

भारतीय गैर न्यायिक

दस
रुपये

रु. 10



TEN
RUPEES

Rs. 10

INDIA NOTARIAL PUBLIC

AFFIDAVIT

11AA 649725

Affidavit of Smt. Meena Suri W/o Sh. Ajit Suri, R/o H-57, Kirti Nagar, New Delhi-110015,

I, the above named deponent, do hereby solemnly affirm and declare as under:-

1. That I am the owner and in possession of Property bearing built up Stall No. 39, Block No. SC-I, measuring 13.3 Sq. Yds. (10'X12'), Situated in the area of Village Basaidarapur, Colony Known as Mansarovar Garden, New Delhi by virtue of sale deed 13-08-1997, registered as document No. 6518, in additional book No. 1, Vol. No. 8853, at pages 142-147 on dated 13-8-97 with Sub-Registrar, Delhi.
2. That I have valid, clear and marketable title in respect of the said property. There is no suit/court attachment pending against my above said property.
3. That I shall not execute any General Power of Attorney agreement to sell, agreement for collaboration with anybody without prior permission of Bank of Baroda.
4. That no dispute is pending in respect of the ownership or any right of property in any court of law or before any arbitrator.
5. That till date I am having ownership rights in respect of the property mentioned above and I under take not to create any sort of encumbrance or part with any portion of property or sale any portion to anybody without prior written permission from Bank of Baroda failing which I shall be liable as per the enabling provision of Indian Penal Code, Criminal Procedure Code and Civil Procedure Code.
6. That I have not been in arrears of Income Tax or any other revenue demand including Govt. Dues and Municipal Taxes and that no recovery proceedings have been initiated against me in respect of the abovementioned property.

BHENDER SINGH

Regn. No. 2756

My Commission expires on 12-12-2007

The Hon'ble District Judge, Delhi 57

Deponent

M. Meena

VERIFICATION:-

Verified at Delhi on this 25 day of August, 2007 that the contents of our above affidavit are true and correct to our knowledge and no part of it is false. Nothing material has been concealed therefrom.

ATTESTED

25 AUG 2007

Notary Public, Delhi (INDIA).

Deponent

M. Meena

25 AUG 2007

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25/8/07

S. No. R. Date

Sold To ... S/o ...

R/o

Pur ... Thur

Sig. Stamp Agent

PUSP LAL SHARMA

U/C No. 232, 69/3A, Moti Nagar

H- 5-2 Kirti 14



13/08/1997 SALE DEED FOR RS. 55,000/-

STAMP DUTY.....RS. 1,650/-
CORPN. TAX.....RS. 2,750/-

TOTAL RS. 4,400/-

This Sale Deed is made and executed at New Delhi on this 13-08-1997 by Sh. Sudershan Kumar Ratta S/o Sh. Prithvi Raj Ratta R/o A-54, Kirti Nagar, New Delhi, hereinafter called the "VENDOR" of the One Part. IN FAVOUR OF... MRS. MEENA SURI WIFE OF SH. AJIT SURI R/O H-57, Kirti Nagar, New Delhi-15, hereinafter called the "VENDEE" of the Other Part. The Vendor and the Vendee both are INDIAN CITIZENS.

The expressions of the Vendor and the Vendee shall mean and include their respective legal heirs, successors, executors, administrators, representatives and assignees.

Sudershan Kumar ...2...

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12/8/97

100
P. K. L. R.
Sub-Registrar

Meera Sani
Ajit Sani
H-57 Kirti Nagar
- 12

100x4
100-4
44-x

Lachhman Kumar Ratts
S. S. Rathi Raj Ratts
13-8-97
of the Sub-Registrar
12-7

Sub-Registrar Kumar



6518
140-147
853

Sub-Registrar
Lachhman Kumar Ratts
Vendor
Bharat Shukla
A. K. Sharma
witnesses
contents of the documents explained to the
parties who understood the conditions & admitted
them as correct
Vendor(s) or lessor(s) receipt of sale
consideration of Rs. 55000/-
Rupees
the balance of the consideration of Rs. 55000/-
the party to the Vendor(s) or lessor(s) by Smt. Sh.
W/o. S.O.
Vendee(s), mortgagee(s) in
possession well they are identified by the after sale

