



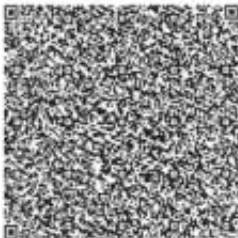
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL01630951704802H
Certificate Issued Date	: 04-Aug-2009 04:40 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DL01-CORPBK03218491977432H
Purchased by	: HEMANT GUPTA AND ARVIND GUPTA
Description of Document	: Article 23 Sale
Property Description	: M-54, BASEMENT, KALKAJI, NEW DELHI-110019
Consideration Price (Rs.)	: 18,50,000
	(Eighteen Lakh Fifty Thousand only)
First Party	: SMT SONIA UPPAL AND OTHERS
Second Party	: HEMANT GUPTA AND ARVIND GUPTA
Stamp Duty Paid By	: HEMANT GUPTA AND ARVIND GUPTA
Stamp Duty Amount(Rs.)	: 1,11,000
	(One Lakh Eleven Thousand only)



Please write or type below this line.



SONIA UPPAL
Pan AAAPR096500

RAJ AVTAR
DL/02/04/09/116
Pan AAKPD03218491977432H

NEEL NARANK
Pan AAKPD03218491977432H

HEMANT GUPTA
Pan AAKPD03218491977432H

ARVIND GUPTA
Pan AAKPD03218491977432H

7104

LOCKED

16793

2832715

SALE DEED FOR RS. 18,50,000/-

- | | | | |
|-----|---|---|------------------|
| 1. | Type of Deed | : | Sale Deed |
| 2. | Name of the Colony/Locality | : | Kalkaji |
| 3. | Category | : | 'C' |
| 4. | Sl. No. in the List | : | 774 |
| 5. | Plot area in Sq. Mtrs. | : | 146.3 sq. mtrs. |
| 6. | Total Plinth Area | : | 548.62 sq. mtrs. |
| 7. | Plinth Area under transfer | : | 109.72 sq. mtrs. |
| 8. | Year of Construction | : | 2009 |
| 9. | Type of Property
(Residential or Commercial) | : | Residential |
| 10. | (a) Stamp Duty @ 3% | : | Rs. 55,500/- |
| | (b) Corporation Tax @ 3% | : | Rs. 55,500/- |
| | (c) Total Stamps | : | Rs. 1,11,000/- |

THIS DEED OF SALE is made and executed at New Delhi on this
12th day of Aug, 2009;

BY

(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, Govind Puri Extn., Kalkaji, New Delhi-110019 and (3) Smt. Neelu Narang wife of Shri Prem Narang resident of 9-C, Pocket A-12, Vaishali Apartments, Kalkaji Extn., New Delhi-110019, hereinafter called the "Vendors" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives, nominees and assignees) of the one part;

IN FAVOUR OF

Shri Hemant Gupta and Shri Arvind Gupta both sons of Late Shri H.L. Gupta both residents of 537, Sector-46, Faridabad (Haryana), hereinafter called the "Vendees" (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives, nominees and assignees) of the other part;

Sonia Uppal

राज दुलारी Neelu Narang

Contd...3...

Hemant
Arvind

Deed Related Detail	
Deed Name SALE	SALE WITHIN MC AREA
Land Detail	
Tehsil/Sub Tehsil Sub Registrar V	Area of Building 0 बंग फुट
Village/City Kalkaji	Building Type
Place (Segment) Kalkaji	
Property Type Residential	
Area of Property	
Money Related Detail	
Consideration Amount 1,850,000.00 Rupees	Stamp Duty paid 111,000.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by Sh. Smt

S/o W/o

R/o

Smt Sonia Uppal

Ashish Uppal

82/3 Krishna Ngr Safdarjung Enclave ND

Raj Dulari

Shriniwas Aggarwal

1821/11 Govindpuri Extn ND

Smt Neelu Narang

Prem Narang

9-c Pkt A-12 Vaishali Apart Kalkaji Extn ND

in the office of the Sub Registrar Delhi this 12/08/2009 day Wednesday
between the hours of

Signature of Registrar

Registrar Sub Registrar

Sub Registrar V

Delhi/New Delhi

Execution admitted by the said Shri/Ms Smt Sonia Uppal, Raj Dulari, Smt Neelu Narang

and Shri/Ms Hemant Gupta, Arvind Gupta

Who is/are identified by Shri/Smt. Km. Rajinder Negi S/o W/o D/o M S Negi R/o B-41 Kalkaji ND

and Shri/Smt./Km Satpal Singh S/o W/o D/o B Singh R/o c-49 Kalkaji ND

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

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

Certified that the left (or right, as the case may be) hand thumb impression of the said RAJINDER NEGI in my presence

Vendor(s) /Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 1,850,000.00 Rupees eighteen lakh, fifty thousand

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

Vendor(s) /Mortgagor(s) by

Sh./Ms. Hemant Gupta, Arvind

S/o W/o late Sh. H.L. Gupta late Sh. H.L.

