



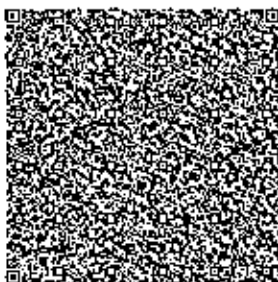
सत्यमेव जयते

1706
30/8/13
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL54018454559614L
Certificate Issued Date : 27-Aug-2013 05:29 PM
Account Reference : NONACC (BK)/ dlbbobk02/ SHAKARPUR/ DL-DLH
Unique Doc. Reference : SUBIN-DL54018454559614L
Purchased by : ANU MITTAL AND OTHER
Description of Document : Article 23 Sale
Property Description : B-85 NIRMAN VIHAR DELHI
Consideration Price (Rs.) : 1,15,00,000
(One Crore Fifteen Lakh only)
First Party : B S PARAKH AND OTHER
Second Party : ANU MITTAL AND OTHER
Stamp Duty Paid By : ANU MITTAL AND OTHER
Stamp Duty Amount (Rs.) : 5,75,000
(Five Lakh Seventy Five Thousand only)



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Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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APB mark



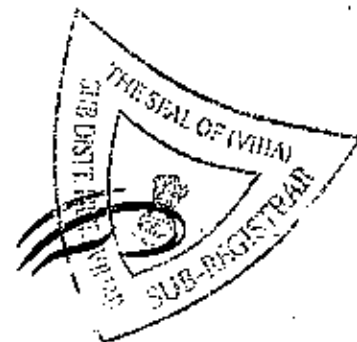
APB mark



APB mark



Warning



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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

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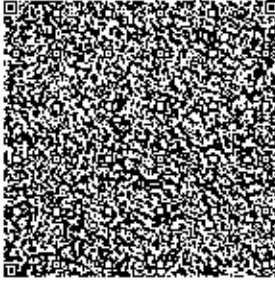
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Base Certificate No.	: IN-DL54018454559614L
Rectified Certificate No.	: IN-DL59601854518886L
Certificate Issued Date	: 09-Sep-2013 04:17 PM
Account Reference	: NONACC (BK)/ dlboobbk02/ SHAKARPUR/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DLBOBBK0217683096286838L
Purchased by	: ANU MITTAL AND OTHER
Description of Document	: Article 23 Sale
Property Description	: 45 CHITRA VIHAR DELHI
Consideration Price (Rs.)	: 1,15,00,000
	(One Crore FifteenLakh only)
First Party	: B S PARAKH AND OTHER
Second Party	: ANU MITTAL AND OTHER
Stamp Duty Paid By	: ANU MITTAL AND OTHER
Stamp Duty Amount(Rs.)	: 5,75,000
	(Five Lakh Seventy Five Thousand only)



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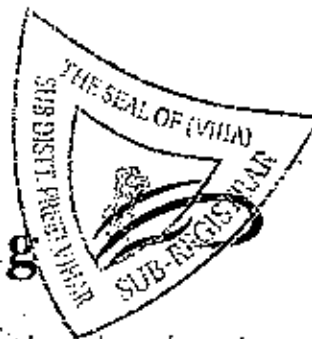
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:: Page.....2nd ::

PANI-AISPM5990R

Adhar No 801983499255

PANI-AISPM5987in

Adhar No 801983499255

:: SALE DEED FOR Rs.1,15,00,000/- ::

SCHEDULE OF PROPERTY

E-Stamping Certificate No. : IN-DL54018454559614L.
 Certificate issued dated : 27.08.2013.
 Property No. : 45.
 Located at : Chitra Vihar, Delhi-110092.
 Category of Locality : D.
 Land Use : Residential.
 Number of Storey : Four.
 Floor under Sale : Ground Floor.
 Year of Construction : onwards 2013
 Circle rate of category : Rs.1,06,400/- per sq. meter.
 Construction Rate : Rs.9,300/- per sq. meter.
 Land Area : 211.34 sq. meters i.e. 252.77 Sq. yds.
 Plinth/Covered Area : 158.505 sq. meters.
 Proportionate Land Area : 52.835 sq. meters.
 Total Value of Property according to circle rate : Rs.70,95,740/-
 True & Full Market Value : Rs.1,15,00,000/-
 Height of Building : Below 15 Meters.
 Sanction Plan File No. :

PROPORTIONATE LAND VALUE : 52.835 x 1,06,400/- = Rs.56,21,644/-
 CONSTRUCTION VALUE : 158.505 x 9,300/- = Rs.14,74,096/-

= Rs.70,95,740/-

As per Govt. prescribed rates, as mentioned above, the value of the property comes to Rs.70,95,740/- (according to circle rate), but the Sale Deed is being executed for a Sale Consideration amount of Rs.1,15,00,000/- which is more than the present Govt. prescribed rates/Values on which the proper Stamp Duty is being paid

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DBP unold

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Masamune



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STAMP DUTY PAID UNDER ARTICLE 23
OF THE INDIAN STAMP ACT @ 3% ON
AMOUNT OF Rs.1,15,00,000/-
FOR HALF SHARE OF MALE i.e
Rs.57,50,000/-