Rs. 55000/-
mentioned in the deed by Vendor present

Sub-Registrar
Delhi
13-8-97

All & see of both parties
Sd/-
Sd/-

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12/8/97

[Handwritten signature]

[Faint official stamp]

S. S. K. K. K.



Shou



[Handwritten signature]



[Handwritten mark]



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AND WHEREAS NOW the Vendor has agreed to sell aforesaid Free Hold built-up Stall bearing No. 39, in Block No. SC-I, area measuring 13.3 sq.yds. (10'X12') situated at Mansrover Garden, New Delhi, for a sum of Rs. 55,000/- (Rupees Fifty Five Thousand Only) and the Vendee has agreed to purchase the same for the said sum on the following terms and conditions of this Sale Deed.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of a sum of Rs. 55,000/- (Rupees Fifty Five Thousand Only) Which shall be paid by the Vendee to the Vendor at the time of registration of this Sale Deed before the Sub-Registrar-II, Delhi, Vide Demand Draft No. 344593 dated 12.08.1997 drawn on Punjab National Bank, Allahabad (U.P.)

Sd/- [Signature] 4...

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2. That the actual, vacant, physical and peaceful possession of aforesaid Stall as mentioned above has been handed by the Vendor to the Vendee at the time of execution of this Sale Deed.
3. That all previous taxes, dues, charges of the said Stall shall be paid by the Vendor till the date of registration of this sale deed and thereafter by the Vendee to all the concerned authorities.
4. That all previous deeds and documents relating to the said property have also been handed over by the Vendor to the Vendee at the time of registration of this sale deed.

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Sudhakar Kumar

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5. That the Vendor assures the Vendee that said Stall is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, decree, suits, cases, injunctions, disputes, litigation, attachment, notification, acquisitions, surety, security, liens etc. whatsoever and if it is proved otherwise then the Vendor shall be liable and responsible for the same.

6. That the Vendor further assures the Vendee that if said Stall under sale or any part, portion thereof goes out of the possession of the Vendee, due to any defect in the title of ownership of the Vendor, then also the Vendor shall be liable and responsible for all such losses, damages, consequences so sustained by the Vendee.

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Sudhanshu Kumar

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12/8/97



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5. That the Vendor assures the Vendee that said Stall is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, decree, suits, cases, injunctions, disputes, litigation, attachment, notification, acquisitions, surety, security, liens etc. whatsoever and if it is proved otherwise then the Vendor shall be liable and responsible for the same.

6. That the Vendor further assures the Vendee that if said Stall under sale or any part, portion thereof goes out of the possession of the Vendee, due to any defect in the title of ownership of the Vendor, then also the Vendor shall be liable and responsible for all such losses, damages, consequences so sustained by the Vendee.

...6...

Sunder Kumar

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7. That the Vendor has sold, transferred, conveyed, handed over all his rights, titles, powers, interests, authorities of ownership of aforesaid Stall under sale unto the Vendee by way of this sale deed.

8. That all the expenses of this sale deed shall be borne by the Vendee such as stamp papers, execution. and registration charges etc. whatsoever.

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Sudardhan Kumar

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9. That the Vendee has become sole and absolute owner of aforesaid Stall as mentioned hereinabove by way of this sale deed and shall be fully entitled, empowered, authorised to use, occupy, enjoy, hold, sell, mortgage, gift, exchange, lease out or to dispose of or to transfer the same in any manner as also the Vendee deems fit and proper to do so as her own property without any claim, demand, objection of the Vendor any of his legal heirs or any other person(s) claiming under the Vendor.

