



दिल्ली DELHI

Man Mohan Singh
Pan-PAN P64626H

Gagan Bhai 255591
Pan-PAN P64626H
D404(053)255492

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

15/82
STAMP DUTY...@ 5%...RS. 100000-00
CORPN. TAX...@ 3%...RS. 60000-00
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 BHAT
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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Accepted by S/o -/by
the above identified Signer
S/o W/o D/o

No. S. Deed No.

No. B/1/17 Model Town
Delhi

29 SEP 2006

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

29 SEP 2006

Kumar

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दिल्ली DELHI

- :- 2 :-

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) Sharupur 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.I, Volume No.2933, on pages 55 to 60, Dt.25.1.1973, duly Regd. in the office of the Sub-Registrar, Delhi.

Manmohan Singh

contd...p/3

Gagan Singh

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 11 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/SSNO:



Mantoshwar Singh
venue

Gagan Bhai
venue

① Arun Lehal
(MM)

② Omesh Kumar Chhabra
(OCC)

Rs 20,000/- ✓

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

29 SEP 2006

Manohar

✓

Gagan Bhai



I. Kumar

✓

Arun Lehal



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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.I, 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.I, 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.

Kamal Kaur

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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. BEANT SINGH RESIDING AT B-1/17, ASHOK VIHAR, PHASE-II, DELHI-110052, the Vendor herein, vide Conveyance Deed document Regd. as No.8365, 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.

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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 2B 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

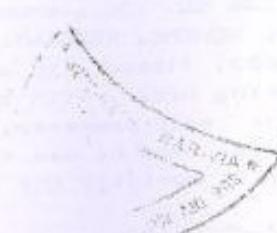
RUN_SRNO : 0726/2006/14938

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.

Mani Kumar

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23/09/2006 STATE BANK OF INDIA, TIS HAZARI, DELHI (0726)

NAME(S) : GAGAN BHAI
S/O M/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 : 5/7

AUTHORISED SIGNATORY

NAME/SSNO:





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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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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.

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Gagan Singh

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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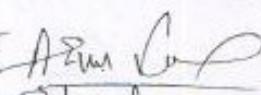
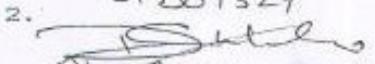
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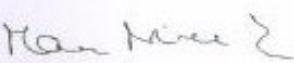
Gagan Bhow

- 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.

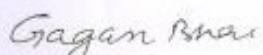
IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. 
Arun Sethi
No B R.D. Sethi
Mo A-11/1 R.P.B62
Delhi
LTD 09329
2. 
Anil Kumar Chhabra
V/o S. T.C. Chhabra
61-57 Adolew
Delhi
011-26121999154291



VENDOR.


Gagan Bhambhani

VENDEE.


GAURAV CHAMBANI
ADVOCATE
Office No. 4, RUCI II
Tughlakabad, Delhi-110028

पुस्तक (मि ला)–जाव 366–399 किलोवे प्रत्येक मे 100X3 प्र०-21-6-2007-www.mcdonline.gov.in

१ दिल्ली नगर निगम
निम्नलिखित घन राशि आज सम्पत्ति कर की रसीद
श्री / श्रीमती Cagan Brar

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पंक्ति नं ३९

अधिकारी 2, खण्ड 2 (A)

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ऐस्त्री नगर नियम के लिए वसत पाई तथा वह उसके / उनके खातों से जमा कर दी जाएगी।

रसीद र संगति
क्षेत्र का नाम

उत्तम की लिखि शीद जारी करने वाले अधिकारी के हस्ताक्षर
प्रशासक दैनिक योग केवल रिकार्ड के लिए रखी गई कार्य स्थिरों 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

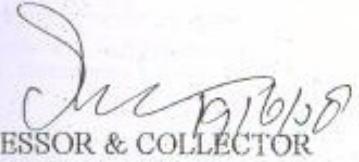
Dated: 19/6/08

Sh./Smt. Gagan Bhai Sqd Aamlaik Singh Bhai
B 1/17 (2nd + 3rd Flrs with roof right)
Aswak Vihar Dw II
Subject: MUTATION OF PROPERTY NO. B 1/17
(2nd + 3rd Flrs with roof right) Dw Dw 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. 1649M11672
- 2) This is to make it clear that this mutation in the name of Shri/Smt./Ms. Sr Gagan Bhai Sqd Aamlaik 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 alongwith 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 Corp. of Delhi