup>11</sup>THAT the Common Seal of the <sup>12</sup>Company / Society/Trust be affixed to the stamped engrossment(s) in duplicate of the Facility Agreement and the Deed of Hypothecation and to all other deeds, documents or writings as may be required to be executed under the Common Seal in the presence of <sup>13</sup> any of the following <sup>14</sup>Directors /Members /Trustees /Officers viz. Mr./Ms. \_\_\_\_\_, Mr./Ms. \_\_\_\_\_ and Mr./Ms. \_\_\_\_\_ who shall sign the same in token thereof and Mr./Ms. \_\_\_\_\_, Secretary / authorised person who shall sign / countersign the same in token thereof.
7. <sup>15</sup>THAT any one of the following <sup>16</sup> authorised Directors/Members/Trustees/Officers be and are hereby authorised to request ICICI Bank to open letter(s) of credit on behalf of the <sup>17</sup>Company/Society/Trust in respect of the Facilities granted by ICICI Bank Ltd. to the <sup>18</sup>Company/Society/Trust and to sign letter of credit application(s), agreement(s) and amendment(s) thereto, other correspondence, stock statements, QIS, deeds including deeds of indemnity acceptances, undertakings and to take and do all such acts, deeds and things as may be necessary or expedient for the aforesaid purpose.
8. <sup>19</sup>THAT the aforesaid <sup>20</sup> authorised Directors/Members/Trustees/Officers be and are hereby authorised severally to collect from ICICI Bank the original documents in connection with the aforesaid letter(s) of credit transaction.

<sup>10</sup> as applicable

<sup>11</sup> delete if not applicable

<sup>12</sup> as applicable

<sup>13</sup> in accordance with the articles of association of the company / bye laws of the society

<sup>14</sup> as applicable

<sup>15</sup> delete if not applicable

<sup>16</sup> as applicable

<sup>17</sup> as applicable

<sup>18</sup> as applicable

<sup>19</sup> delete if not applicable

<sup>20</sup> as applicable

*SK Singh*<sup>2</sup>

*Krishna Rajan*





# ANNU INFRA CONSTRUCT INDIA PVT. LTD.

13

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070

Tel.: 32920652, 46063652 Fax : 26135792, 26134478

E-mail : info@annuinfra.com / aicipl@gmail.com

9. Copies of the aforesaid resolutions certified to be true be furnished to ICICI Bank and they be requested to act thereon.

CERTIFIED TO BE TRUE

*Sk. Dany*

*Youshuu Rayjein*

<sup>21</sup>Chairman/Managing Director/Secretary/Trustee

<sup>21</sup> as applicable:



# ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070

Tel.: 32920652, 46063652 Fax : 26135792, 26134478

E-mail : info@annuinfracom / aicipl@gmail.com

Format of Extract of the Resolution to be passed at a meeting by the 'Board of Directors/Managing Committee /Board of Trustees of the Borrower for acceptance of the terms and conditions of Credit Arrangement Letter and execution of documents

<sup>2</sup>EXTRACT OF RESOLUTION PASSED AT THE MEETING OF Directors HELD ON 20 Jun 2010

"RESOLVED

1. THAT the <sup>3</sup>Company/Society/Trust do accept the offer of ICICI Bank Limited ("ICICI Bank") to provide to the Company/Society /Trust the following Credit Facilities :

Sr. No.	Nature of the Facilities	Amount of the Facilities / Limits (Rs. in million)
1.	Rupee Term Loan	
2.	Overdraft Facilities	
3.	Revolving Line of Credit	
4.	Rupee Term Loan -- LRD	

upto an aggregate overall limits not exceeding Rs 87 mn. at any one time on the terms and conditions contained in the sanction Letter dated 20 Jun ("Letter of Sanction") issued by ICICI Bank in this regard.