10. That the Vendee shall also be fully entitled, empowered, authorised to get aforesaid Stall under sale as mentioned hereinabove mutated and transferred in his own name in all the concerned Govt. Revenue Records/ M.C.D. on the basis of this Sale Deed even in the absence of the Vendor also.

Sudarshan Kumar ...8...



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IN WITNESS WHEREOF the Vendor has signed this sale deed on the day, month and year first above written in presence of the following witnesses :-

WITNESSES

1. *[Signature]*
(BHARAT BHUSHAN)

Sp. Sh. G.D. Kapoor

Mo JA-58, G-F Area
Rajawari, Garden
2. New Delhi
Dist. No. 92040830

[Signature]

VENDOR

[Signature]
S. K. Sharma

[Signature]

13132 17 12/8/97

का नम दस्तावेज
 दिनांक 12/8/97
 पृष्ठ संख्या 17
 पंजीकृत संख्या 13132
 पंजीकृत तिथि 12/8/97
 पंजीकृत स्थान दिल्ली

6518 I
 Registered as No. 140 on page 147
 Volume No. 8853
 on this 12/8/97
 and left thumb impression have/has been taken in my presence
 Sub-Registrar-II.
 Delhi.
 13897.



Transfer Agreement

This agreement extend into the twenty second day of December Nineteen ~~thous~~ hundred and eighty one only between Shri Prithvi Raj son of Late Shri Bhim Sain Ratta resident of A-54 Kirti Nagar New Delhi (hereinreferred to as the First Party) and Shri Sudearshan Kumar, son of Shri Prithvi Raj Ratta resident of A-54 Kirti Nagar, New Delhi (hereinreferred to as the second party).

This agreement witnesseth as under :-

The First Party is the owner of Stall No.39 Mansrover Garden measuring 10' x 12' which was purchased by him from M/s Bharat Builders & Colonizers New Delhi under their transfer receipt No.278 dated 4 May 1965 and its physical possession. The second party is similarly owner and in possession of stall No.19 SCI Mansrover Garden, New Delhi measuring 10' x 12' which was purchased by him through as per the above named colonizers under their transfer Receipt No.191 dated 22 Jan. 1971.

It is now agreed between the two parties that the first party hereby transfers stall No.39 owned by him to his son the second party. In consideration of this, the second party hereby transfers stall No. 19, SCI aforesaid to his father, the First Party.

Both the parties shall henceforward be the absolute owners of the Stall so transferred and shall beentitled to make use of these in any way they like without any let or hindrance from the other party and both the parties and their heirs, representatives and administrators shall be bound by this agreement and would be estopped from raising any claim or dispute in regard to the Stalls originally owned by the two parties and exchanged through the medium of the Agreement.

This agreement shall be irrevocable immediately it is signed by both the parties and neither party shall have the right to repudiate it or challenge it in any any way.

In witness whereof, the parties have set their hands unto this agreement in the presence of witnesses.

Witnesses

ATTESTED
Notary Public, DELHI
A-21, Kirti Nagar
A-79 Nan-2 Rm. bldg.

1. (PRITHVI RAJ RATTA)
A-54 Kirti Nagar New Delhi
2. (SUDARSHAN KUMAR RATT A)
A-54 Kirti Nagar, New Delhi-15

[Handwritten signature]

॥ श्रीगणेशाय नमः ॥

செய்து கொடுத்திருக்கிறார்கள். இதைப் பற்றி

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BHARAT BUILDERS & COLONIZERS

MANSROVAR GARDENS COLONY RING ROAD, NEW DELHI-1

A-3, ASAF ALI ROAD, (Near Delite) NEW DELHI-1

191

Dated 22-1-1967

Received with thanks the sum of Rs. Four hundred fifty of
 Shri. Sudhakar Narayan s/o Shri. Prithvi Narayan Narayan
A-34, Kirti Nagar as Free Payment
N. Delhi towards
 are of plot 19 measuring 10 x 20 sq. yds. (more or less as on site) bounded as
 situated MANSROVAR Colony Scheme on Mathura Road, (near Faridabad)
 d to be sold @ Rs. 450/- per sq. yd. on the terms and conditions as on
 er. This cancels Provisional Receipt No. 184 dated 11/1/67 issued
 connection by the Company for Rs. 450/- and at
 TH the certificate request of Shri. Narayan Narayan
 TH within the state transferred to
above said party
 T
 T

for Bharat Builders & Colonizers

Accountant.

