



सत्यमेव जयते

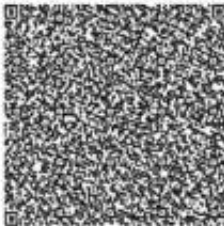
## INDIA NON JUDICIAL

**Government of National Capital Territory of Delhi**

## e-Stamp

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-DL00131220148213G                            |
| Certificate Issued Date   | : 02-Jul-2008 11:42 AM                            |
| Account Reference         | : NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH   |
| Unique Doc. Reference     | : SUBIN-DLDL-CORPBK00148208030260G                |
| Purchased by              | : SMT SONIA UPPAL AND OTHERS                      |
| Description of Document   | : Article 23 Sale                                 |
| Property Description      | : M-54 KALKAJI NEW DELHI                          |
| Consideration Price (Rs.) | : 48,00,000<br>(Forty Eight Lakh only)            |
| First Party               | : SMT SHANTI DHINGRA                              |
| Second Party              | : SMT SONIA UPPAL AND OTHERS                      |
| Stamp Duty Paid By        | : SMT SONIA UPPAL AND OTHERS                      |
| Stamp Duty Amount(Rs.)    | : 1,92,000<br>(One Lakh Ninety Two Thousand only) |

**LOCKED**



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**Statutory Alert:**

- 2 The Contact Details of ACCs, SHCIL Offices and SRDs are available on the Web site "[www.shcilstamp.com](http://www.shcilstamp.com)"



SALE DEED

Category of Locality  
Area  
Total Plinth area  
Plinth area for sale  
Use factor (res.)  
Structure Type factor (pucca)  
Age factor (1965)  
Minimum cost of land  
Minimum cost of construction  
Minimum Value  
Consideration Amount  
Corporation Tax @ 2%  
Stamp Duty @ 2%  
Total Stamp Value  
e-Stamp Certificate No.

'C'  
146.45 sq. mtr.  
140.00 sq. mtr.  
140.00 sq. mtr.  
1  
1  
.6  
Rs. 39,98,085.00  
Rs. 7,98,000.00  
Rs. 47,96,085.00  
Rs. 48,00,000.00  
Rs. 96,000.00  
Rs. 96,000.00  
Rd. 1,92,000.00  
IN-DL001312201482136

This Sale Deed is made here at New Delhi on this 4th day of July 2008 by Smt. Shanti Dhingra wife of late Shri Uday Bhan Dhingra resident of M-54, Kalkaji, New Delhi 110019 hereinafter called the Vendor which term, wherever it occurs herein and context so permits, shall mean and include the said Vendor, her heirs, executors, administrators, legal representatives and assigns unless and until it is repugnant to the context and meaning thereof

IN FAVOUR OF

(1) Smt. Sonia Uppal wife of Shri Ashish Uppal resident of 82/3, Krishna Nagar, Safdarjung Enclave, New Delhi; (2) Smt. Raj Dulari wife of Shri Shriniwas Aggarwal resident of 1821/11, Govindpuri Extension, New Delhi 110019 and (3) Smt. Neelu Narang wife of Shri Prem Narang resident of 9-C, Pocket A-12, Vaishali Apartments, Kalkaji Extension, New Delhi 110019 hereinafter called the Vendees which term wherever it occurs herein and the context so permits, shall mean and include the said Vendees, their heirs, executors administrators, legal representatives and assigns, unless and until it is repugnant to the context and meaning thereof.

Shanti Dhingra

राज दुलारी

Sonia Uppal

| Deed Name SALE                           |                 | Deed Related Detail             |            |
|--|-----------------|---------------------------------|------------|
| Land                                     |                 | SALE WITHIN MC AREA             |            |
| Tehsil                                   | Sub Registrar V | Area of Building                | 0 वर्ग फुट |
| Village/City                             | Kalkaji         | Building Type                   |            |
| Place (Segment)                          | Kalkaji         |                                 |            |
| Property Type                            | Residential     |                                 |            |
| Area of Property                         | 1.00 वर्ग फुट   |                                 |            |
| Consideration Amount 4,800,000.00 Rupees |                 | Stamp Duty Rs. 92,000.00 Rupees |            |
| Value of Registration Fee 100.00 Rupees  |                 | Pasting Fee 1.00 Rupees         |            |

This document of SALE

Presented by: Sh/Smt

SHANTI DHINGRA

S/o W/o

Uday Bhan Dhingra

R/o

M 54 Kalkaji N D

in the office of the Sub Registrar, Delhi this 04/07/2008 day Friday between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms SHANTI DHINGRA

and Shri/Ms Sonia Uppal, R/o Dulari, Extn. ND 9C Pkt A 12 Narang

Who is/are identified by Shri/Ms Sonia Uppal, R/o Dulari, Extn. ND 9C Pkt A 12 Narang S/o W/o D/o G. R. Grover R/o M 49 Kalkaji N D and Shri/Smt./Km Mohan Dhingra S/o W/o D/o U. Bhanu D/o M 54 Kalkaji N D (Marginal Witness). Witness No. II is known to the Sub Registrar.