R/o 337 Sec-46, Faridabad Hr537 Sec-46 Faridabad Hr

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

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

Date 26/08/2009

WHEREAS the property bearing No. M-54, measuring 175 sq. yards, situated at Kalkaji, New Delhi-110019, was originally allotted and leased out by the President of India through Land and Development Office, Nirman Bhawan, New Delhi, to Shri Bhola Nath son of Shri Ganga Ram, by virtue of Lease Deed, duly registered in the office of Sub-Registrar, New Delhi, as document No. 7, in Addl. Book No. I, Volume No. 1073, pages 1 to 3, dated 06/01/1964.

AND WHEREAS the said Shri Bhola Nath sold, conveyed and transferred his rights, titles and interests in the said property bearing No. M-54, measuring 175 sq. yards, situated at Kalkaji, New Delhi-110019, unto Shri Uday Bhan Dhingra son of Shri Notan Dass Dhingra, by virtue of Sale Deed, duly registered in the office of Sub-Registrar, New Delhi, as document No. 5647, in Addl. Book No. I, Volume No. 1383, on pages 8 to 12, dated 31/08/1965, after obtaining the necessary sale permission from Land and Development Office, Nirman Bhawan, New Delhi, vide their Letter No. L&DO/MO/PS-III/6745, dated 19/08/1965.

AND WHEREAS subsequently the said Shri Uday Bhan Dhingra, got the aforesaid property mutated in his own name in the records of Land and Development Office, Nirman Bhawan, New Delhi, vide their Letter No. L&DO/MO/PS-III/8234, dated 15/10/1965.

AND WHEREAS unfortunately the said Shri Uday Bhan Dhingra died on 29/06/1996, leaving behind a Will dated 16/11/1995, bequeathing the aforesaid property in favour of his wife Smt. Shanti Dhingra.

AND WHEREAS on the basis of the aforesaid Will, Death Certificate and other relevant documents, the said Smt. Shanti Dhingra got the said property mutated/substituted in her own name in the records of Land and Development Office, Nirman Bhawan, New Delhi, vide their Letter No. L&DO/P.S.III/551, dated 07/10/1996.

राज कुलारी Sonia Uppal
Teelu Dhangra

Contd...4...

Amr
Haman

Sonia Upadhyay



राजा तुलारी



Neelam Kanyas



Hawas

Akmal



AND WHEREAS the said Smt. Shanti Dhingra applied to the President of India through Land and Development Office, Nirman Bhawan, New Delhi, for purchase of freehold ownership rights in the said property bearing No. M-54, situated at Kalkaji, New Delhi-110019, measuring 175 sq. yards, which were conveyed by the President of India, through Land and Development Office, Nirman Bhawan, New Delhi, subject to the terms and conditions contained in the Conveyance Deed, which is duly registered in the office of Sub-Registrar, New Delhi, as Document No. 4596, in Addl. Book No. I, Volume No. 2393, on pages 177 to 180, dated 30/05/2001.

AND WHEREAS the said Smt. Shanti Dhingra, sold, conveyed and transferred her rights, titles and interests in the said entire freehold property bearing No. M-54, situated at Kalkaji, New Delhi-110019, measuring 175 sq. yards, unto (1) Smt. Sonia Uppal, (2) Smt. Raj Dulari and (3) Smt. Neelu Narang (the Vendors herein), by virtue of Sale Deed, duly registered in the office of Sub-Registrar, New Delhi, as document No. 10389, in Addl. Book No. I, Volume No. 8626, on pages 81 to 89, dated 07/07/2008.

AND WHEREAS after purchasing the aforesaid property, the Vendors re-constructed a residential building comprising of Basement, Ground Floor, First Floor, Second Floor and Third Floor over the aforesaid property, with their own funds and and resources, after getting the building plans sanctioned from the Municipal Corporation of Delhi. (The said Plot of land alongwith super-structure standing thereon are hereinafter collectively referred to as "THE SAID PROPERTY", which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and securities deposits relative thereto).