Rs.1,72,500/-

STAMP DUTY PAID UNDER ARTICLE 23
OF THE INDIAN STAMP ACT @ 2% ON
AMOUNT OF Rs.1,15,00,000/-
FOR HALF SHARE OF FEMALE i.e
Rs.57,50,000/-

Rs.1,15,000/-

CORPN. TAX. PAID UNDER SECTION 147
OF THE DELHI MUNICIPAL CORPORATION
@ 3% OF Rs.1,15,00,000/-
FOR HALF SHARE OF MALE i.e
Rs.57,50,000/-

Rs.1,72,500/-

CORPN. TAX. PAID UNDER SECTION 147
OF THE DELHI MUNICIPAL CORPORATION
@ 2% OF Rs.1,15,00,000/-
FOR HALF SHARE OF FEMALE i.e
Rs.57,50,000/-

Rs.1,15,000/-

TOTAL NON JUDICIAL STAMP PAPER :


Rs.5,75,000/-

THIS SALE DEED is made and executed at Delhi on this 30th day of August 2013 BY :- (1)
SHRI B.S. PARAKH S/o SHRI S.K. PARAKH R/o 45, CHITRA VIHAR, DELHI-110092,
signed through their general attorney SHRI D.B. PARAKH S/o SHRI B.S. PARAKH, vide a
G.P.A. executed on 12.05.2011, duly registered in the office of Sub-Registrar, Haveli-15, Pure.
& (2) SHRI D.B. PARAKH S/o SHRI B.S. PARAKH R/o 45, CHITRA VIHAR, DELHI-
110092, **HEREINAFTER CALLED THE VENDORS**, which expression shall mean and
include their heirs, successors, executors, administrators, legal representatives, nominees and
assignees of the one part:

DB Parakh


DB Parakh




Parakh
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For further info.



:: IN FAVOUR OF ::

(1) SMT. ANU MITTAL W/o SHRI MAHAVIR MITTAL & (2) SHRI MAHAVIR MITTAL SONS OF SHRI BABU RAM MITTAL BOTH R/o G-54, FIRST FLOOR, PREET VIHAR, DELHI-110092 HEREINAFTER CALLED THE VENDEES, which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees of the other part.

WHEREAS THE VENDORS are the Absolute Owners and in possession of BUILT UP FREEHOLD RESIDENTIAL PROPERTY BEARING No.45, LAND MEASURING AREA 252.77 SQ. YDS. i.e. 211.34 SQ. METERS, HAVING ITS TOTAL PLINTH/COVERED AREA 634.02 SQ. METERS, CONSISTING OF STILT PARKIG, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND THIRD FLOOR WITH ROOF/TERRACE RIGHTS, SITUATED IN THE LAYOUT PLAN OF "THE BHATNAGAR CO-OPERATIVE HOUSE BUILDING SOCIETY LIMITED", KNOWN AS CHITRA VIHAR, DELHI-110092 and bounded as under:-

EAST :- PLOT No.46.
WEST :- PLOT No.44.
NORTH :- ROAD 30 FEET.
SOUTH :- SERVICE LANE.

AND WHEREAS the aforesaid plot was acquired by SHRI RAM BEHARI LAL MATHUR (Sub-Lessee) S/o SHRI DIN DAYAL R/o B-85, NIRMAN VIHAR, DELHI-110092, alongwith leasehold rights from THE PRESIDENT OF INDIA (LESSOR), The Bhatnagar's Co.op. H.B.S. Ltd. (Lessee), vide Perpetual Sub-Lease Deed dated 02.05.1981, duly registered as Document No.1756, Book No.1, Volume No.1448, on Pages 10-18, regd. on 30.05.1981, in the office of S.R.-IV, Delhi.


AND WHEREAS said Shri Ram Behari Lal Mathur had constructed a building on the said plot of land, after getting the building Plans sanctioned from concerned authority.

AND WHEREAS said Shri Ram Behari Lal Mathur died and consequent upon his death, the said property was mutated and transferred in the name of his children (1) Shri Atul Mathur S/o Late Ram Behari Lal Mathur, (2) Smt. Malti Suri and (3) Smt. Poonam Dayal Daughters of Late Ram Behari Lal Mathur in the record of D.D.A. New Delhi, vide their Letter No.F.12(45)81/CS/DDA/BHAT./9343 dated 01.12.1994.

DBL Mathur


DBL Mathur


DBL Mathur


Mahavir Mittal
Contd.....5/P


Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil S R VIIIA Preet Vihar

Village/City Chitra Vihar

Place (Segment) Chitra Vihar

Building Type

Property Type Residential

Property Address House No.: 45, Road No.: , Chitra Vihar

Area of Property 211.34 Sq.Meter

Money Related Detail

Consideration Amount : 11,500,000.00 Rupees

Stamp Duty Paid 575,000.00 Rupees

Value of Registration Fee 115,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

D B Parakh

B S Parakh

45 Chitra Vihar Delhi

In the office of the Sub Registrar, Delhi this 30/08/2013 day Friday
between the hours of

Signature of Presenting

Execution admitted by the said Shri/Ms. D B Parakh

and Shri/Ms. Anu Mittal, Mahavir Mittal

Who is/are represented by Shri/Smt/Km. Pritam Singh S/o W/o D/o Mohinder Singh R/o 86 West Guru Angad Nagar Laxmi
nagar Delhi

and Shri/Smt. Deep Bhatia S/o W/o D/o Yodhishter Bhatia R/o 85 Sect-9 Faridabad Haryana

(Marginal Witness). Witness No. II is known to me.