2. THAT the following <sup>4</sup>directors/members/trustees/officers, viz. Shri Krishan Ranjan, Shri S.K. Sarraf and Shri S.K. Sarraf (the Krishan Ranjan "authorised <sup>5</sup>Directors/Members/Trustees/Officers") be and are hereby authorised severally to convey to ICICI Bank acceptance on behalf of the <sup>6</sup>Company/ Society/Trust of the said offer for said financial assistance on the terms and conditions contained in the Letter of Sanction and agree to such changes and modifications in the said terms and conditions as may be suggested by ICICI Bank from time to time and to execute such deeds, documents and other writings as may be necessary or required for this purpose.
3. THAT the <sup>7</sup>Company/ Society /Trust do avail of the aforesaid Facilities from ICICI Bank, in the manner and to the extent set out above on the terms and conditions contained in the Letter of Sanction and the standard documents required to be executed for the aforesaid Credit Facilities.
4. THAT the drafts of the Facility Agreement, the Deed of Hypothecation and other deeds, documents, undertakings and writings required to be executed by the <sup>8</sup>Company/Society /Trust in connection with the aforesaid Facilities (copies whereof have been circulated to the <sup>9</sup>Board/Committee / placed on the table at the meeting) be and is / are hereby approved and accepted.

<sup>1</sup> as applicable

<sup>2</sup> to be furnished alongwith encumbency certificate / specimen signature of authorised persons

<sup>3</sup> as applicable

<sup>4</sup> as applicable

<sup>5</sup> as applicable

<sup>6</sup> as applicable

<sup>7</sup> as applicable

<sup>8</sup> as applicable

<sup>9</sup> as applicable

Annu Infra Construct India Pvt. Ltd.

Director

Annu Infra Construct India Pvt. Ltd.

Director





# ANNU INFRA CONSTRUCT INDIA PVT. LTD.

C-19, Main Road, Masoodpur, Vasant Kunj, New Delhi -110070

Tel.: 32920652, 46063652 Fax : 26135792, 26134478

E-mail : info@annuinfra.com / aicipl@gmail.com

15

5. THAT the authorised <sup>10</sup>Directors/Members/Trustees/Officers be and are hereby severally authorised to execute all agreements, deeds, documents, undertakings and other writings as may be necessary or required for the purposes aforesaid, and to accept and execute any amendments or modifications to any agreements, deed, documents, undertakings and other writings, including acknowledgement of debt/balance confirmation(s) and/or any renewal documents, as and when necessary.
6. <sup>11</sup>THAT the Common Seal of the <sup>12</sup>Company / Society/Trust be affixed to the stamped engrossment(s) in duplicate of the Facility Agreement and the Deed of Hypothecation and to all other deeds, documents or writings as may be required to be executed under the Common Seal in the presence of <sup>13</sup> any of the following <sup>14</sup>Directors /Members /Trustees /Officers viz. Mr./Ms.\_\_\_\_\_, Mr./Ms.\_\_\_\_\_ and Mr./Ms.\_\_\_\_\_ who shall sign the same in token thereof and Mr./Ms.\_\_\_\_\_, Secretary / authorised person who shall sign / countersign the same in token thereof.
7. <sup>15</sup>THAT any one of the following <sup>16</sup> authorised Directors/Members/Trustees/Officers be and are hereby authorised to request ICICI Bank to open letter(s) of credit on behalf of the <sup>17</sup>Company/Society/Trust in respect of the Facilities granted by ICICI Bank Ltd. to the <sup>18</sup>Company/Society/Trust and to sign letter of credit application(s), agreement(s) and amendment(s) thereto, other correspondence, stock statements, QIS, deeds including deeds of indemnity acceptances, undertakings and to take and do all such acts, deeds and things as may be necessary or expedient for the aforesaid purpose.
8. <sup>19</sup>THAT the aforesaid <sup>20</sup> authorised Directors/Members/Trustees/Officers be and are hereby authorised severally to collect from ICICI Bank the original documents in connection with the aforesaid letter(s) of credit transaction.
9. Copies of the aforesaid resolutions certified to be true be furnished to ICICI Bank and they be requested to act thereon.

CERTIFIED TO BE TRUE

Annu Infra Construct India Pvt. Ltd.

Annu Infra Construct India Pvt. Ltd.

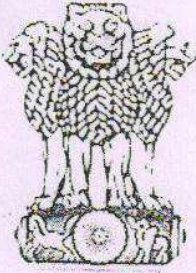
<sup>21</sup>Chairman/Managing Director/Secretary/Trustee

Director

Director

- <sup>10</sup> as applicable
- <sup>11</sup> delete if not applicable
- <sup>12</sup> as applicable
- <sup>13</sup> in accordance with the articles of association of the company / bye laws of the society.
- <sup>14</sup> as applicable
- <sup>15</sup> delete if not applicable
- <sup>16</sup> as applicable
- <sup>17</sup> as applicable
- <sup>18</sup> as applicable
- <sup>19</sup> delete if not applicable
- <sup>20</sup> as applicable
- <sup>21</sup> as applicable





