



दिल्ली DELHI

Man Mohan Singh.
PAN-ANRPS4626H

Gagan Bhai 255891
PAN-ARSPK 3548L
D404/053/255492

SALE DEED FOR RS.20,00,000/-

STAMP DUTY...@ 5%...RS.100000-00
CORPN. TAX...@ 3%...RS.060000-00
TOTAL.....@ 8%...RS.160000-00

SALE DEED :

THIS SALE DEED is executed at Delhi, on this 29th day of Sept 2006 by S. MAN MOHAN SINGH S/O S. BEANT SINGH R/O B-1/17, ASHOK VIHAR, PHASE-II, DELHI-110052, hereinafter called the VENDOR ... IN FAVOUR OF ... SHRI GAGAN BHAI S/O SHRI AMOLAK RAJ BHAI R/O A-26, ASHOK VIHAR, PHASE-II, DELHI-110052, hereinafter called the VENDEE.

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

Man Mohan Singh Gagan Bhai contd...p/2

23/09/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]
NAME(S) : GAGAN BHAI
S/O W/O : SH AMOLAK RAJ BHAI
ADDRESS : A 28 ASHOK VIHAR PH II DELHI
PROP. NO : B 1/17 ASHOK VIHAR DELHI
TENDERER : SANDIP
PURPOSE : SALE DEED
AMOUNT : Rs.160000/-
DENOM*NUM: 25000 * 4, 20000 * 3

RUN_SRNO : 0726/2006/14938
DAY_SRNO : 002
PAPER NO : 1/7

AUTHORISED SIGNATORY
NAME/SSNO:



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29/9

Presented by 30/09/06
who have identified by Sri
No. 8. Beant Singh
No. 8. Beant Singh
Delhi

Sub-Registrar
Sub Distt. No. VI (A)
(Model Town) Pitampura, Delhi
29 SEP 2006

Kumar
29 SEP 2006

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Heu Heu



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WHEREAS the Vendor is the sole and absolute owner of FREE HOLD BUILT UP PROPERTY BEARING NO.17, (BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY), IN BLOCK-B-1, BUILT ON LAND MEASURING 300 SQ. YDS., SHOWN IN THE LAYOUT PLAN OF WAZIRPUR RESIDENTIAL SCHEME, PRESENTLY KNOWN AS 'ASHOK VIHAR' PHASE-II, DELHI-110052, fitted with electric, water and sewer connections, in working order, with the free hold rights of the land under the said property, which is bounded as under:-

EAST :- SERVICE LANE 15' WIDE
WEST :- ROAD 30' WIDE
NORTH:- PLOT NO.16
SOUTH:- PLOT NO.18

THE FACTS ARE AS UNDER :-

WHEREAS a Lease Hold Residential Plot bearing No.17, in Block-B-1, Area measuring 300 Sq. Yds., shown in the layout plan of Wazirpur Residential Scheme, presently known as 'ASHOK VIHAR' Phase-II, Delhi-110052, with the lease hold rights of the land under the said plot, which is bounded as mentioned hereinabove, was allotted in the joint names of S/Shri (1) Pritpal Singh, (2) Manmohan Singh, (3) Bharpur Singh (4) Kishan Singh, (5) Shri Kuldip Singh sons of late Shri Beant Singh and (6) Kumari Amrit Kaur D/o Shri Beant Singh all then R/o B-10/4, Rana Partap Bagh, Delhi, vide Perpetual Lease Deed document Regd. as No.345, in Addl. book No.1, Volume No.2933, on pages 55 to 60, Dt.25.1.1973, duly Regd. in the office of the Sub-Registrar, Delhi.

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Gagan Bhai

23/09/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : GAGAN BHAI
S/O W/O : SH AMOLAK RAJ BHAI
ADDRESS : A 28 ASHOK VIHAR PH II DELHI
PROP NO : B 1/17 ASHOK VIHAR DELHI
TENDERER : SANDIP
PURPOSE : SALE DEED
AMOUNT : Rs. 160000/-
DENOM*NUM: 25000 * 4, 20000 * 3

RUN SRNO : 0726/2006/14938
DAY SRNO : 002
PAPER NO : 2/7

AUTHORISED SIGNATORY
NAME/SRNO:



Signature of the

Registrar

Mamtha Singh
Registrar

50 Gagan Bhai
Vendor

① Sum Singh
(witness)

② Dinesh Kumar Chhabra
(witness)

Rs 2,00,000/-

SUB REGISTRAR
Sub Distt. No. VI (A)
(Model Town) Pitampura, Delhi

29 SEP 2006

Mamtha Singh

DEPT

FILE

Gagan Bhai

Sum Singh



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AND WHEREAS later on, they constructed a Residential Building over the said plot, after getting the plan sanctioned, out of their joint funds and resources.