Contents of the document 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. 11,500,000.00 One Crore Fifteen Lakh Only

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. Anu Mittal, Mahavir Mittal S/o, W/o, Mahavir Mittal, Babu Ram Mittal

R/o, G-54 1st Floor Preet Vihar Delhi, G-54 1st Floor Preet Vihar Delhi

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

Registrar/Sub Registrar
S R VIIIA Preet Vihar

Delhi/New Delhi

AND WHEREAS said (1) Shri Atul Mathur S/o Late Ram Behari Lal Mathur, (2) Smt. Malti Suri and (3) Smt. Poonam Dayal Daughters of Late Ram Behari Lal Mathur have sold the said property to Smt. Shashi Devi Agarwal W/o Shri Lalit Kumar Aggarwal, vide an Agreement to Sell & Purchase dated 08.04.1996. AND WHEREAS said (1) Shri Atul Mathur S/o Late Ram Behari Lal Mathur, (2) Smt. Malti Suri and (3) Smt. Poonam Dayal Daughters of Late Ram Behari Lal Mathur also executed a G.P.A. on 08.04.1996, duly registered as Document No.9750, Book No.4, Volume No.3645, on Pages 177-180, regd. on 08.04.1996, in the office of S.R.-IV, Delhi in favour of Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal.

AND WHEREAS said Smt. Shashi Devi Agarwal W/o Shri Lalit Kumar has sold the said property to (1) Shri B.S. Parakh S/o Shri S.K. Parakh and (2) Shri D.B. Parakh S/o Shri B.S. Parakh, vide an Agreement to Sell & Purchase dated 22.08.1996. AND WHEREAS said Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal executed a G.P.A. dated 24.05.1996, duly registered as Document No.24621, Book No.4, Volume No.3746, on Pages 194-197, regd. on 21.06.1996, in the office of S.R., Delhi, in favour of Shri D.N. Agarwal S/o Shri B.R. Aggarwal.

AND WHEREAS said Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal executed a G.P.A. on 24.05.1996, duly registered as Document No.24621, Book No.4, Volume No.3746, on Pages 194-197, regd. on 21.06.1996, in favour of Shri D.N. Agarwal S/o Shri B.R. Aggarwal in respect of the said property.

AND WHEREAS Shri D.N. Agarwal further executed a General Power of Attorney on 22.08.1996, Duly red. as Document No.32684, Book No.4, Volume No.3830, on Pages 84 to 86, Dated 23.08.1996 in the office of Sub-Registrar Delhi in favour of Shri D.B. Parakh S/o Shri B.S. Parakh in respect of the said property.

AND WHEREAS (1) Shri B.S. Parakh S/o Shri S.K. Parakh and (2) Shri D.B. Parakh S/o Shri B.S. Parakh jointly got converted the said property from Leasehold to Freehold through DDA in their name and acquired the freehold ownership rights by Virtue of Conveyance Deed dated 26.04.2012, Duly Regd. as Document No.7593, in Book No.1, Volume No.4368, on Pages 151 to 153, Dated 26.04.2012 in the office of Sub-Registrar VII New Delhi executed by the president of India through Delhi Development Authority.

AND WHEREAS in the manner aforesaid Vendors herein become the joint owners of the said property NO.45, Situated in the Layout Plan of the Bhatnagar's Co-operative House Building Society Ltd. Colony known as Chitra Vihar, Delhi-110092 Measuring Area 252.77 Sq.Yds.

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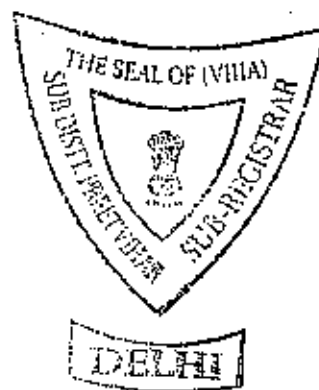


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AND WHEREAS thereafter the said property has been re-constructed comprising of Stilt Parking, Ground Floor, First Floor, Second Floor and Third Floor after getting the building Plan Sanctioned from MCD, Vide File No. 475/E/A/SH/S/12/AS-II BB-133 of 20/6/12

AND WHEREAS on the basis and strength of the facts and document aforesaid the VENDORS have represented that they is the sole, absolute, exclusive and rightful owner and in possession of above property alongwith the free hold land underneath and all fittings and fixtures and the VENDORS have got full power, absolute authority and unrestricted right and is fully competent to sell or dispose off the above mentioned property (either part or in whole) to anyone in any manner as they may like and the same is free from all sorts of encumbrances and there is no legal defect in the title of the VENDORS.