सत्यमेव जयते

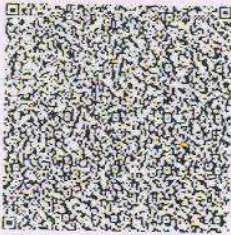
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

15911  
06/07/10

Certificate No.	: IN-DL034528748383671
Certificate Issued Date	: 04-Jul-2010 01:55 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP VASANT/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK070154847025381
Purchased by	: KRISHNA RANJAN AND ANURADHA SHARMA
Description of Document	: Article 23 Sale
Property Description	: DDA FLAT-774, 2ND FLOOR, SECTOR-A, POCKET B AND C, VASANT KUNJ, NEW DELHI-110070
Consideration Price (Rs.)	: 70,00,000 (Seventy Lakh only)
First Party	: SMT MAYA KAIRA
Second Party	: KRISHNA RANJAN AND ANURADHA SHARMA
Stamp Duty Paid By	: KRISHNA RANJAN AND ANURADHA SHARMA
Stamp Duty Amount(Rs.)	: 3,50,000 (Three Lakh Fifty Thousand only)



LOCKED

Please write or type below this line

PANo-ANTPK2358P

PANo-AGEPR8763B PANo-AROPS3804P



Maya Kaira



Krishna Ranjan



Anuradha Sharma

Stamp duty Alert

1. The online e-stamp and Stamp Certificate can be verified in Advanced Verification System (AVS) SHCIL Office or e-Stamping Office.  
2. The online e-stamp, NONACC, SHCIL Office and SPD's are available at the Website [www.e-stamp.com](http://www.e-stamp.com)



(2)

**SALE DEED FOR Rs.70,00,000/-**

Type of Property = DDA Flat	STAMP DUTY @ 2% Rs.1,40,000/-
Name of colony = Vasant Kunj	
Category = C	TRANSFER DUTY @ 3% Rs.2,10,000/-
Area of Flat = 110 Sq.Mtr.	
Minimum Rate = 13,000/-	Total @ 5% Rs.3,50,000/-
Total Value = 13,000/-x110 Sq.Mtr.	
	= 1,43,000/-
Flat Use = Residential	
Storey in Bldg. = Four	

THIS SALE DEED is executed on 06/07/2010, at New Delhi BY **MRS.MAYA KAIRA** W/o **MR.PURAN SINGH KAIRA** R/o **FLAT NO.1275, SECTOR-D, POCKET-1, VASANT KUNJ, NEW DELHI-110070**, hereinafter called the 'VENDOR' (which expression wherever the context so requires shall mean and include her successors, heirs, assignees and nominees) the party of the FIRST PART.

**IN FAVOUR OF**

**SH.KRISHNA RANJAN** S/o **SH.VISHWANATH SHARMA** and **SMT.ANURADHA SHARMA** W/o **SH.KRISHNA RANJAN** both R/o **FLAT NO.9207, B-9, LIG FLATS, VASANT KUNJ, NEW DELHI-110070**, hereinafter jointly called the 'VENDEESS' (which expression wherever the context so requires shall mean and include their successors, heirs, assignees and nominees) the party of the SECOND PART.

WHEREAS **MRS.ANITA KAKKAR** W/o **DR.A.K.KAKKAR** and **DR.A.K.KAKKAR** S/o **MR.B.N.KAKKAR** both R/o **412, ADARSH NAGAR, JALLANDHR CITY, (PUNJAB)**, were the original allottees of **DDA FLAT NO.774**, on **SECOND FLOOR**, alongwith **SCOOTER GARAGE, SFS.CAT.II**, situated at **SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070**, (hereinafter called the said Flat) which has been allotted to them by the Delhi Development Authority vide File No.F.96(272)90/SFS/KG/II.