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) impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 4,800,000.00 Rupees forty eight lakh Only The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ has been paid to the

Vendor(s)/Mortgagor(s) by Sh/Ms. Sonia Uppal, R/o Dulari, Extn. ND 9C Pkt A 12 Narang S/o W/o Ashish Uppal, S. Aggarwal P. Narang R/o 82/3 Krishna Nagar Safdarjung Enclave N D 1821/12 Dulari Extn. ND 9C Pkt A 12 Vaishali Apt Kalkaji N D

vendee(s)/Mortgagor(s) in my presence/They are also identified by the aforesaid witnesses

Date 07/07/2008

Shanti Dhingra

Sonia Uppal

Sub Registrar  
Delhi

Shanti Dhingra

Form-A

(See rule 5 of the Delhi Stamp Prevention of Undervaluation of Instruments) Rules, 2007

1. Name of Office of Registration/Sub Registrar V
2. Name & Father's Name of the Transferor Smt. SHANTI DHINGRA W/O L. UDAY BH
3. Address of the transferor M-54, KALKAJI, NEW DELHI.
4. Name & Father's name of the transferee SONIA UPPAL & OTHERS
5. Address of the transferee 82/3 KRISHNA NAGAR, SJ ENCLAVE, N.D.

6. If the property was transferred earlier (yes/no)

NO

7. if yes, amount of consideration thereof

If no consideration of the present transfer

4800000/-

8. Other information:

A. In case of agricultural land:

- (i) Name of the Revenue estate: \_\_\_\_\_
- (ii) Name of Village \_\_\_\_\_
- (iii) Khasra Number(s) \_\_\_\_\_
- (iv) Area of land under transfer (in hect/sq.mtrs) \_\_\_\_\_

B. In case of non agricultural land:

(i) Location of the property

(a) Name of the colony/locality KALKAJI

(b) Sl. No. of the colony/locality in the list of colonies/localities

(c) Category of Colony/locality

C

(if the name of colony/locality is not included in the list of colonies/localities, the colony of the nearest colony/locality may be mentioned)

(ii) Area ( in sq. mtr.) 146.45 Sq. mtr.

(iii) Land use

Res.

(Fill the corresponding value of the following) and list as applicable in your case)

- (a) Residential -1
- (b) Gov. Public purpose -2
- (c) Private public (i.e. private schools, colleges, hospitals)
- (d) Industrial -2
- (e) Commercial -3

(iv) Land Marks, it any, with the help of which the Property can be located \_\_\_\_\_



Use of built-up property other than flats:

(i) Total area of the plot 146.45 Sq. Mtr.

(ii) Land Use

Res.

(Fill the corresponding value of the following) and list as applicable in your case)

(f) Residential -1

(g) Gov. Public purpose -2

(h) Private public (i.e. private schools, colleges, hospitals)

(i) Industrial -2

(j) Commercial -3

(iii) Total plinth area of the property (in sq. mtr) 140.00 Sq. Mtr.

(iv) Plinth Area under transfer (in sq. mtr) 140.00 Sq. Mtr.

(v) Year of construction 1965

(vi) Nature of construction:

Pucca

(in case colonies falling in categories 'G' and 'H' please mention the corresponding value of the following types of structure applicable in your case;

D. In case of Flats:

(i) Construction by DDA/Co-operative Group Housing Society (CGHS)/private builder

(ii) Plinth area of the flat (in sq. mtr.)

(iii) Whether number of storeys in the building of your flat exceeds four or not (yes/no)

Shanti Dhillon  
Name & Signature of the Transferee

#### VERIFICATION

I Shanti Dhillon, Sonia Uppal, Smt. Raj Dulari & Neelu Narang do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief

Verified today this \_\_\_\_\_ day of \_\_\_\_\_ 200

Signature of  
Transferee

राज दुलारी

Neelu Narang

Sonia Uppal

Signature of  
Transferee

Shanti Dhillon



Whereas the Vendor is the absolute lawful owner of Property No.M-54 measuring 175 sq. yards, consisting of old one-and-a-half storey house, situated at Kalkaji, New Delhi by virtue of Conveyance Deed which is registered in the Office of the Sub Registrar, New Delhi as document No.4596 on book No.1, Vol. No.2393 on pages from 177 to 180 on 30-5-2001.

And whereas the aforesaid property was originally allotted by L&DO to Shri Bhola Nath son of Shri Ganga Ram under the terms and condition of Lease Deed which is registered in the Office of the Sub Registrar, New Delhi as document No.7 in book No.1, Vol. No.1073 on pages from 1 to 3 on 6.1.1964.