AND WHEREAS the VENDORS for their bonafide needs and requirements have agreed to sell the ENTIRE GROUND FLOOR PORTION, UPTO THE EXTENT OF CEILING LEVEL, WITH TWO CAR PARKING SPACE IN STILT PARKING AND SPACE FOR ONE SERVANT QUARTER WITH COMMON TOILET IN THE STILT PARKING, ALONGWITH ITS WHOLE OF STRUCTURES THEREIN, FITTED WITH ELECTRICITY AND WATER CONNECTIONS WITH ITS SEPARATE METERS, WITH COMMON STAIRS, PASSAGE, ENTRANCE & LIFT, WITH THE RIGHTS TO GO ON THE ROOF OF TOP FLOOR FOR INSTALLATION/MAINTENANCE OF TV ANTENNA AND OVERHEAD WATER TANK AT ANY REASONABLE TIME, WITH ALL OTHER COMMON FACILITIES/AMENITIES PROVIDED IN THE SAID BUILDING, ALONGWITH PROPORTIONATE SHARE IN THE LAND UNDERNEATH, PART OF FREEHOLD PROPERTY BEARING No.45, PLOT MEASURING AREA 252.77 SQ.YDS. i.e. 211.34 SQ.MTRS. SITUATED IN THE LAYOUT PLAN OF THE BHATNAGAR CO-OPERATIVE HOUSE BUILDING SOCIETY LTD. COLONY KNOWN AS CHITRA VIHAR, DELHI-110092 (hereinafter called the Said Property under sale) to the VENDEES for a sum of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) and the VENDEES have also agreed to purchase the same.

AND WHEREAS the VENDORS with their free will, sound mind, good health and without any pressure of any one, hereby sells, conveys, transfers, alienate and assign the above said property with all their rights, titles and interest whatsoever Unto the VENDEES, who shall hereafter the registration of this Sale Deed will become the sole and absolute owner of the said property and shall enjoy all rights of possession, ownership etc. for ever whatsoever without any claim or lien or hindrance from the VENDORS or from any legal heirs of the VENDORS.

AND WHEREAS the VENDORS hereby further assures, represents and covenant with the VENDEES as follows:-

a. That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever or wheresoever.

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e/P.



b. That there is no attachment by the Income Tax Authority or any other Authorities under any 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 the aforesaid property is not the property of H.U.F. and that the children/family members of the VENDORS and no body else has any right, title, interest, share, claim or demand whatsoever or howsoever in the aforesaid property.

d. That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring, alienating and vesting the absolute title and ownership in the aforesaid property in favour of the VENDEES.

e. That there is no subsisting agreement for sale, except the present sale deed entered between the VENDORS and the VENDEES 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 VENDORS have a good marketable title.

f. That there is no notice of default or breach on the part of the VENDORS or their predecessors in respect of any provisions of law in respect of the aforesaid property.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT the VENDORS have received the entire sale consideration amount of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) from the VENDEES. The details of payment are mentioned below :-

Amount	Transfer through RTGS Vide UTR Nos.	Dated
Rs.20,00,000/-	VYSAH12235705894	22.08.2012
Rs.5,00,000/-	VYSAH12262705891	18.09.2012
Rs.5,00,000/-	VYSAH12289712448	15.10.2012
Rs.5,00,000/-	VYSAH12324713430	19.11.2012
Rs.5,00,000/-	VYSAH12352708775	17.12.2012
Rs.5,00,000/-	VYSAH13015712626	15.01.2013
Rs.5,00,000/-	VYSAH12050703472	19.02.2013
Rs.5,00,000/-	VYSAH13077710208	18.03.2013
Rs.5,00,000/-	VYSAH13105707167	15.04.2013
Rs.5,00,000/-	VYSAH13135706991	15.05.2013
Rs.5,00,000/-	VYSAH13176705586	25.06.2013
Rs.5,00,000/-	VYSAH13197705354	16.07.2013
Rs.5,00,000/-	VYSAH13203712055	22.07.2013
Rs.10,00,000/-	VYSAH13224718528	12.08.2013
Rs.10,00,000/-	VYSAH13231716296	19.08.2013
Rs.10,00,000/-	VYSAH13238707534	26.08.2013
Rs.5,00,000/-	VYSAH13239710088	27.08.2013

Rs.1,15,00,000/- Total Amount

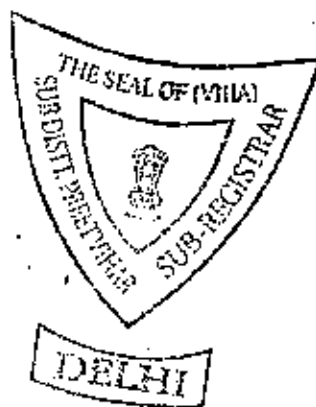
NOW NOTHING remains due upon the said VENDEES towards the sale price of the above mentioned property under sale.

2. That in consideration of above amount of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) the VENDORS hereby convey, transfers, sells and assigns all their rights, titles and interests whatsoever in the above said property under sale in favour of the VENDEES absolutely, completely and forever.