Sonia Uppal
Neelu Narang
राज दुलारी

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Akshay Kumar
Hansraj



AND WHEREAS the Vendors have represented and held out that the Vendors are the exclusive absolute joint owners and in possession of and are otherwise well and sufficiently entitled to exclusive ownership rights in respect of the portion of the said freehold property under sale, and are the exclusive owner of and otherwise well and sufficiently entitled to all that super structure built thereon and the Vendors have full right, absolute authority to sell, dispose off and transfer the same in whole or in part and none else except the Vendors have any right, title or interest in the same or any part thereof.

AND WHEREAS the Vendors, have agreed to irrevocably sell, convey, transfer and assign to the Vendees and the Vendees have agreed to purchase the Entire Basement Floor (without terrace rights) consisting of pantry and bathroom, of Freehold Property bearing No. M-54, built on a plot of land measuring 175 sq. yds., situated at Kalkaji, New Delhi-110019, with super structure, fixtures, fittings, necessary amenities like separate electricity and water connections, overhead water tank, alongwith proportionate, undivided and indivisible freehold ownership rights/share in the land underneath, together with the right to use/avail common entrance, passages, staircase, services and other common facilities and amenities provided in the building and easements, privileges and appurtenances thereto (hereinafter collectively referred to as the "SAID PORTION OF THE SAID PROPERTY"), for a total sale consideration of Rs. 18,50,000/- (Rupees Eighteen Lacs Fifty Thousand only).

NOW THIS DEED OF SALE WITNESSES AS UNDER: -

1. That in consideration of the sum of Rs. 18,50,000/- (Rupees Eighteen Lacs Fifty Thousand only) which sum has been paid by the Vendee to the Vendor, in the following manner: -

CHEQUE/P.O. NO. & DATE	AMOUNT	DRAWN ON
#364481 dtd 04/05/2009	Rs. 2,50,000/-	Syndicate Bank
#368621 dtd 12/08/2009	Rs. 5,00,000/-	Syndicate Bank
#368622 dtd 12/08/2009	Rs. 70,000/-	Syndicate Bank
#923049 dtd 04/05/2009	Rs. 2,50,000/-	Syndicate Bank
#923073 dtd 12/08/2009	Rs. 5,00,000/-	Syndicate Bank
#923074 dtd 12/08/2009	Rs. 1,80,000/-	Syndicate Bank
By Cash on 12/08/2009	Rs. 1,00,000/-	Syndicate Bank

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Handwritten signature
Sonia Upadhyay

राज कुलारी

Handwritten signature
Sonia Upadhyay

Handwritten signature
Arun Kumar

Handwritten signature
Arun Kumar



the receipt of which the Vendors hereby admit and acknowledge, in full and final settlement and nothing is due to be paid by the Vendees to the Vendors against the purchase of the said portion of the said property.

2. That in view of the amount of full sale consideration paid by the Vendees as per Clause 1 above, the Vendors hereby sell, convey, transfer and assign all their respective rights, titles and interests in the said portion of the said property (i.e. alongwith proportionate undivided, indivisible and impartible share of ownership rights in the land underneath) to the Vendees above-named, who shall also have the right for use of all common passages, staircase and all other common services, facilities, amenities, easements etc. provided in the building, alongwith owners/occupiers of other portions of the said building.
3. That the actual physical vacant possession of the said portion of the said property has been delivered by the Vendors to the Vendees at the time of execution and registration of the Sale Deed, who has assumed its possession and are now the lawful owners of the same.
4. That the Vendors hereby assure the Vendees that they have neither done nor been party to any act whereby their rights and title to the said portion of the said property may in any way be impaired or whereby they may be prevented from selling or transferring the said portion of the said property.
5. That the Vendors assure the Vendees that the said portion of the said property being conveyed is in their absolute ownership and is free from all kinds of encumbrances such as prior sale, gift, Mortgage, Will, Power of Attorney, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien previous contract, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, action, attachment in the decree or order of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or

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Sonia Uppal
Neelam Dany
राजकुमारी
Arun
Hans



unregistered encumbrances whatsoever, and nobody else is claiming under the Vendors and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property, hereby conveyed to the Vendees is ever taken away or goes out from the possession of the Vendees on account of any legal defect in the ownership and the title of the Vendors, then the Vendors will be liable and responsible to make good the loss suffered by the Vendees and keep the Vendees indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendees.