*Krishna Ranjan*

*Anuradha Sharma*

*Maya Kaira*

40



Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Area of Building 0 वर्ग फुट

Village/City Vasant Kunj

Building Type

Place (Segment) Vasant Kunj

Property Residential

Area of Property 110.00 वर्ग मीटर

Money Related Detail

Consideration Amount 7,000,000.00 Rupees

Stamp Duty paid 350,000.00 Rupees

Value of Registration Fee 50,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

Maya Kaira

Puran Singh Kaira

1275 Sec-D Pkt-1 Vasant Kunj ND

in the office of the Sub Registrar, Delhi this 06/07/2010 day Tuesday  
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms Maya Kaira

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

and Shri/Ms Krishna Ranjan, Anuradha Sharma

Who is/are identified by Shri/Smt/Km. Praveen Khosla S/o W/o D/o J P Khosla R/o 6002/7 Sec-D Pkt-6 Vasant Kunj ND  
and Shri/Smt/Km Puran Singh Kaira S/o W/o D/o K S Kaira R/o D-1/1275 Vasant Kunj ND  
(Marginal Witness No. II is known to me)

Contents of the deed 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.7,000,000.00 Rupees seventy lakh Only

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

Vendor(s)/Mortgagor(s) by Sh/Ms. Krishna Ranjan, Anuradha S/o W/o Vishwanath Sharma Krishna Ranjan  
R/o 9027 VB-9 LIG Flats Vasant Kunj ND 9027 VB-9 LIG Flats Vasant Kunj ND

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

Date 07/07/2010

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi



(3)

AND WHEREAS aforesaid allottee for their bonafide need and requirement have sold and entered into an Agreement to Sell and Purchase with MR.HARI PRAKASH GUPTA S/o LATE SH.S.B.GUPTA R/o 88-B, LIG FLATS, RAJOURI GARDEN, NEW DELHI, by virtue of Agreement to Sell dated 10/05/1995, duly Notarized by Notary Public, Delhi/New Delhi. Simultaneously the said allottee had also executed General Power Attorney in favour of MR.RAJAN GUPTA S/o MR.HARI PRAKASH GUPTA R/o 88-B, LIG FLATS, RAJOURI GARDEN, NEW DELHI, by virtue of GPA duly Registered as Document No.4408, Book No.IV, Volume No.447, on pages 105 to 107, Dated 10/05/1995, in the office of the Sub-Registrar-VII, New Delhi.

AND WHEREAS on the basis of above said documents said Purchaser alongwith Attorney have applied to President of India through DDA for the conversion of aforesaid Lease-Hold FLAT into Free-Hold, after receiving conversion charges, considering aforesaid documents are genuine and completing all other formalities, President of India through DDA have converted the aforesaid Lease-Hold FLAT into Free-Hold in his own name as 'PURCHASER' by virtue of Conveyance Deed duly registered as Document No.4061, in Additional Book No.I, Volume No.975, on Pages 138 to 139, Dated 01/09/2003, in the office of the Sub-Registrar-VII, New Delhi.

AND WHEREAS AFORESAID PURCHASER (MR.HARI PRAKASH GUPTA) for his bonafide needs and requirements has sold, transfer and conveyed all his ownership rights, titles, liens and interest in the said Flat to MRS.MAYA KAIRA W/o MR.PURAN SINGH KAIRA R/o FLAT NO.1275, SECTOR-D, POCKET-1, VASANT KUNJ, NEW DELHI-110070, by virtue of Sale Deed duly registered as Document No.3,581, in Additional Book No.I, Volume No.5,243, on Pages 43 to 49, Dated 01/04/2010, in the office of the Sub-Registrar-IX, New Delhi.

THUS IN THIS AFORESAID MANNER VENDOR became absolute owner and in possession of **DDA FREEHOLD FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the said Flat).

AND WHEREAS the VENDOR has agreed to sell, transfer, convey and assign all his ownership rights, interests, liens and titles of the **DDA FREEHOLD FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, to the VENDEES for a total sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only) and the VENDEES have agreed to purchase, acquire and possess the said Flat free from all encumbrances, charges, liens, claims, attachments, whatsoever, for the above mentioned consideration on the terms and conditions hereinafter contained.

*Brishna Ranjan*

*Anuradha Sharma*

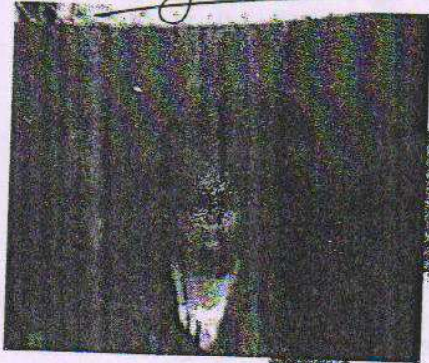
*Maya Kaira*



Reg. No. Reg. Year Book No.