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3.THAT the VENDORS assures the VENDEES that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications attachment, notices, wills, legal flaws and there is no other legal defect in the title of the VENDORS regarding ownership and they is fully empowered and competent to sell or transfer the said property under sale to the VENDEES by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEES are deprived of the said property at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above reason or reasons whatsoever in respect of the said property, the VENDORS hereby undertakes before the VENDEES that they will entirely remain liable and responsible to indemnify the VENDEES for the same in all manners by all their moveable and immoveable properties and all other assets.

4.THAT the VENDORS have delivered the peaceful physical vacant Possession of the above mentioned property under sale alongwith all its rights of ownership and also delivered all the previous documents of the above said property to the VENDEES at the time of execution and registration of this SALE DEED.

5.THAT the VENDEES can get the aforesaid property under sale mutated in their own names in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

6.That the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT, therefore there is no bar or any legal complication for the transfer of the said property by the VENDORS unto the VENDEES by way of this present SALE DEED.

7.THAT from the date of execution of this SALE DEED the VENDEES becomes the sole and absolute owner of the above mentioned property under sale and they shall be at full liberty to use, enjoy and utilise the said property under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as they may like.


8. And whereas details of previous sale-purchase mentioned in the instrument by virtue of which this property belongs to VENDORS is accurate and correct. In this regard, if any, dispute arises in future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

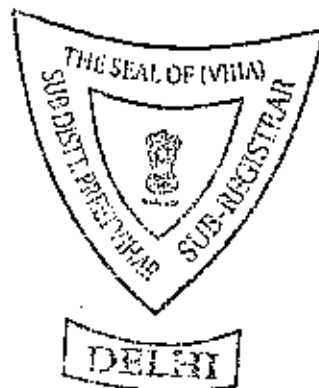
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9. And whereas the executant assure that all the previous General Power of Attorney are still in force and all the previous attornies are alive and have not revoked/cancelled/changed GPA's upto this day.

10. And whereas, it is declared that no stay on sale/purchase of the said property is granted from any Competent Court of Law or any other competent authority upto this day and if any dispute, in this regard, arises in the future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

11. THAT after the execution of this SALE DEED neither the VENDORS nor their legal heirs, may raise any objection or create any charge or demand any share in the above mentioned property under sale here-after.

12. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEES.

13. THAT the VENDORS shall be liable and responsible for all the dues/arrears regarding House Tax, Water and Electricity charges pertaining to the above mentioned property under sale till the date of execution of this SALE DEED and in future the VENDEES will pay all taxes, dues, house tax and other charges of the above mentioned property under sale to the authority concerned.

14. THAT the VENDEES can get the fresh and/or change the existing electricity and water connection in the said property under sale from the BSES Yamuna Power Ltd., D.J.B. and/or any other concerned authority by presenting this SALE DEED or its true copy.

15. That the VENDEES shall have full right to install/maintain TV Antenna & water tank on the mummy of roof of top floor of the aforesaid property.

16. That the VENDEES shall keep the Compuound Staircase, passage, driveway, lift and the common area of the building neat and clean and in its proper condition and shall not occupy entrances, staircase etc.

17. That it is agreed that the VENDEES shall have right to enjoy and have joint ownership rights with the other occupants of the building of the common areas premises, amenities Lift etc. of the building and the VENDEES have agreed to bear its share of maintenance and other expenses incurred by the occupants in respect of the above said common areas services & amenities etc.

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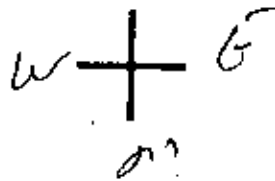
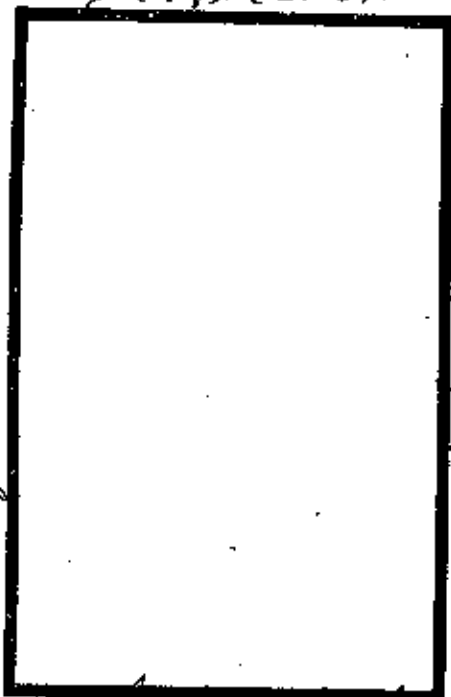
Notarized





B.S. Poraleh and other
Anu mittal and other

Service Lane



Plot No 44

Plot No 48

AREA :-

52.835 **SQ. MTS.**

Road N3/2


SITE PLAN

SITE PLAN OF PROPERTY NO. 45

Ch. Poraleh

SITUATED AT

FOR:- Anu mittal


SANJEEV HANDA
REGD. BUILDING SUPERVISOR
M.C.D. LICENCE No. S-990
107/63-B, EAST AZAD NAGAR,
DELHI-51 PH.: 9810178367



18. That the VENDEES shall have the ownership rights of 1/4th proportionate share in land underneath alongwith 1/4th share in stilt area and park their two car in parking area.