6. That the Vendors hereby further covenants with the Vendees that, in case the said portion of the said property hereby sold or any part thereof is lost to the Vendees on account of any legal defect in the title or Vendors' right to transfer the same or the possession or quiet enjoyment of the said portion of the said property by the Vendees are in any manner disturbed on account of litigation started by anyone claiming title thereto or on account of some act or omission of the Vendors or anyone else claiming title as and in lieu of the Vendors, then the Vendors shall be liable and responsible for all the losses, damages, costs, and expenses sustained by the Vendees.
7. That the Vendors (including their heirs, executors, administrators, representatives, successors and assigns) admit that they have been left with no right, title interest, claim or lien of any nature whatsoever in the said portion of the said property, hereby sold, and the same has become the absolute property of the Vendees, with the right to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means he likes, without any demand, objection, claim or interruption by the Vendors or any person(s) claiming under or in trust for them.
8. That the Vendors hereby confirm that the aforesaid total sale consideration for the said portion of the said property is final and include all cost and expenses for land and construction, development, fittings and all other facilities provided in the said portion of the said property and building. The Vendees will not be liable to pay any other charges or expenses over and above the aforesaid settled sale consideration.

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राज कुलारी

Sonia VPP
Neelu Ganes

Aruna Hanas



9. That the Vendors hereby declare and represent that the said portion of the said property is not subject matter of any Hindu Undivided Family/Joint Hindu Family and that no part of the said portion of the said property is owned by any minor and/or no minor has any right, title, interest and claim or concern of any nature with the said portion of the said property and further none else other than the Vendors have any right, title or interest of any kind whatsoever in the whole or part of the said portion of the said property and further there is no impediment in the Vendors' right to transfer the said portion of the said property.
10. That the Vendeas can get the said portion of the said property mutated in their joint names in the records of the Municipal Corporation of Delhi (MCD), BSES Rajdhani Power Ltd., Delhi Jal Board (DJB) or any other concerned authority on the basis of this Sale Deed or its certified true copy.
11. That the staircase and other conveniences & amenities common in use shall be jointly enjoyed by the Vendeas herein alongwith the other occupants/owners of the building and the Vendeas shall share the expenses on the general maintenance of the building, including cost and expenses of repairing, maintaining, white washing and colour washing the exterior of the said building and of the common portions i.e. boundary walls, common passages, stair cases and lights in the staircase, lights on the main gate etc. will be shared in equal proportion by the Vendeas with other occupants/owners of the building.
12. That the Vendors have provided a separate BSES Rajdhani Power Ltd. electricity meter for electric supply, a DJB water connection alongwith overhead water tank for the exclusive use of the Vendeas.
13. That the Vendeas shall have no right to park any of their vehicles inside the building and also shall not have any right to use the Lift facility provided in the building.

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राज दुलारी

Sonia Upadhyay
Neelam Dany

Akmar Hamar



14. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the concerned departments. The Vendees shall be entitled to get the existing electricity and water connections transferred in their favour and all such securities deposited with the Delhi Jal Board, BSES Rajdhani Power Limited, shall absolutely belong to the Vendees without objection by the Vendors.
15. That the Sale Deed includes a transfer by way of ownership by the Vendors to the Vendees of an undivided indivisible and impartible ownership rights of land in proportionate and the Vendors hereby confirm the same.
16. That the House tax, water and electricity charges and other dues & demands if any payable in respect of the said portion of the said property shall be paid by the Vendors upto the date of handing over the possession and thereafter the Vendees will be responsible for the payment of the same.
17. That the Vendors have delivered the Photostat copies of all the title deeds and other relevant papers pertaining to the said property to the Vendees on the execution and registration of this Sale Deed.
18. That in the event of the building being damaged or not remaining in existence on any account whatsoever then the Vendees shall have the proportionate right in the land underneath the building and appurtenant thereto alongwith other owners in the building and shall have the right to raise construction in proportion to the one as now being sold, conveyed and being transferred under this Sale Deed.
19. That all the expenses of this Sale Deed viz. Stamp duty, Registration Charges etc. have been borne and paid by the Vendees. The Vendees shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
20. That the Vendees shall have access to the top terrace for inspection/repair/maintenance of overhead water tank at all reasonable times, with or without workmen.