8783 2010-2011-12

1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

विक्रेता  
Maya Kaira  
Anuradha Sharma

क्रेता :- Krishna Ranjan, Anuradha Sharma

गवाह Praveen Sharma, Puran Singh Kaira

Certificate (Section 60)

Registration No. 8,783 in Book No. 1 Vol No 5,437

Page 91 to 97 on this date 07/07/2010 day Wednesday

My thumb impressions has/have been taken in my presence.

7/07/2010

Sub Registrar

Sub Registrar IX

New Delhi, Delhi

Krishna Ranjan



(4)

NOW THIS SALE DEED WITNESSES AS UNDER:

1. That the VENDOR hereby sells, transfers, conveys and assigns all her rights, interests, liens and titles in the said Flat i.e. **DDA BUILT-UP FREEHOLD FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, alongwith proportionate, undivided, indivisible and impartible freehold ownership rights in the land etc. unto the VENDEES, to have and hold the same absolutely and forever, for a total sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only). That the VENDEES has paid the entire sale consideration amounting to Rs.70,00,000/- (Rupees Seventy Lacs Only) to the VENDOR as follows:-

Amount	DD/PO./Cheque No.	Date	Drawn on
--------	-------------------	------	----------

Rs. 70,00,000/-	235931	30/06/2010	ICICI Bank LTD. Mumbai Branch
-----------------	--------	------------	----------------------------------

Maya Kaish  
Kishan Ranjan

Total Rs.70,00,000/- (Rupees Seventy Lacs Only).

The receipt of the aforesaid sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only), the VENDOR hereby admits and acknowledges as the full and final payment.

2. That the vacant and peaceful physical possession of the said FLAT is hereby delivered by the VENDOR to the VENDEES and the VENDEES have taken over the peaceful physical possession of the same.

3. That the VENDOR further undertakes and assures the VENDEES that the VENDEES would enjoy peaceful and undisturbed possession of the said Flat and would have unhindered and unobstructed right to ingress and egress at all times.

4. That the house taxes, electricity charges, water charges, cesses, or any other charges/taxes/levies payable to any authority would be the sole liability of the VENDOR till the date of the handing over of the possession of the said Flat and thereafter the VENDEES would bear and pay for the same. That the VENDOR hereby declares and represents that the said Flat is not the subject matter of any HUF and that no part of the said Flat is owned by any minor.

Kishan Ranjan  
Anuradha Sharma  
Maya Kaish

Anuradha Sharma



(5)

6. That the VENDOR hereby assures the VENDEES that she shall not create any charge over the said Flat after the execution of this Sale Deed and that the said Flat is free from all encumbrances, mortgages, gifts, decrees, charges, liens, claims, attachments, disputes, whatsoever, and if it is proved otherwise, then the VENDOR shall be liable to indemnify the VENDEES in full upto the extent of loss sustained by the VENDEES.

7. That the VENDEES are free to deal with the said Flat in any manner, whatsoever, they deem fit including the right to make additions, alterations and further construction.

8. That the VENDEES are fully entitled and authorized to get the said Flat mutated/transferred/substituted in their own names in the offices of the MCD, BSES Rajdhani Power Ltd., DJB or any other concerned authorities on the basis of this Sale Deed or its Certified True Copy.

9. That the VENDOR declares, verifies and states that the representations made in the recitals given in this sale deed are true and correct to the best of her knowledge and belief and that these recitals shall form a part of this Sale Deed.

10. That the VENDEES have paid the stamp duty and registration charges in respect of this Sale Deed.

11. That the VENDOR and VENDEES are Indian Nationals.

12. That with the sale of the said Flat, the VENDOR is left with no right, title and interest in the said Flat, which has now become the exclusive Property of the VENDEES.

13. That the VENDOR has delivered all the relevant documents in original pertaining to the said Flat to the VENDEES.

14. That the VENDOR hereby assures the VENDEES as follows:

a) That the said Flat is free from all encumbrances, charges, liens, attachments, trusts, whatsoever, or howsoever.

b) That excepting the VENDOR, nobody else has/have any rights, titles, interests, claim or demand, whatsoever, or howsoever in respect of the said Flat.

c) That the VENDOR hereby undertakes and declares that she has not executed/signed any Agreement for Sale or Sale Deed in respect of the said Flat in favour of any other person(s) except VENDEES.

d) That there is no legal impediment or bar within the knowledge of the VENDOR, whereby she can be prevented from sale of the said Flat.