19. That no common passage and parts of the building such as Main Gate, common passage, staircase etc. will be used by any of its owners/occupants for keeping/chaining pets, dogs, birds, footwear, storage of cycles, motor cycles, any other material/goods, drying of clothes nor the common passage shall be blocked in any other manner.

20. THAT the VENDORS and the VENDEES are the citizens of REPUBLIC OF INDIA.

IN WITNESS WHEREOF, the VENDORS and the VENDEES have signed this SALE DEED after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

WITNESSES:-

1. D2 No 8070620328282
Prithvi Singh
48
VENDORS

9/82 Mohinder Singh
No 86 West Guru Angad
Nagar Delhi

2.

AN
D2 No 1051/B/2004
Akash Deep Bhargava
90 Yodhishtha Bhargava
No 585 Sec-9
Faridabad (HR)
VENDEES
(211)

Reg. No.
1482

Reg. Year
2013-2014

Book No.
1



Ist Party



IInd Party



Witness

Ist Party

D B Parakh

IInd Party

Anu Mittal, Mahavir Mittal

Witness

Pritam Singh, Akash Deep Bhatia

Certificate (Section 60)

Registration No.1,482 in Book No.1 Vol No 61

on page 105 to 116 on this date 10/09/2013 16:25:12
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 10/09/2013 16:36:05



[Signature]
Sub-Registrar

S R VIII A Preet Vihar
New Delhi/Delhi

AND WHEREAS said (1) Shri Atul Mathur S/o Late Ram Behari Lal Mathur, (2) Smt. Malti Suri and (3) Smt. Poonam Dayal Daughters of Late Ram Behari Lal Mathur have sold the said property to Smt. Shashi Devi Agarwal W/o Shri Lalit Kumar Aggarwal, vide an Agreement to Sell & Purchase dated 08.04.1996. AND WHEREAS said (1) Shri Atul Mathur S/o Late Ram Behari Lal Mathur, (2) Smt. Malti Suri and (3) Smt. Poonam Dayal Daughters of Late Ram Behari Lal Mathur also executed a G.P.A. on 08.04.1996, duly registered as Document No.9750, Book No.4, Volume No.3645, on Pages 177-180, regd. on 08.04.1996, in the office of S.R.-IV, Delhi in favour of Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal.

AND WHEREAS said Smt. Shashi Devi Agarwal. W/o Shri Lalit Kumar has sold the said property to (1) Shri B.S. Parakh S/o Shri S.K. Parakh and (2) Shri D.B. Parakh S/o Shri B.S. Parakh, vide an Agreement to Sell & Purchase dated 22.08.1996. AND WHEREAS said Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal executed a G.P.A. dated 24.05.1996, duly registered as Document No.24621, Book No.4, Volume No.3746, on Pages 194-197, regd. on 21.06.1996, in the office of S.R., Delhi, in favour of Shri D.N. Aggarwal S/o Shri B.R. Aggarwal.

AND WHEREAS said Shri Dev Raj Aggarwal S/o Shri B.R. Aggarwal executed a G.P.A. on 24.05.1996, duly registered as Document No.24621, Book No.4, Volume No.3746, on Pages 194-197, regd. on 21.06.1996, in favour of Shri D.N. Aggarwal S/o Shri B.R. Aggarwal in respect of the said property.

AND WHEREAS Shri D.N. Aggarwal further executed a General Power of Attorney on 22.08.1996, Duly red. as Document No.32684, Book No.4, Volume No.3830, on Pages 84 to 86, Dated 23.08.1996 in the office of Sub-Registrar Delhi in favour of Shri D.B. Parakh S/o Shri B.S. Parakh in respect of the said property.

AND WHEREAS (1) Shri B.S. Parakh S/o Shri S.K. Parakh and (2) Shri D.B. Parakh S/o Shri B.S. Parakh jointly got converted the said property from Leasehold to Freehold through DDA in their name and acquired the freehold ownership rights by Virtue of Conveyance Deed dated 26.04.2012, Duly Regd. as Document No.7593, in Book No.1, Volume No.4368, on Pages 151 to 153, Dated 26.04.2012 in the office of Sub-Registrar VII New Delhi executed by the president of India through Delhi Development Authority.

AND WHEREAS in the manner aforesaid Vendors herein become the joint owners of the said property NO.45, Situated in the Layout Plan of the Bhatnagar's Co-operative House Building Society Ltd. Colony known as Chitra Vihar, Delhi-110092 Measuring Area 252.77 Sq. Yds.

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DBL

Mr. Lalit Kumar

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DBL



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AND WHEREAS thereafter the said property has been re-constructed comprising of Stilt Parking, Ground Floor, First Floor, Second Floor and Third Floor after getting the building Plan Sanctioned from MCD, Vide File No. 475/E/B/SH/S/12/AS-II 88-1339/20/6/12

AND WHEREAS on the basis and strength of the facts and document aforesaid the VENDORS have represented that they is the sole, absolute, exclusive and rightful owner and in possession of above property alongwith the free hold land underneath and all fittings and fixtures and the VENDORS have got full power, absolute authority and unrestricted right and is fully competent to sell or dispose off the above mentioned property (either part or in whole) to anyone in any manner as they may like and the same is free from all sorts of encumbrances and there is no legal defect in the title of the VENDORS.