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राज कुलारी
Sonia VPPA
N. Chandra
Arun
Hema



21. That the Vendors and the Vendees are the citizens of India.
22. That this transaction has taken place at New Delhi and as such, Delhi Courts shall have the exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the Vendors and the Vendees have signed and executed this Sale Deed at New Delhi, on the date, first mentioned above, in the presence of the following witnesses:

WITNESSES: -

1.

Rajinder
Rajinder Megi
S/O Sh. M. S. Megi
R/W. B-41, Kalkaji,
N. Delhi
A D ZPN-3575 H.

Sonia Upadhyay
राजकुमारी नीलु रसायन
VENDORS

2.

Satpal Singh
S/O. Sh. B. Singh
R/W. C-49, Kalkaji,
N. Delhi
P-9210/070, DCL

Arman
Hamas
VENDEES

Reg. No. 11062 Reg. Year 2009-2010 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Smt Sonia Uppal, Raj Dulari, Smt Neelu Narang

IInd Party क्रेता :- Hemant Gupta, Arvind Gupta

Witness गवाह Rajinder Negi, Satpal Singh

Certificate (Section 60)

Registration No. 11.062 in additional Book No. 1 Vol No 9,468
on page 99 to 109 on this date 26/08/2009 day Wednesday
and left thumb impressions has/have been taken in my presence.

Date 26/08/2009

Sub Registrar
Sub Registrar V
New Delhi/Delhi



C. In case of built-up property other than flats: -

- (i) Total area of the plot: 146.3 sq. mtrs.
- (ii) Land use:
(Fill the corresponding value of the following land uses as applicable in your case)
- (a) Residential - 1
(b) Govt. public purpose - 1
(c) Private public purpose (i.e. private schools, colleges, hospitals)
(d) Industrial - 2
(e) Commercial - 3
- (iii) Total plinth area of the property (in sq. mtr.): 548.62 sq. mtrs.
- (iv) Plinth area under transfer (in sq. mtr.): 109.72 sq. mtrs.
- (v) Year of construction: 2009
- (vi) Nature of construction:
[In case of colonies falling in categories 'G' and 'H' please mention the corresponding value of the following types of structure applicable in your case: -
- | | | |
|------------|---|------|
| Pucca | - | 1.0 |
| Semi-pucca | - | 0.75 |
| Katcha | - | 0.5] |

D. In case of Flats:

- (i) Constructed by DDA/Co-operative Group Housing: N/A
- (ii) Society (CGHS)/Private builder: N/A
- (ii) Plinth area of the flat (in sq. mtrs.) N/A
- (i) Whether number of storeys in the building of your flat exceeds four or not (Yes/No):

Sonia Upad
रत्न दुलारी
Deelu Duary
Name & Signature of the Transferor(s)

VERIFICATION

We, the above named Transferor and the Transferee, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, on this 12th day of Aug, 2009.

Hemant Kumar
Signature of Transferee(s)

Sonia Upad
रत्न दुलारी
Deelu Duary
Signature of Transferor(s)

FORM - A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar - V
2. Name, Father's name & Address of the transferor: (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, Govind Puri Extn., Kalkaji, New Delhi-110019 and (3) Smt. Neelu Narang wife of Shri Prem Narang resident of 9-C, Pocket A-12, Vaishali Apartments, Kalkaji Extn., New Delhi-110019

3. Name, Father's name & Address of the transferee: Hemant Gupta and Shri Arvind Gupta both sons of Late Shri H.L. Gupta both residents of 537, Sector-46, Faridabad (Haryana)

4. If the property was transferred earlier (Yes/No):

(a) If yes, amount of consideration thereof: Rs. N/A

5. Amount of consideration of the present transfer: Rs. 18,50,000/-

6. Other Information:

A. In case of agricultural land:

- (i) Name of the Revenue Estate: _____ N.A. _____
- (ii) Name of Village _____
- (iii) Khasra number(s) _____
- (iv) Area of land under transfer (In hect/Sq. mtr.): _____
(1 Acre = _____ sq. mtr., 1 Bigha = _____ sq. mtr.)

B. In case of non-agricultural land: -

- (i) Location to the property:

- (a) Name of the colony/locality: Kalkaji
- (b) Sl. No. of the colony/locality in the list colonies/localities: 774
- (c) Category of the colony/locality: 'C'

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

- (ii) Area (in sq. mtr.)

- (iii) Land use:

(Fill the corresponding value of the following land uses as applicable in your case)

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

- (iii) Land Marks, if any, with the help of which the property can be located:

Kalkaji