And whereas said Shri Bhola Nath, after having obtained permission for sale from L&DO vide their letter No.L&DO/MO/PS-III/6745 dated 19.8.1965, sold the said property to Shri Uday Bhan Dhingra son of Shri Notan Dass Dhingra vide Sale Deed dated 28.8.1965 which is registered in the Office of the Sub Registrar, New Delhi as document No.5647 in book No.1, Vol. No.1383 on pages from 8 to 12 on 31.8.1965 and the same was duly mutated in his name in the Office of the L&DO vide their letter No.L&DO/MO/PS-III/B234 dated 15.10.1965.

And whereas said Shri Uday Bhan Dhingra expired on 29.6.1996 and during his life time said Shri Uday Bhan Dhingra executed his Will dated 16.11.1995 whereby he bequeathed his said property in favour of his wife Smt. Shanti Dhingra.

And whereas on the basis of the aforesaid Will, the Vendor, Smt. Shanti Dhingra got the said property mutated in her name in the records of L&DO vide their letter No.L&DO/P.S.III/551 dated 7.10.1996.

Shanti Dhingra

21.11.1995  
N. C. D. Singh

Sonia Uppl





And whereas said Smt. Shanti Dhingra, the Vendor herein, subsequently got the said property converted into freehold in her name vide Conveyance Deed, as mentioned hereinabove, and as such the Vendor is the lawful legal owner of the said property for all intents and purposes and she is fully competent and empowered to deal with her said property the way and manner she so desires without any objection/hindrance of any nature whatsoever from any corner.

And whereas the Vendor has agreed to sell, transfer and convey all her rights, interests, liens and titles in the said property unto the Vendees for a settled sale consideration of Rs.48,00,000/00 (Rs. Fortyeight lakhs only) and the Vendees have agreed to purchase the same from the Vendor at the said settled consideration; Mrs.Sonia Uppal having 40% share, Mrs. Raj Dulari having 40% share and Mrs. Neelu Narang hving 20% share in the said property.

And whereas the Vendor has represented to the Vendees that the Vendor is the sole and absolute owner of the said property and that her said property is free from all sorts of encumbrances like prior sale, gift, mortgage, court injunction, etc. and if it is ever proved otherwise, the Vendor will be fully liable and responsible to make good all the losses the Vendees may suffer in respect thereof and on the said representation from the Vendor the Vendees have agreed to buy the said property and has parted with the settled consideration.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That the entire consideration amount of the rights, interests, liens and titles of the Vendor in the aforesaid

Shanti Dhingra

राज दुलारी

Neelu Narang

Sonia Uppal



property is fixed between parties at Rs.48,00,000/00 (Rs. Fortyeight lakhs only) which amount the Vendees have paid to the Vendor as per details below and the Vendor hereby confirms and acknowledges receipt of the said amount.

DETAILS OF PAYMENT MADE BY VENDEES TO THE VENDOR

|  |                 |
|--|-----------------|
| a) Cheque No.0B9549 dated 1.4.2008 drawn on UTI Bank, GK Br, New Delhi               | Rs. 3,00,000.00 |
| b) Cheque No.633758 dated 3.4.2008 drawn on ICICI Bank, SDA Br, New Delhi            | Rs. 4,00,000.00 |
| c) Cheque No.472909 dated 5.5.2008 drawn on Corporation Bank, G.K.II, New Delhi      | Rs. 3,00,000.00 |
| d) Cheque No.011560 dated 5.5.2008 drawn on Corporation Bank, G.K.II, New Delhi      | Rs. 3,50,000.00 |
| e) Cheque No.005908 dated 30.5.2008 drawn on Centurian Bank of Punjab, Alaknanda, ND | Rs. 9,00,000.00 |
| f) Cheque No.472912 dated 30.5.2008 drawn on Corporation Bank G.K.II, New Delhi      | Rs. 7,00,000.00 |
| g) Cheque No.127854 dated 30.5.2008 drawn on OBC, Kalkaji, New Delhi                 | Rs. 4,00,000.00 |
| h) Cheque No.472914 dated 20.6.2008 drawn on Corporation Bank GK II New Delhi        | Rs. 3,50,000.00 |
| i) Cheque No.472915 dated 24.6.2008 drawn on Corporation Bank, GK II, New Delhi      | Rs. 4,50,000.00 |
| j) Banker's Cheque No.079617 dated 2.7.2008_ OBC, Kalkaji, New Delhi                 | Rs. 4,50,000.00 |
| k) Banker's Cheque No.079616 dated 2.7.2008 drawn on OBC, Kalkaji, New Delhi         | Rs. 1,50,000.00 |
| l) Cash paid on 3.7.2008   | Rs. 50,000.00   |

Rs. 48,00,000.00

The Vendor hereby confirms that no further amount of any nature whatsoever is now due to be paid by the Vendees to the Vendor in respect to the aforesaid sale of the property by the Vendor to the Vendee.