AND WHEREAS the VENDORS for their bonafide needs and requirements have agreed to sell the ENTIRE GROUND FLOOR PORTION, UPTO THE EXTENT OF CEILING LEVEL, WITH TWO CAR PARKING SPACE IN STILT PARKING AND SPACE FOR ONE SERVANT QUARTER WITH COMMON TOILET IN THE STILT PARKING, ALONGWITH ITS WHOLE OF STRUCTURES THEREIN, FITTED WITH ELECTRICITY AND WATER CONNECTIONS WITH ITS SEPARATE METERS, WITH COMMON STAIRS, PASSAGE, ENTRANCE & LIFT, WITH THE RIGHTS TO GO ON THE ROOF OF TOP FLOOR FOR INSTALLATION/MAINTENANCE OF TV ANTENNA AND OVERHEAD WATER TANK AT ANY REASONABLE TIME, WITH ALL OTHER COMMON FACILITIES/AMENITIES PROVIDED IN THE SAID BUILDING, ALONGWITH PROPORTIONATE SHARE IN THE LAND UNDERNEATH, PART OF FREEHOLD PROPERTY BEARING No.45, PLOT MEASURING AREA 252.77 SQ.YDS. i.e. 211.34 SQ.MTRS. SITUATED IN THE LAYOUT PLAN OF THE BHATNAGAR CO-OPERATIVE HOUSE BUILDING SOCIETY LTD. COLONY KNOWN AS CHITRA VIHAR, DELHI-110092 (hereinafter called the Said Property under sale) to the VENDEES for a sum of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) and the VENDEES have also agreed to purchase the same.

AND WHEREAS the VENDORS with their free will, sound mind, good health and without any pressure of any one, hereby sells, conveys, transfers, alienate and assign the above said property with all their rights, titles and interest whatsoever Unto the VENDEES, who shall hereafter the registration of this Sale Deed will become the sole and absolute owner of the said property and shall enjoy all rights of possession, ownership etc. for ever whatsoever without any claim or lien or hindrance from the VENDORS or from any legal heirs of the VENDORS.

AND WHEREAS the VENDORS hereby further assures, represents and covenant with the VENDEES as follows:-

- a. That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever or wheresoever.

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b. That there is no attachment by the Income Tax Authority or any other Authorities under any 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 the aforesaid property is not the property of H.U.F. and that the children/family members of the VENDORS and no body else has any right, title, interest, share, claim or demand whatsoever or howsoever in the aforesaid property.

d. That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring, alienating and vesting the absolute title and ownership in the aforesaid property in favour of the VENDEES.

e. That there is no subsisting agreement for sale, except the present sale deed entered between the VENDORS and the VENDEES 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 VENDORS have a good marketable title.

f. That there is no notice of default or breach on the part of the VENDORS or their predecessors in respect of any provisions of law in respect of the aforesaid property.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT the VENDORS have received the entire sale consideration amount of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) from the VENDEES. The details of payment are mentioned below :-

Amount	Transfer through RTGS Vide UTR Nos.	Dated
Rs.20,00,000/-	VYSAH12235705894	22.08.2012
Rs.5,00,000/-	VYSAH12262705891	18.09.2012
Rs.5,00,000/-	VYSAH12289712448	15.10.2012
Rs.5,00,000/-	VYSAH12324713430	19.11.2012
Rs.5,00,000/-	VYSAH12352708775	17.12.2012
Rs.5,00,000/-	VYSAH13015712626	15.01.2013
Rs.5,00,000/-	VYSAH12050703472	19.02.2013
Rs.5,00,000/-	VYSAH13077710208	18.03.2013
Rs.5,00,000/-	VYSAH13105707167	15.04.2013
Rs.5,00,000/-	VYSAH13135706991	15.05.2013
Rs.5,00,000/-	VYSAH13176705586	25.06.2013
Rs.5,00,000/-	VYSAH13197705354	16.07.2013
Rs.5,00,000/-	VYSAH13203712055	22.07.2013
Rs.10,00,000/-	VYSAH13224718528	12.08.2013
Rs.10,00,000/-	VYSAH13231716296	19.08.2013
Rs.10,00,000/-	VYSAH13238707534	26.08.2013
Rs.5,00,000/-	VYSAH13239710088	27.08.2013

Rs.1,15,00,000/- Total Amount

NOW NOTHING remains due upon the said VENDEES towards the sale price of the above mentioned property under sale.

2. That in consideration of above amount of Rs.1,15,00,000/- (RUPEES : ONE CRORE & FIFTEEN LACS ONLY) the VENDORS hereby convey, transfers, sells and assigns all their rights, titles and interests whatsoever in the above said property under sale in favour of the VENDEES absolutely, completely and forever.