AND WHEREAS later on, S/Shri Pritpal Singh, Bharpur Singh and Kuldip Singh alongwith Smt. Amrit Kaur released their respective share in the above said property in favour of Shri Manmohan Singh S/o late Shri Beant Singh, vide Release Deed document Regd. as No.3296, in Addl. book No.1, Volume No.4661, on pages 60 to 62, Dt.4.8.1986, duly Regd. in the office of the Sub-Registrar, Delhi.

AND WHEREAS thereafter, Shri Kishan Singh also released his respective share in the above said built up property in favour of the said Shri Manmohan Singh S/o late Shri Beant Singh, vide Release Deed document Regd. as No.7569, in Addl. book No.1, Volume No.5617, on pages 138 to 142, Dt.20.12.1991, duly Regd. in the office of the Sub-Registrar, Delhi.

AND WHEREAS on the basis of the above said facts, S. Man Mohan Singh, the present Vendor herein, became the sole and absolute owner of the above said BUILT UP PROPERTY BEARING NO.17, (BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY), IN BLOCK-B-1, BUILT ON LAND MEASURING 300 SQ. YDS., SHOWN IN THE LAYOUT PLAN OF WAZIRPUR RESIDENTIAL SCHEME, PRESENTLY KNOWN AS 'ASHOK VIHAR' PHASE-II, DELHI-110052, fitted with electric, water and sewer connections in working order, with the lease hold rights of the land under the said property, which is bounded as mentioned hereinabove.

Man Mohan Singh

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Gagan Bhat



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AND WHEREAS later on, under the policy of DDA, S. Man Mohan Singh applied for the conversion of the said property into free hold from lease hold category and on the basis of documents furnished by him, the Delhi Development Authority, New Delhi, converted the above said property into free hold from lease hold category in the name of the said S. MAN MOHAN SINGH S/O S. DEANT SINGH RESIDING AT B-1/17, ASHOK VIHAR, PHASE-II, DELHI-110052, the Vendor herein, vide Conveyance Deed document Regd. as No.8345, in Addl. book No.1, Volume No. 6952, on pages 88 to 89, Dt.25.9.1995, duly Regd. in the office of the Sub-Registrar, S.D. No.1, Delhi.

AND WHEREAS on the basis of the above said facts, S. Man Mohan Singh, the Vendor herein, is the sole and absolute owner of FREE HOLD BUILT UP PROPERTY BEARING NO.17, (BOTTOM TO TOP WITH ITS TERRACE RIGHTS UPTO SKY), IN BLOCK-B-1, BUILT ON LAND MEASURING 300 SQ. YDS., SHOWN IN THE LAYOUT PLAN OF WAZIRPUR RESIDENTIAL SCHEME, PRESENTLY KNOWN AS 'ASHOK VIHAR' PHASE-II, DELHI-110052, fitted with electric, water and sewer connections in working order, with the free hold rights of the land under the said property, which is bounded as mentioned hereinabove, and he has full right and power to hold, use, enjoy, sell, mortgage the above said property, in any manner.

Man Mohan Singh

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Gagan Bhat

23/09/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : GAGAN BHAI
S/O W/O : SH AMOLAK RAJ BHAI
ADDRESS : A 28 ASHOK VIHAR PH II DELHI
PROP NO : B 1/17 ASHOK VIHAR DELHI
TENDERER : SANDIP
PURPOSE : SALE DEED
AMOUNT : RS.160000/-
DENOM*NUM: 25000 * 4, 20000 * 3

RUN SRNO : 0726/2006/14938
DAY SRNO : 002
PAPER NO : 4/7

AUTHORISED SIGNATORY
NAME/SSNO:





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AND WHEREAS the Vendor has agreed to sell ENTIRE FIRST FLOOR (WITH ITS TERRACE RIGHTS UPTO SKY) OF THE ABOVE MENTIONED FREE HOLD BUILT UP PROPERTY BEARING NO.17, IN BLOCK-B-1, SHOWN IN THE LAYOUT PLAN OF WAZIRPUR RESIDENTIAL SCHEME, PRESENTLY KNOWN AS 'ASHOK VIHAR' PHASE-II, DELHI-110052, with common rights to use of entrance and passage, alongwith ownership rights of stairs leading from ground to top, fitted with electric & water connections in working order, with the free hold proportionate rights of the land measuring 300 Sq. Yds. under the said property, which is bounded as mentioned hereinabove, hereinafter called the 'PROPERTY UNDER SALE' to the Vendee for a total consideration amount of Rs.20,00,000/- (Rupees twenty lac only). The entire consideration amount of Rs.20,00,000/- (Rupees twenty lac only). The entire consideration amount of Rs.20,00,000/- (Rupees twenty lac only), which the Vendor has already received from the Vendee, prior to the execution of this Sale Deed and the Vendor hereby acknowledges the receipt of the said amount in full and final settlement before the Sub-Registrar, Delhi, at the time of registration of this Sale Deed. Payment received detailed as under :-

Rs.20,00,000/- vide Cheque No.061628, Dt.29.9.2006 drawn on Syndicate Bank, Ashok Vihar, Phase-II, Delhi.

Kamlesh Kumar

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Gagan Ravi

23/09/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : GAGAN BHAI
S/O W/O : SH AMOLAK RAJ BHAI
ADDRESS : A 28 ASHOK VIHAR PH II DELHI
PROP NO : B 1/17 ASHOK VIHAR DELHI
TENDERER : SANDIP
PURPOSE : SALE DEED
AMOUNT : Rs.160000/-
DENOM*NUM: 25000 * 4, 20000 * 3

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DAY SRNO : 002
PAPER NO : 5/7

AUTHORISED SIGNATORY
NAME/SSNO:





दिल्ली DELHI

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NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the VENDOR doth hereby absolutely sells, conveys, transfers and assigns the said property, unto the VENDEE with all his rights, titles, interests, options, easements, privileges and appurtenances attached thereto, to the VENDEE and the VENDEE will use, hold, enjoy, sell, mortgage the said property in any manner, he likes.
2. That the physical possession of the said property is already with the VENDEE, hence the VENDOR has delivered the proprietary/symbolic possession of the said property to the VENDEE at the time of registration of this Sale Deed.
3. That the VENDEE has become the sole & absolute owner of the above mentioned property under sale and shall hereafter be fully entitled to use, hold, enjoy, transfer and sell the same in any manner, he likes without any hindrance, claim or demand whatsoever from the VENDOR or any other person claiming under or through him.

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Gagan Bhat



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4. That the VENDEE can get the above mentioned property under sale mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, N.D.P.L., DDA or any other concerned authorities and all other relevant records in the absence of the VENDOR.

5. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the VENDOR upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid and borne by the VENDEE.

Handwritten signature

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Gagan Rana

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6. That the VENDOR hereby further assures and declares that he is the sole, absolute, exclusive and rightful owner of the above mentioned property under sale and is fully competent and has full power, absolute authority and unrestricted right to sell and transfer the same and the said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, attachment, surety, security, disputes, notices, notification, acquisition, burden, litigation etc. etc. and there is no legal defect in the title of the VENDOR, if it is proved, otherwise, or if the whole or any part of the above mentioned property under sale is taken away or goes out from the possession of the VENDEE on account of any defect in the ownership of the VENDOR, the VENDOR or his property both movable and immovable shall be liable and responsible to indemnify and make good the loss thus suffered by the VENDEE and keep the VENDEE indemnified against all such losses, damages costs and expenses etc. whatsoever thereby accruing to the VENDEE and the VENDEE shall have full right to recover the same alongwith all other costs and expenses of courts, profit/appreciation of market value, costs and expenses of the additional construction, additions, alterations, renovation, modification etc. whatsoever from the VENDOR through the court of law.

7. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEE.

8. That the VENDOR & VENDEE both are the citizens of India.

9. That the VENDOR has delivered and handed over the photostat copies of original title deeds and other connected documents of the above mentioned property to the VENDEE on spot.