Shanti Ghosh  
Neel Dey

Serially



2. That the Vendor has handed over the vacant and peaceful physical possession of the said property to the Vendees along with all the documents related thereto and the Vendees have taken over the vacant and peaceful physical possession of the said property from the Vendor along with the documents.

3. That the Vendor has assured the Vendees that all the dues/taxes of the concerned corporate authorities i.e. M.C.D., D.V.B./BSES Rajdhani Power Ltd., D.J.B., etc. in respect of the said property have been paid as on date and henceforth all the dues/taxes in respect thereof will be paid by the Vendees. However, in case any dues relating to the said property are found outstanding prior to the date of execution of this Sale Deed, the same will be borne and paid by the Vendor.

4. That the Vendor has assured the Vendees that the Vendor has not encumbered his said property in any way or manner whatsoever and the same is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, will, court injunction, dispute, defect in the title etc. etc. and if it is ever proved otherwise, the Vendor will be solely liable and responsible for the same and the Vendor will make good all the losses so suffered by the Vendees in respect thereof and the Vendor further hereby undertakes to indemnify the Vendees and keep the Vendees completely indemnified and harmless for ever against any and all eventualities for all times to come.

5. That henceforth the Vendees have become the lawful absolute owner of the said property for all intents and purposes and the Vendees can get the same registered/transferred in their names in

-7-  
Shanti Dhillon राजेश गुप्ता  
Neelam Prasad

Sonia Upadhyay



the records of all the concerned corporate authorities on the basis of this Sale Deed, under his signatures, and in the absence of the Vendor. The Vendees are now fully entitled and empowered to use, occupy, deal with, enjoy, hold, sell, mortgage, gift, exchange, transfer, alienate, pledge or to dispose of the said property in any way or manner whatsoever the Vendees may so deem fit and proper, without any objection, hindrance, obstruction etc. from anyone whomsoever, including the Vendor and his legal heirs.

6. That the Vendor has assured the Vendees that in the event the Vendees are dispossessed of the said property due to any defects in the title of the ownership of the said Vendor, the Vendor will make good all the losses suffered by the Vendees.

7. That the said property is not a subject matter of any HUF and that no part of the said property is owned by any minor.

8. That the Vendor has good and marketable title to the said property and none other than the Vendor has any interest, right, title in the said property.

9. That the Vendor has not entered into any agreement of any nature with any other person for the sale of the said property.

10. That there are no legal impediments or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said property in favour of the Vendees.

11. That the Vendor hereby declares that in no event the Vendor will ever challenge this Sale Deed on any grounds whatsoever and the Vendor shall be deemed to be stopped from making any statement/s inconsistent with this deed.

Sonia Upad

राज कुलारी

Shanti Dhingra  
Neelu Dhingra





12. That all the expenses in respect of the stamp duty, execution, registration charges etc. have been paid by the Vendees.

13. That the Vendor and Vendees are all citizens of India.

IN WITNESS WHEREOF the parties, hereto have set their respective hands on these presents on the date, month and year herein above first mentioned in the presence of the following witnesses.

WITNESSES:

1.

*Rajeev Grover*  
Rajeev Grover  
300 G.H. Grover  
P.O. M-49 Kallangur M.  
DL No. 07/222662

Vendor

*Shanti Dhingra*

2.

*Mohan Dev Dhingra*  
Mohan Dev Dhingra  
S/o Sh. Uday Bhan Dhingra  
M-54 Kallangur M.  
DL No. Q 748872 (Malaysia)  
P.A. No 2-1690544

Vendees

*Raj Grover*  
*Neel Dhingra*  
Soni Uppal

Reg. No.  
10389

Reg. Year  
2008-2009

Book No.  
1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- SHANTI DHINGRA

IInd Party क्रेता :- Sonia Uppal, Raj Dulari, Neelu Narang

Witness गवाह Rajeev Grover, Mohan Dhingra

Certificate (Section 60)

Registration No.10,389 in additional Book No.1 Vol No 8,626  
on page 81 to 89 on this date 07/07/2008 day Monday  
and left thumb impressions has/have been taken in my presence.

Date 07/07/2008

Sub Registrar  
Sub Registrar V  
New Delhi/Delhi

Purchaser

Basement Floor

Mr. Hemant Gupta  
S/o Late Sh. H.L. Gupta  
H/o 537, Sector-46, FROD

Total Sale price -  
Paid Rs. 25,00,000/-  
Rs. 12,50,000/-

Cash -  
Cheque -

Registered

GOVERNMENT OF INDIA  
MINISTRY OF URBAN AFFAIRS & EMPLOYMENT  
LAND & DEVELOPMENT OFFICE  
NIRMAN BHAVAN, NEW DELHI

NO.L&DO/P.S.III/551

Dated : 7-10-86

To

✓ Smt. Shanti Dhingra  
M-54, Kalkaji,  
NEW DELHI.