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Mahesh



3. THAT the VENDORS assures the VENDEES that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications attachment, notices, wills, legal flaws and there is no other legal defect in the title of the VENDORS regarding ownership and they is fully empowered and competent to sell or transfer the said property under sale to the VENDEES by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEES are deprived of the said property at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above reason or reasons whatsoever in respect of the said property, the VENDORS hereby undertakes before the VENDEES that they will entirely remain liable and responsible to indemnify the VENDEES for the same in all manners by all their moveable and immoveable properties and all other assets.

4. THAT the VENDORS have delivered the peaceful physical vacant Possession of the above mentioned property under sale alongwith all its rights of ownership and also delivered all the previous documents of the above said property to the VENDEES at the time of execution and registration of this SALE DEED.

5. THAT the VENDEES can get the aforesaid property under sale mutated in their own names in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

6. That the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT, therefore there is no bar or any legal complication for the transfer of the said property by the VENDORS unto the VENDEES by way of this present SALE DEED.

7. THAT from the date of execution of this SALE DEED the VENDEES becomes the sole and absolute owner of the above mentioned property under sale and they shall be at full liberty to use, enjoy and utilise the said property under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as they may like.

8. And whereas details of previous sale-purchase mentioned in the instrument by virtue of which this property belongs to VENDORS is accurate and correct. In this regard, if any, dispute arises in future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

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DBI unal

M. K. S. unal

DBI unal



M. K. S. unal



DBI unal



9. And whereas the executant assure that all the previous General Power of Attorney are still in force and all the previous attornies are alive and have not revoked/cancelled/changed GPA's upto this day.

10. And whereas, it is declared that no stay on sale/purchase of the said property is granted from any Competent Court of Law or any other competent authority upto this day and if any dispute, in this regard, arises in the future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

11. THAT after the execution of this SALE DEED neither the VENDORS nor their legal heirs, may raise any objection or create any charge or demand any share in the above mentioned property under sale here-after.

12. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEES.

13. THAT the VENDORS shall be liable and responsible for all the dues/arrears regarding House Tax, Water and Electricity charges pertaining to the above mentioned property under sale till the date of execution of this SALE DEED and in future the VENDEES will pay all taxes, dues, house tax and other charges of the above mentioned property under sale to the authority concerned.

14. THAT the VENDEES can get the fresh and/or change the existing electricity and water connection in the said property under sale from the BSES Yamuna Power Ltd., D.J.B. and/or any other concerned authority by presenting this SALE DEED or its true copy.

15. That the VENDEES shall have full right to install/maintain TV Antenna & water tank on the mummy of roof of top floor of the aforesaid property.

16. That the VENDEES shall keep the Compuound Staircase, passage, driveway, lift and the common area of the building neat and clean and in its proper condition and shall not occupy entrances, staircase etc.

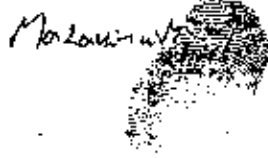
17. That it is agreed that the VENDEES shall have right to enjoy and have joint ownership rights with the other occupants of the building of the common areas premises, amenities Lift etc. of the building and the VENDEES have agreed to bear its share of maintenance and other expenses incurred by the occupants in respect of the above said common areas services & amenities etc.

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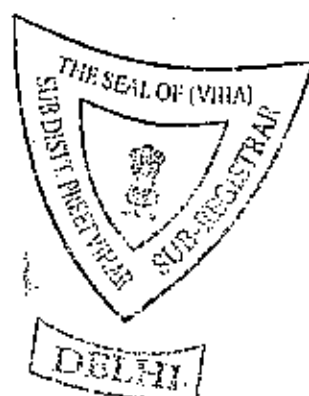


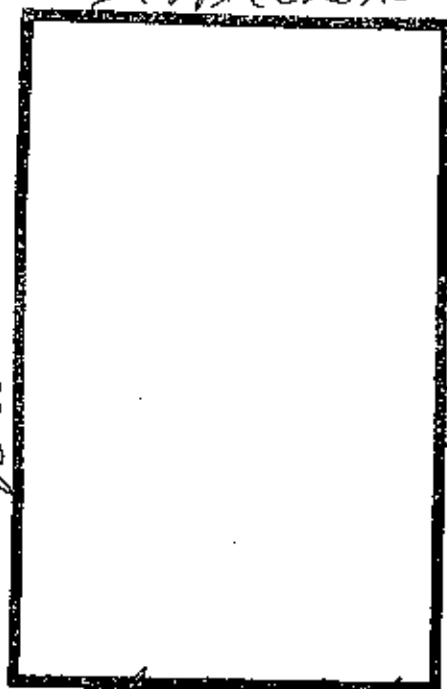
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Mon Louis

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B.S. Paratch and other
Anu mittal and other

W + E
on

AREA :-

52.835 **SQ. MTS.**


SITE PLAN

SITE PLAN OF PROPERTY NO. 45

SITUATED AT

FOR:- Anu mittal

Not to be used without


SANJEEV HANDA
REGD. BUILDING SUPERVISOR
M.C.D. LICENCE No. S-990
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DELHI-51 PH.: 9810178367