Mg. Prop.



I have received the original & confirmed.

RAT BUILDERS & COLONIZERS

MANSROVAR GARDENS COLONY RING ROAD, NEW DELHI - 1
14/3, ASAF ALI ROAD, (Near Delite) NEW DELHI - 1

278

Dated 4.5.196

Received with thanks the sum of Rs. 450/- s/o Shri. R. P. Ratta w/o as towards
purchase of plot State measuring 10 x 12 sq. yds. (more or less as on site) bounded as
under situated MANSROVAR Colony Scheme on Ring Mathura Road, (near Faridabad)
agreed to be sold @ Rs. 450/- State per sq. yd. on the terms and conditions as on
reverse. This cancels Provisional Receipt No. OR No. 3872 of 5.6.61 dated 5.6.61 issued
in this connection by for Rs.

NORTH

SOUTH

WEST

EAST

Accountant.

Cashier

for Bharat Builders & Colonizers.

Rs. 450/-

Received the original & confirmed

TENDING PURCHASER

Agency.

RECEIVED the sum of Rs.

Four hundred & fifty

only

Rs.

of

ie amount paid by me for plot No. 54 NO 39

No. 54 in Mansarovar Garden Colony, New Delhi

which necessary transfer form has been signed requesting Bharat Builders &

ers, New Delhi; to substitute the name of Shri SUDERSHAN KUMAR RATTA

nominee.

Prithvi Raj Ratta

Prithvi Ratta
Signature

Name (Block letters) PRITHVI RAJ RATTA

Address. A-54 Kirti Nagar,
New Delhi

RAT BUILDERS & COLONIZERS

ANSROVAR GARDENS COLONY RING ROAD, NEW DELHI - 1

3, ASAF ALI ROAD, (Near Delite) NEW DELHI - 1

78

Dated 4.5.1965

with thanks the sum of Rs.

Four hundred fifty only
Shri Raj Ratta s/o *Shri Bhim Singh Ratta*
 w/o
Di Nagar New Delhi as *100 00*

Te towards
 measuring *10 x 12* sq. yds. (more or less as on site) bounded as
39 Garden Ring *New Delhi*
 ANSROVAR Colony Scheme on Mathura Road, (near Faridabad)
 ld @ Rs. *450/-* *State* per sq. yd. on the terms and conditions as on
 icels Provisional Receipt No. *1* dated *1.1.65* issued

n by *1* for Rs. *2*

OR No. 3872 of 5.6.61 for Rs 450/-
Cancelled & State transferred in the
Name of Shri Prithvi Raj Ratta as
per written request of Shri Hari Nar
Malhotra

for Rat Builders & Colonizers

Accountant

Prithvi Raj Ratta
Signature

Mg. Prop.

Colonizers

प्रपत्र (Registration Form 2)

519

मण्डल कार्यालय
Sub-Distt.

3 AUG 1937
JANAK PURI

AB SL No. No.
008967

प्रस्तुतकर्ता का नाम
presenter of document
साक्षक का नाम
दस्तावेज की तारीख
of the executant, and date
of the document
प्रस्तुत करने की तारीख
का स्वरूप और प्रतिदेय

of presentation, nature and
amount of consideration of
document

मुद्रांक शुल्क
Stamp duty
प्रभारित प्रतीकरण का विवरण
प्रभार और शुल्क की प्रतिलिपि

Detailed total of registration,
copying fee charged

शब्द संख्या
No. of words
राशि
Amount

हस्ताक्षर प्रतीकरण अधिकारी
Initials of the Registration Officer