*Maya Kainy*  
*Krishna Ranjan*  
*Anuradha Sharma*




(6)

e) That if any dispute arises out of this Sale Deed, which can not be resolved by mutual negotiations, shall be subject to the jurisdiction of the Delhi/New Delhi Courts only.

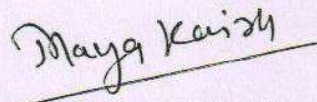
Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the VENDEES have agreed to purchase the said Flat.

IN WITNESS WHEREOF the parties hereto have signed this SALE DEED after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses:

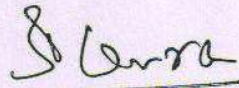
## WITNESSES:

1.   
 PRAVEEN KHOSLA  
 S/o J. P. KHOSLA  
 R/o. D6/6002/7  
 Vasant KUNJ N.D

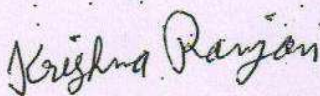
VENDOR

  
 (MRS. MAYA KAIRA)

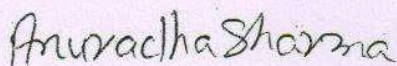
DLN - 109102006408433

2.   
 PURAN SINGH KAIRA  
 S/o K. S. KAIRA  
 R/o D-1/1275 Vasant  
 KUNJ N.D

VENDEES

  
 (SH. KRISHNA RANJAN)