Subject : Substitution of lease hold rights in respect of  
property No.M/54, Kalkaji, New Delhi-110019.

MEMORANDUM

With reference to her application dated NIL on the above cited subject regarding substitution of lease hold rights in respect of property No.M/54, Kalkaji, New Delhi, Smt. Shanti Dhingra wife of Late Shri U.B. Dhingra is hereby informed that consequent upon the death of Shri U.B. Dhingra the lease hold rights in Property No.M/54, Kalkaji, New Delhi has been substituted in her name on the same terms and conditions as laid down in the lease deed executed on 30.11.63 and duly registered at Sl.No.7 in addl Book No.I Vol. No.1073 on pages 1 to 3 dated 6.1.1964 with the Sub-Registrar, New Delhi on the basis of affidavits, death certificate and WILL dated 16.11.1995 etc. as furnished by her.

The property now stands in the books of this office in the name of Smt. Shanti Dhingra wife of Late Shri U.B. - Dhingra.

Sub-division of the property will not be allowed at any stage.

*Rss*  
(R.S. SINHA)  
VIGILANCE-CUM-LEGAL OFFICER  
FOR & ON BEHALF OF THE PRESIDENT OF INDIA

Copy to:-

1. M.C.D. Zonal Office, Lajpat Nagar, New Delhi.
2. Accounts section, L&DO.
3. The Commissioner of Income Tax, 100, New Delhi.

TESTED & NOTED  
BY U. T. DELHI  
CP 84, Meghdoot Building  
Phase New Delhi-110019

VIGILANCE-CUM-LEGAL OFFICER.





|  |                 |                                |          |
|--|-----------------|--------------------------------|----------|
| Deed Name SALE                           |                 | Deed Related Detail            |          |
| Land                                     |                 | SALE WITHIN MC AREA            |          |
| Tehsil                                   | Sub Registrar V | Area of Building 0             | वर्ग फुट |
| Village/City                             | Kalkaji         | Building Type                  | (6)      |
| Place (Segment)                          | Kalkaji         |                                |          |
| Property Type                            | Residential     |                                |          |
| Area of Property                         | 1.00 वर्ग फुट   |                                |          |
| Consideration Amount 4,800,000.00 Rupees |                 | Stamp Duty Rs. 2,000.00 Rupees |          |
| Value of Registration Fee 100.00 Rupees  |                 | Posting Fee 1.00 Rupees        |          |

This document of SALE

Presented by : Sh/Smt

SHANTI DHINGRA

S/o W/o

Uday Bhan Dhingra

R/o

M 54 Kalkaji N D

in the office of the Sub Registrar, Delhi this 04/07/2008 day Friday between the hours of

*Shanti Dhingra*

Signature of Presenter

Execution admitted by the said Shri/Ms SHANTI DHINGRA

and Shri/Ms Sonia Uppal, Raj Dulari, Ashish Narang

Who is/are identified by S/o W/o D/o G. R. Grover R/o M 49 Kalkaji N D and Shri/Smt./Km Mohan Dhingra S/o W/o D/o U. Dhangra M 54 Kalkaji N D (Marginal Witness). Witness No. II is known to

Contents of the document explained to the parties who understand the conditions and admit them as correct.

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Vendor(s)/Mortgagor(s) by Sh./Ms. Sonia Uppal, Raj Dulari, S/o W/o Ashish Uppal S. Aggarwal P. Narang R/o 82/3 Krishna Nagar Safdarjung Enclave N D 1821, Ashish Uppal Extn. N D 9C Pkt A 12 Vaishali Apt Kalkaji N D

vende(s) Mortgagor(s) in my presence/They are also identified by the aforesaid witness

Date 07/07/08

*Sonia Uppal*

Sub Registrar  
Delhi

*Shanti Dhingra*

SALE DEED

|                               |                      |
|-------------------------------|----------------------|
| Category of Locality          | 'C'                  |
| Area                          | 146.45 sq. mtr.      |
| Total Plinth area             | 140.00 sq. mtr.      |
| Plinth area for sale          | 140.00 sq. mtr.      |
| Use factor (res.)             | 1                    |
| Structure Type factor (pucca) | 1                    |
| Age factor (1965)             | .6                   |
| Minimum cost of land          | Rs.39,98,085.00      |
| Minimum cost of construction  | Rs. 7,98,000.00      |
| Minimum Value                 | Rs.47,96,085.00      |
| Consideration Amount          | Rs.48,00,000.00      |
| Corporation Tax @ 2%          | Rs. 96,000.00        |
| Stamp Duty @ 2%               | Rs. 96,000.00        |
| Total Stamp Value             | Rd. 1,92,000.00      |
| e-Stamp Certificate No.       | IN-DL001312201482136 |