10. That the Vendor hereby further assures, represents and covenants with the Vendee as follows :-

a) That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever;

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Gagan Bhow

b) That there is no attachment by the Income Tax Authority or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property;

c) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring or alienating the aforesaid property in favour of the Vendee;

d) That there is no subsisting agreement for sale in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the Vendor has a good marketable title;

e) That there is no notice of default or breach on the part of the Vendor or his predecessors-in-interest of any provisions of law in respect of the aforesaid property;

f) That the aforesaid property is not the property of H.U.F. and the children of the Vendor and no body else have any right, title, interest, claim or demand whatsoever or however in the aforesaid property.

IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. Arjun Sehgal

✓ P.O. R.L. Sehgal
40 A-11/1 R.P.B. Gh
Delhi

2. Satish

✓ Dinesh Kumar Chhabra
P.O. J.C. Chhabra
W 1-57 Ashok Vihar
Delhi

W/240 Ref/12/1999/154292

Ranbir Singh

VENDOR.

Gagan Bhat

VENDEE.

Dr. GAURAV GHAMBHA
ADVOCATE

Office No. 4, 21-B, 1st
Floor, Connaught Place, Delhi-110088

यू प्रेस (मि ला)-जाम 368-999 फ़िलावे प्रत्येक में 100X3 पृष्ठ-21-6-2007-www.mcdonline.gov.in

फॉर्म नं 39

दिल्ली नगर निगम
सम्पत्ति कर की रसीद

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अध्याय 2, खण्ड 2 (A)

निम्नलिखित धन राशि आज

श्री/श्रीमती

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रसीद स

पता

से

क्षेत्र का नाम

दिल्ली नगर निगम के लिए वसूल पाई तथा यह उसके/उनके खाता में जमा कर दी जाएगी।

L/F	सम्पत्ति का विवरण						कुल
	सम्पत्ति नम्बर	इलाका / बारी	साधारण कर रु.	अग्नि कर रु.	शिक्षा उप-कर रु.	सफाई कर रु.	
	B-117	2nd + 3rd floor					
		Area 4					
विद्युत बर्तन के लिए	CF						
मान्य बर्तन के लिए	150						150-
कुल प्रतिशत						रु.	150-
योग राशि में (रुपये)	1716108					कुल योग	150-

रसीद जारी करने वाले अधिकारी के हस्ताक्षर

उत्तरांतर दैनिक योग केवल रिकार्ड के लिए रखी गई कार्बन प्रतियों पर ही लगाना चाहिए)

MUNICIPAL CORPORATION OF DELHI
ASSESSMENT & COLLECTION DEPARTMENT
(House Tax Department)
KESHAV PURAM ZONE

A-1 Block, Community Centre,
Keshav Puram, Delhi-110035

No. Tax/KPZ/2007/ 325

Dated: 19/6/08

Sh./Smt.

Gagan Bhai s/o Aamlok Singh Bhai.
B 1/17 (2nd + 3rd Floor with roof repair)
Ashok Vihar Pn II

Subject: MUTATION OF PROPERTY NO. B 1/17

(2nd + 3rd Floor with roof repair) Ash V Pn II

Dear Sir/Madam,

Kindly refer to your application dated 12/06/08 for the mutation of the aforesaid property/portion in your name.

- 1) It is to inform you that the aforesaid property is being mutated in your name on the basis of the documents supplied by you vide order of the Asstt. Assessor & Collector/KPZ dated 19/6/08 & mutation file No. 1649M/11/P2
- 2) This is to make it clear that this mutation in the name of Shri/Smt./Ms. S. Gagan Bhai s/o Aamlok Singh Bhai is only for the purpose of payment of property taxes and does not devolve a legal title.
- 3) If any tax liability arises on this property after the mutation for the period prior to the date of this mutation due to creation of any additional demand, disposal of pending proposals under section 126 of the Delhi Municipal Corporation Act, 1957 or due to any mistake in the calculation, the tax liability shall be payable by you as agreed to by you in the indemnity bond enclosed along with your application for mutation.
- 4) This mutation shall not be treated as valid if it has been constructed on a land belonging to the Govt./DDA/MCA of which you are not the lessee/licensee, according to law.

Dy. ASSTT. ASSESSOR & COLLECTOR
KESHAV PURAM ZONE

Asst. Assessor Collector
Municipal Corpn. of Delhi