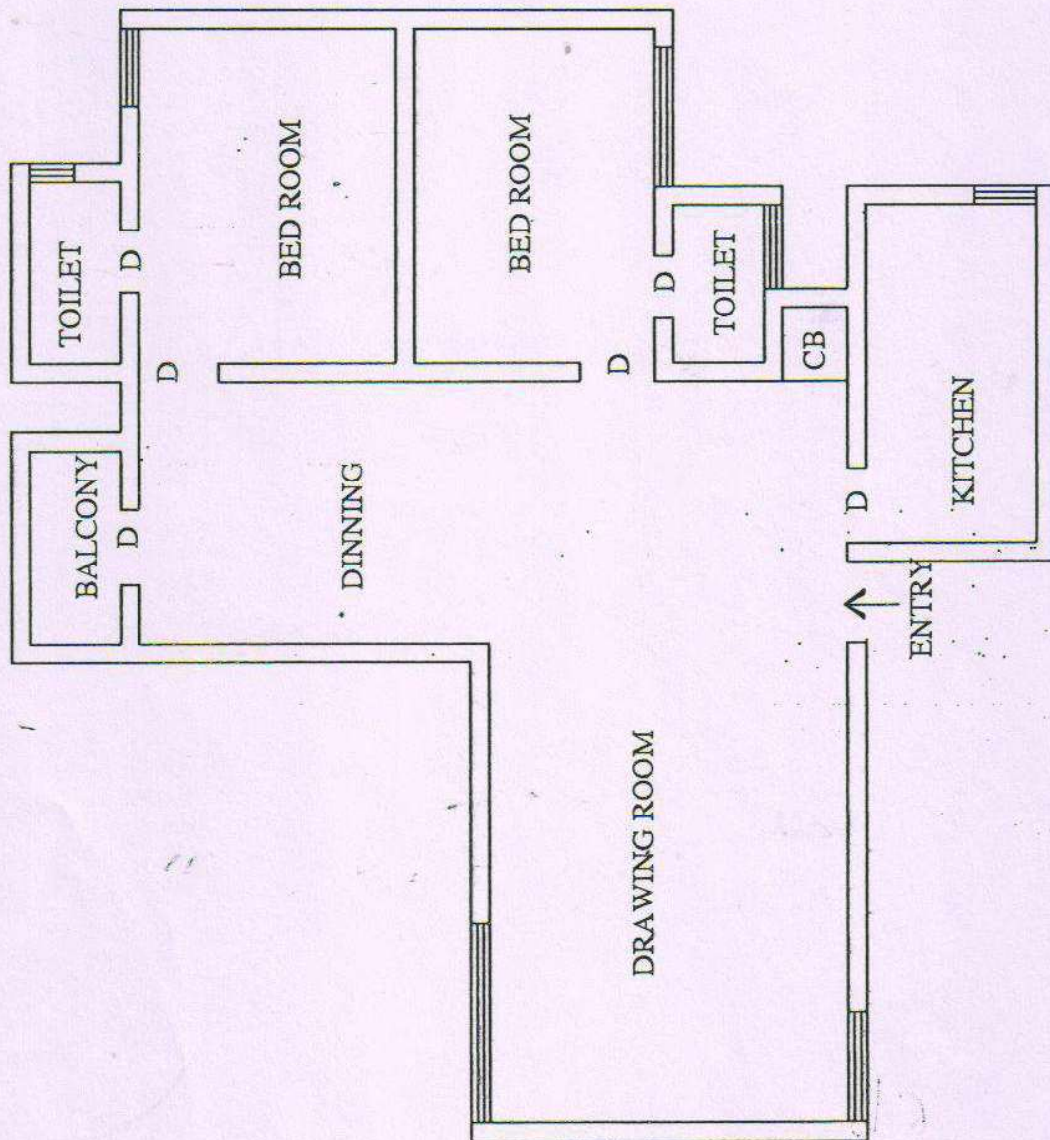
DLN - 109042008469606



(SMT. ANURADHA SHARMA)



Anurag Sharma



TOTAL PLINTH AREA = 110.00 SQ.MTS.

SITE PLAN OF FLAT NO - 774, ( S. F. + S. G )  
SEC -A, PKT - B&C, VASANT KUNJ  
NEW DELHI -110070  
OWNER :-

SIGN.

SIGN. ARCHITECTS

Maya Kaira  
Krishna Rangam

SECOND FLOOR





दिल्ली DELHI

U 289910

### AGREEMENT TO SELL

This Agreement is made at New Delhi on this 6/07/10 between **MRS.MAYA KAIRA** W/o **MR.PURAN SINGH KAIRA** R/o FLAT NO.1275, SECTOR-D, POCKET-1, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the "FIRST PARTY").

AND

**SH.KRISHNA RANJAN** S/o **SH.VISHWANATH SHARMA** and **SMT.ANURADHA SHARMA** W/o **SH.KRISHNA RANJAN** both R/o FLAT NO.9207, B-9, LIG FLATS, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the "SECOND PARTY").

THE expression of the terms **FIRST PARTY** and **SECOND PARTY** wherever they occur in the body of this Agreement shall mean and include their respective heirs, executors, administrators assignees and nominees unless and until it is repugnant to the context or meaning thereof.

*Maya Kaira*

*Krishna Ranjan  
Anuradha Sharma*



{ 2 }

WHEREAS the FIRST PARTY is/are the absolute Owner(s) and in Physical Possession of **DDA FLAT NO.774**, on SECOND FLOOR, alongwith SCOOTER GARAGE, SFS.CAT.II, situated at SECTOR-A, POCKET-B&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter called the said PROPERTY).

AND WHEREAS the FIRST PARTY has agreed to Sell, and the SECOND PARTY has agreed to purchase the said PROPERTY at a Sale consideration of Rs.70,00,000/- (Rupees Seventy Lacs Only) absolutely and forever.

AND WHEREAS the SECOND PARTY has agreed to purchase the same from the FIRST PARTY on the following agreed terms and conditions for this Agreement.

**NOW THIS AGREEMENT WITNESS AS UNDER:**

1. That the entire consideration amount of the ownership right, interests, liens and titles of the FIRST PARTY in the said Property is fixed between the Parties at Rs.70,00,000/- (Rupees Seventy Lacs Only)
2. That the FIRST PARTY shall execute all the necessary documents in favour of SECOND PARTY or his/her/their nominee/s and FIRST PARTY shall handover all the Original Papers at the time of receiving the final payment.
3. That the vacant physical possession of the said PROPERTY shall be handed over by the FIRST PARTY to the SECOND PARTY.
4. That the FIRST PARTY will clear all dues like, House Tax, Electricity and Water/RWA charges etc. against the said PROPERTY at the time of getting the final payment.
5. That the FIRST PARTY has assured the SECOND PARTY that the said PROPERTY is free from all sorts of encumbrances like mortgage, sale, gift, exchange, court, injunction etc., and if it is proved otherwise, the FIRST PARTY will be liable and responsible for all the damages sustained by the SECOND PARTY and will make good the same to the SECOND PARTY.

Maya Kanwar

Krishna Ranjan  
Anuradha Sharma



{3}

6. That the FIRST PARTY further assure the SECOND PARTY that prior to this Agreement to Sell he/she/they has/have not entered into any kind of Agreement of any nature whatsoever, and also during the course of this Agreement, the FIRST PARTY shall not enter into any Agreement or create any kind of encumbrances of any nature whatsoever and shall keep the SECOND PARTY or his/her/their nominee/s Indemnified for the same in respect of the said PROPERTY.