This Sale Deed is made here at New Delhi on this 4th day of July 2008 by Smt. Shanti Dhingra wife of late Shri Uday Bhan Dhingra resident of M-54, Kalkaji, New Delhi 110019 hereinafter called the Vendor which term, wherever it occurs herein and context so permits, shall mean and include the said Vendor, her heirs, executors, administrators, legal representatives and assigns unless and until it is repugnant to the context and meaning thereof

IN FAVOUR OF

(1) Smt. Sonia Uppal wife of Shri Ashish Uppal resident of 82/3, Krishna Nagar, Safdarjung Enclave, New Delhi; (2) Smt. Raj Dulari wife of Shri Shriniwas Aggarwal resident of 1821/11, Govindpuri Extension, New Delhi 110019 and (3) Smt. Neelu Narang wife of Shri Prem Narang resident of 9-C, Pocket A-12, Vaishali Apartments, Kalkaji Extension, New Delhi 110019 hereinafter called the Vendees which term wherever it occurs herein and the context so permits, shall mean and include the said Vendees, their heirs, executors administrators, legal representatives and assigns, unless and until it is repugnant to the context and meaning thereof.

Shanti Dhingra

राज दुलारी  
Neelu Narang

Sonia Uppal



Whereas the Vendor is the absolute lawful owner of Property No.M-54 measuring 175 sq. yards, consisting of old one-and-a-half storey house, situated at Kalkaji, New Delhi by virtue of Conveyance Deed which is registered in the Office of the Sub Registrar, New Delhi as document No.4596 on book No.1, Vol. No.2393 on pages from 177 to 180 on 30-5-2001.

And whereas the aforesaid property was originally allotted by L&DO to Shri Bhola Nath son of Shri Ganga Ram under the terms and condition of Lease Deed which is registered in the Office of the Sub Registrar, New Delhi as document No.7 in book No.1, Vol. No.1073 on pages from 1 to 3 on 6.1.1964.

And whereas said Shri Bhola Nath, after having obtained permission for sale from L&DO vide their letter No.L&DO/MO/PS-III/6745 dated 19.8.1965, sold the said property to Shri Uday Bhan Dhingra son of Shri Notan Dass Dhingra vide Sale Deed dated 28.8.1965 which is registered in the Office of the Sub Registrar, New Delhi as document No.5647 in book No.1, Vol. No.1383 on pages from 8 to 12 on 31.8.1965 and the same was duly mutated in his name in the Office of the L&DO vide their letter No.L&DO/MO/PS-III/8234 dated 15.10.1965.

And whereas said Shri Uday Bhan Dhingra expired on 29.6.1996 and during his life time said Shri Uday Bhan Dhingra executed his Will dated 16.11.1995 whereby he bequeathed his said property in favour of his wife Smt. Shanti Dhingra.

And whereas on the basis of the aforesaid Will, the Vendor, Smt. Shanti Dhingra got the said property mutated in her name in the records of L&DO vide their letter No.L&DO/P.S.III/551 dated 7.10.1996.

Shanti Dhingra

21st Oct 1996  
Ncelu Dhingra

Sonia Uppl



And whereas said Smt. Shanti Dhingra, the Vendor herein, subsequently got the said property converted into freehold in her name vide Conveyance Deed, as mentioned hereinabove, and as such the Vendor is the lawful legal owner of the said property for all intents and purposes and she is fully competent and empowered to deal with her said property the way and manner she so desires without any objection/hindrance of any nature whatsoever from any corner.

And whereas the Vendor has agreed to sell, transfer and convey all her rights, interests, liens and titles in the said property unto the Vendees for a settled sale consideration of Rs.48,00,000/00 (Rs. Fortyeight lakhs only) and the Vendees have agreed to purchase the same from the Vendor at the said settled consideration; Mrs.Sonia Uppal having 40% share, Mrs. Raj Dulari having 40% share and Mrs. Neelu Narang hving 20% share in the said property.

And whereas the Vendor has represented to the Vendees that the Vendor is the sole and absolute owner of the said property and that her said property is free from all sorts of encumbrances like prior sale, gift, mortgage, court injunction, etc. and if it is ever proved otherwise, the Vendor will be fully liable and responsible to make good all the losses the Vendees may suffer in respect thereof and on the said representation from the Vendor the Vendees have agreed to buy the said property and has parted with the settled consideration.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That the entire consideration amount of the rights, interests, liens and titles of the Vendor in the aforesaid

Shanti Dhingra

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Neelu Narang

Sonia Uppal



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property is fixed between parties at Rs.48,00,000/00 (Rs. Fortyeight lakhs only) which amount the Vendees have paid to the Vendor as per details below and the Vendor hereby confirms and acknowledges receipt of the said amount.

DETAILS OF PAYMENT MADE BY VENDEES TO THE VENDOR

|  |                 |
|--|-----------------|
| a) Cheque No.089549 dated 1.4.2008 drawn on UTI Bank, GK Br, New Delhi               | Rs. 3,00,000.00 |
| b) Cheque No.633758 dated 3.4.2008 drawn on ICICI Bank, SDA Br, New Delhi            | Rs. 4,00,000.00 |
| c) Cheque No.472909 dated 5.5.2008 drawn on Corporation Bank, G.K.II, New Delhi      | Rs. 3,00,000.00 |
| d) Cheque No.011560 dated 5.5.2008 drawn on Corporation Bank, G.K.II, New Delhi      | Rs. 3,50,000.00 |
| e) Cheque No.005908 dated 30.5.2008 drawn on Centurian Bank of Punjab, Alaknanda, ND | Rs. 9,00,000.00 |
| f) Cheque No.472912 dated 30.5.2008 drawn on Corporation Bank G.K.II, New Delhi      | Rs. 7,00,000.00 |
| g) Cheque No.127854 dated 30.5.2008 drawn on OBC, Kalkaji, New Delhi                 | Rs. 4,00,000.00 |
| h) Cheque No.472914 dated 20.6.2008 drawn on Corporation Bank GK II New Delhi        | Rs. 3,50,000.00 |
| i) Cheque No.472915 dated 24.6.20089 drawn on Corporation Bank, GK II, New Delhi     | Rs. 4,50,000.00 |
| j) Banker's Cheque No.079617 dated 2.7.2008_ OBC, Kalkaji, New Delhi                 | Rs. 4,50,000.00 |
| k) Banker's Cheque No.079616 dated 2.7.2008 drawn on OBC, Kalkaji, New Delhi         | Rs. 1,50,000.00 |
| l) Cash paid on 3.7.2008   | Rs. 50,000.00   |

Rs. 48,00,000.00

The Vendor hereby confirms that no further amount of any nature whatsoever is now due to be paid by the Vendees to the Vendor in respect to the aforesaid sale of the property by the Vendor to the Vendee.

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2. That the Vendor has handed over the vacant and peaceful physical possession of the said property to the Vendees along with all the documents related thereto and the Vendees have taken over the vacant and peaceful physical possession of the said property from the Vendor along with the documents.

3. That the Vendor has assured the Vendees that all the dues/taxes of the concerned corporate authorities i.e. M.C.D., D.V.B/BSES Rajdhani Power Ltd., D.J.B., etc. in respect of the said property have been paid as on date and henceforth all the dues/taxes in respect thereof will be paid by the Vendee. However, in case any dues relating to the said property are found outstanding prior to the date of execution of this Sale Deed, the same will be borne and paid by the Vendor.

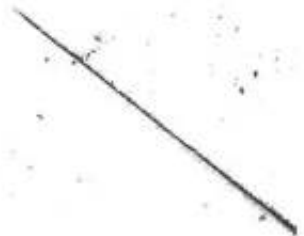
4. That the Vendor has assured the Vendees that the Vendor has not encumbered his said property in any way or manner whatsoever and the same is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, will, court injunction, dispute, defect in the title etc. etc. and if it is ever proved otherwise, the Vendor will be solely liable and responsible for the same and the Vendor will make good all the losses so suffered by the Vendees in respect thereof and the Vendor further hereby undertakes to indemnify the Vendees and keep the Vendees completely indemnified and harmless for ever against any and all eventualities for all times to come.

5. That henceforth the Vendees have become the lawful absolute owner of the said property for all intents and purposes and the Vendees can get the same registered/transferred in their names in

-7-  
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Neel Dhiraj

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the records of all the concerned corporate authorities on the basis of this Sale Deed, under his signatures, and in the absence of the Vendor. The Vendees are now fully entitled and empowered to use, occupy, deal with, enjoy, hold, sell, mortgage, gift, exchange, transfer, alienate, pledge or to dispose of the said property in any way or manner whatsoever the Vendees may so deem fit and proper, without any objection, hindrance, obstruction etc. from anyone whomsoever, including the Vendor and his legal heirs.

6. That the Vendor has assured the Vendees that in the event the Vendees are dispossessed of the said property due to any defects in the title of the ownership of the said Vendor, the Vendor will make good all the losses suffered by the Vendees.

7. That the said property is not a subject matter of any HUF and that no part of the said property is owned by any minor.

8. That the Vendor has good and marketable title to the said property and none other than the Vendor has any interest, right, title in the said property.

9. That the Vendor has not entered into any agreement of any nature with any other person for the sale of the said property.

10. That there are no legal impediments or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the said property in favour of the Vendees.

11. That the Vendor hereby declares that in no event the Vendor will ever challenge this Sale Deed on any grounds whatsoever and the Vendor shall be deemed to be stopped from making any statement/s inconsistent with this deed.