7. That this Agreement is irrevocable and if either Party fails to complete this transaction, the Other Party shall get it enforced through court of law and the defaulting Party shall be liable for all expenses, costs, incurred and damages suffered.

8. That if the SECOND PARTY fails to make the balance payment within above mentioned stipulated period, the advance amount paid by SECOND PARTY will be forfeited and if the FIRST PARTY is unable to execute/registered the necessary documents of the said Property in favour of the SECOND PARTY, then the FIRST PARTY will be liable to pay double of the said advance amount to the SECOND PARTY or the SECOND PARTY can get the transaction completed through court of law under specific performance of this agreement at the cost and risk of the FIRST PARTY.

9. That the stamp duty and registration charges in respect of the above said Property will be borne by the SECOND PARTY.

IN WITNESS WHEREOF, the parties, hereto have set month and year herein above first mentioned in the presence of the following witnesses:-

## WITNESSES:-

1.

*Pravara Khosle.*  
D-6, 1600th,  
Vineet K.

2.

*Stanna*  
(ANAN AN/AT)

*Maya Keriya*  
FIRST PARTY

*Kousha Razan*  
*Anusadha Sharma*  
SECOND PARTY





सत्यमेव जयते

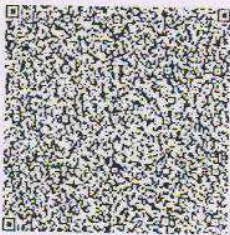
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

6837  
01/04/10

Certificate No. : IN-DL024855792799151  
Certificate Issued Date : 10-Feb-2010 04:53 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP.VASANT/ DL-DLH  
Unique Doc. Reference : SUBIN-DL DL-CORPBK050047173149911  
Purchased by : MAYA KAIRA  
Description of Document : Article 23 Sale  
Property Description : FLAT NO-774 SEC-A PKT-B AND C VASANT KUNJ NEW DELHI 110070  
Consideration Price (Rs.) : 65,00,000  
(Sixty Five Lakh only)  
First Party : HARI PRAKASH GUPTA  
Second Party : MAYA KAIRA  
Stamp Duty Paid By : MAYA KAIRA  
Stamp Duty Amount(Rs.) : 2,60,000  
(Two Lakh Sixty Thousand only)

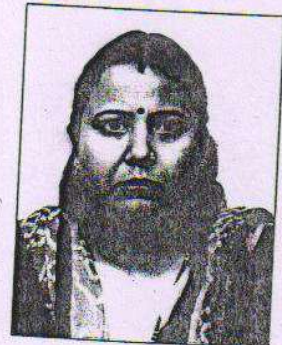


LOCKED

Please write or type below this line. PAN NO. ANTPK 2358 P



H.P. Gupta



Maya Kaira

Statutory Alert PAN No. AAHFG 9687N



SALE DEED FOR Rs.65,00,000/-

DDA Flat  
Vasant Kunj

STAMP DUTY @ 2% Rs.1,30,000/-

C  
110 Sq.Mtr.

TRANSFER DUTY @ 2% Rs.1,30,000/-

13,000/-

13,000/-x110 Sq.Mtr.

Total @ 4% Rs.2,60,000/-

,43,000/-

Residential

Four

This is executed on 01/04/2010 at New Delhi BY  
I GUPTA S/o LATE SH.S.B.GUPTA R/o FLAT NO.774,  
-B&C, VASANT KUNJ, NEW DELHI-110070, hereinafter  
' (which expression wherever the context so requires shall mean  
ors, heirs, assignees and nominees) the party of the FIRST PART.

IN FAVOUR OF

A W/o MR.PURAN SINGH KAIRA R/o FLAT NO.1275,  
VASANT KUNJ, NEW DELHI-110070, hereinafter called the  
ession wherever the context so requires shall mean and  
irs, assignees and nominees) the party of the SECOND PART.

ANITA KAKKAR W/o DR.A.K.KAKKAR and  
MR.B.N.KAKKAR both R/o 412, ADARSH NAGAR,  
NJAB), were the original allottees of DDA FLAT NO.774,  
longwith SCOOTER GARAGE, SFS.CAT.II, situated at  
&C, VASANT KUNJ, NEW DELHI-110070, (hereinafter  
ich has been allotted to them by the Delhi Development  
6(272)90/SFS/KG/II.

Maya Kaira