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Shanti Dhangra Beelu Dhangra



12. That all the expenses in respect of the stamp duty, execution, registration charges etc. have been paid by the Vendees.

13. That the Vendor and Vendees are all citizens of India.

IN WITNESS WHEREOF the parties, hereto have set their respective hands on these presents on the date, month and year herein above first mentioned in the presence of the following witnesses.

WITNESSES:

1. 

Rajeev Grover  
300 G.R. Grover  
P.O. M-43 Kallangi M  
DL No. 07/222662

Vendor

Shanthi Dhingra

2.



Mahan Dar Dhingra  
S/o Sh. Uday Bhan Dhingra  
M-54 Kallangi M  
DL No. Q 748892 (Malaysia)  
P.A. No 2-1690544

Vendees

Raj Grover

Neel Dhingra

Soni VPP-1

Reg. No.  
10389

Reg. Year  
2008-2009

Book No.  
1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- SHANTI DHINGRA

IInd Party क्रेता :- Sonia Uppal, Raj Dulari, Neelu Narang

Witness गवाह Rajeev Grover, Mohan Dhingra

Certificate (Section 60)

Registration No.10,389 in additional Book No.1 Vol No 8,626

on page 81 to 89 on this date 07/07/2008 day Monday

and left thumb impressions has/have been taken in my presence.

Date 07/07/2008

Sub Registrar  
Sub Registrar V  
New Delhi/Delhi



Purchaser

Basement Floor

Mr. Hemant Gupta  
S/o Late Sh. H.L. Gupta  
H/o 537, Sector-46, FROD

Total Sale price -  
Paid Rs. 25,01,000/-  
Rs. 12,50,000/-

Cash -  
Cheque -

Form-A  
(See rule 5 of the Delhi Stamp Prevention of Undervaluation of Instruments) Rules,  
2007

1. Name of Office of Registration/Sub Registrar V
2. Name & Father's Name of the Transferor Smt. SHANTI DHINGRA W/O L. UDAY B
3. Address of the transferor M-54, KALKAJI, NEW DELHI.
4. Name & Father's name of the transferee SONIA UPPAL & OTHERS
5. Address of the transferee 82/3 KRISHNA NAGAR, SJ ENGLAVE, N2
6. If the property was transferred earlier (yes/no) NO
7. if yes, amount of consideration thereof  
If no consideration of the present transfer 4800000/-
8. Other information:
  - A. In case of agricultural land:
    - (i) Name of the Revenue estate: \_\_\_\_\_
    - (ii) Name of Village \_\_\_\_\_
    - (iii) Khasra Number(s) \_\_\_\_\_
    - (iv) Area of land under transfer (in hect/sq.mtrs) \_\_\_\_\_
  - B. In case of non agricultural land:
    - (i) Location of the property
      - (a) Name of the colony/locality KALKAJI
      - (b) Sl. No. of the colony/locality in the list of colonies/localities
      - (c) Category of Colony/locality C

(if the name of colony/locality is not included in the list of colonies/localities, the colony of the nearest colony/locality may be mentioned)

    - (ii) Area ( in sq. mtr.) 146.45 Sq. Mtr.
    - (iii) Land use Res.
- (Fill the corresponding value of the following) and list as applicable in your case)
  - (a) Residential -1
  - (b) Gov. Public purpose -2
  - (c) Private public (i.e. private schools, colleges, hospitals)
  - (d) Industrial -2
  - (e) Commercial -3
- (iv) Land Marks, it any, with the help of which the Property can be located \_\_\_\_\_



Use of built-up property other than flats:

(i) Total area of the plot 146.45 Sq. Mtr

(ii) Land Use

Res.

(Fill the corresponding value of the following) and list as applicable in your case)

(f) Residential -1

(g) Gov. Public purpose -2

(h) Private public (i.e. private schools, colleges, hospitals)

(i) Industrial -2

(j) Commercial -3

(iii) Total plinth area of the property (in sq. mtr) 140.00 Sq. Mtr

(iv) Plinth Area under transfer (in sq. mtr) 140.00 Sq. Mtr

(v) Year of construction 1965

(vi) Nature of construction:

Pucca

(in case colonies falling in categories 'G' and 'H' please mention the corresponding value of the following types of structure applicable in your case;

D. In case of Flats:

(i) Construction by DDA/Co-operative Group Housing Society (CGHS)/private builder

(ii) Plinth area of the flat (in sq. mtr.)

(iii) Whether number of storeys in the building of your flat exceeds four or not (yes/no)

Shanti Dharma  
Name & Signature of the Transferee

VERIFICATION

I Shanti Dharma, Sonia Upadhyay, Smt. Raj Dulari & Neelu Narang do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief

Verified today this \_\_\_\_\_ day of \_\_\_\_\_ 200

Signature of Transferee

राज दुलारी

Neelu Narang

Sonia Upadhyay

Shanti Dharma  
Signature of Transferee