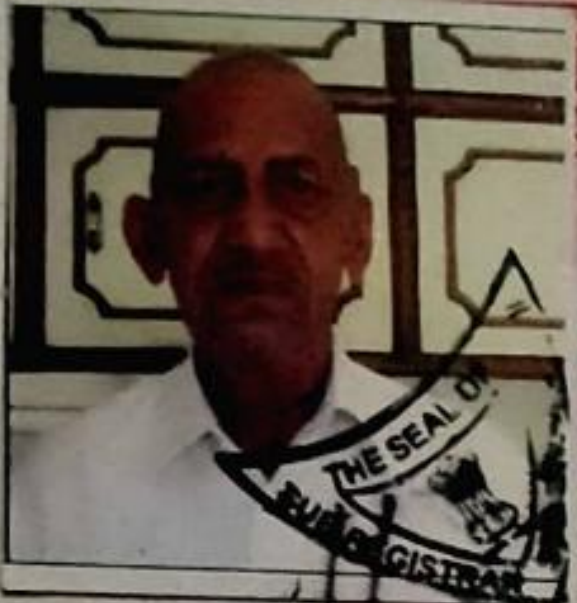


Samay  
12/8/05

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L. NO 904092604/2005-06

Er Santu Singh  
0996

V E N D E E

SALE DEED FOR A SUM OF Rs. 2,00,000/-  
STAMP DUTY...5%...Rs. 10,000/-  
CORPN. TAX...3%...Rs. 6,000/-  
TOTAL.....8%...Rs. 16,000/-

S A L E D E E D

This Sale Deed is made and executed at New Delhi on this 24 day of August, 2005, by Sh. Ram Kishan S/o Sh. Ranjit Singh R/o Village Hasanpur, Najafgarh, New Delhi, General Attorney of Sh. Mawasi Ram S/o Sh. Ranjit Singh R/o Vill. Hasanpur, Najafgarh, New Delhi, vide G.P.A. dt. 4/2/1986, duly attested by Notary Public, Delhi, hereinafter called the Vendor,

I N F A V O U R O F

Sh. Arun Kumar Yadav S/o Sh. Ajay Pal Yadav R/o RZ-16, Sayed Nangloi, Delhi, hereinafter called the Vendee.

Contd...2..

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अरुण कुमार





:: 2 ::

The expressions of the Vendor and the Vendee both shall mean and include their legal heirs, successors, executors and assigns.

"AND WHEREAS the Vendor is owner, occupier and in absolute possession of a free hold Property No.189, land measuring 194sq.yds., out of Khasra No.32/25 and 16, situated in the area of Vill. Khyala, colony known as CHAND NAGAR, New Delhi-110018 and bounded as under:-

East : Road 20ft.

West : Plot No.188

North : Part of Plot No.189

South : Road 20ft.,

(hereinafter called the said Property), which was purchased by Sh. Mawasi Ram S/o Sh. Ranjit Singh through a regd. Sale Deed as No.1031, Book No.1, Vol. No.227, Pages 34 to 43, Dt.30/5/1963, with S.R. Delhi.

Contd...3..

रामकादेसू

*[Handwritten signature]*



500Rs.



:: 3 ::

The aforesaid property under sale falls under the list of regularised colonies passed by Standing Committee of M.C.D. vide its Resolution No.1653 dt.24/5/1979. Neither the said property bearing Khasra No.32/25 and 16 is notified u/s 4 & 6 nor is awarded under Land Acquisition Act.

AND WHEREAS the Vendor for his bonafide needs and legal requirements has agreed to sell and the Vendee has also agreed to purchase the aforesaid property, for a total sum of Rupees 2,00,000/- (Rupees Two Lacs only). The entire consideration amount has already paid by the Vendee to the Vendor in cash, which the Vendor hereby acknowledges the same to have been received at the time of regn. of this Sale Deed before Sub-Registrar-II, Janakpuri, New Delhi, in full and final settlement and nothing remains due out of the sale price.

Contd...4..

रामकृष्ण



NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the Vendor doth hereby sells, conveys, transfers and assigns the aforesaid property with all his rights, titles, interests, options, easements, appurtenances and privileges etc. thereto to the Vendee and the Vendee will hold, use, enjoy, construct, sell and transfer the said property in any manner without any hindrance of the others.
2. That the Vendor has delivered the actual, physical and peaceful vacant possession of the said property to the Vendee and the Vendee has also occupied the same on the spot.
3. That all the expenses of this sale deed has been paid and borne by the Vendee.
4. That upto the date of Regn. of this sale deed, all the dues, taxes, bills and other charges etc. if any, regarding the said property, shall be paid by the Vendor and thereafter the same shall be paid by the Vendee.
5. That the Vendee can get it mutated in his own name by presenting this sale deed in any MCD/DJB/Electricity/Govt. and other records in the absence of the Vendor.

Contd...5..

राम कौर

22/2





Registered No. 93475 In Adm Book No. I  
Volume No. 12122 on Page 96 to 101...  
on This day of 2008...  
and left thumb impression have/has been taken  
in my Presence.

*Rang*  
Sub Registrar-II  
Janak Puri, New Delhi  
27/8/5





### GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Shri Mawasi Ram S/o Shri Ranjit Singh R/o Village Hasanpur, Najafgarh, New Delhi, do hereby constitute, authorise and appoint Shri Ram Kishan S/o Shri Ranjit Singh R/o Village Hasanpur, Najafgarh, New Delhi, as my true and lawful General Attorney.

Whereas I, the Executant, am the absolute owner and in possession of Plot No.189, area measuring 194 sq.yds., out of Khasra No. 32/25 and 16, area of Village Khyala, colony known as Kanhiya Park, New Delhi and bounded as under :-

East : Road 20ft.

West : Plot No.188

North : Part of Plot No.189

South : Road 20ft.

Which was purchased by the Executant from Sh. Chandgi Ram S/o Sh. Nanak Chand through a regd. Sale Deed as document No.1031, Book No.I, Vol. No.227, Pages 34 to 43, dt.30/5/1963 with Sub-Registrar, Delhi.

Now for performance I do hereby authorise the said General Attorney to manage, control, lookafter and supervise the said property under his own signatures.

Contd...2..





To sell the said property in favour of any one and executed the sale deed and to get the same registered and to admit the execution thereof before the sub-registrar concerned.

To transfer the said property and utilise the said property in any manner.

To receive the consideration amount.

To get the mutation of the said property effected.

To appoint the further attorney.

To pursue all the proceedings in the courts or the office.

To apply the property tax and other dues of the said property to the appropriate authority and take receipt or payment thereof.

To take the electricity connection or any other connections in the above said property.

To construct any portion make any additions to his/her own cost and expenses in the above said property.

To submit the plans and get the same sanctioned.

To take any compensation of the above said property from any concerning authority.

To give any statement, application, affidavit of the above said property in any case in any courts.

This General power of attorney shall be irrevocable.

And generally to do all acts, deeds and whatsoever necessary for the management and transfer of the above said property.

In witnesses whereof, the said executant has signed this General power of attorney on this 4/2/1986.

Witnesses :-

1. गुणगुण  
गुणगुण स्टो 3591  
नई दिल्ली - 43

2. Bal Kishan  
गुणगुण स्टो 3591  
नई दिल्ली - 43



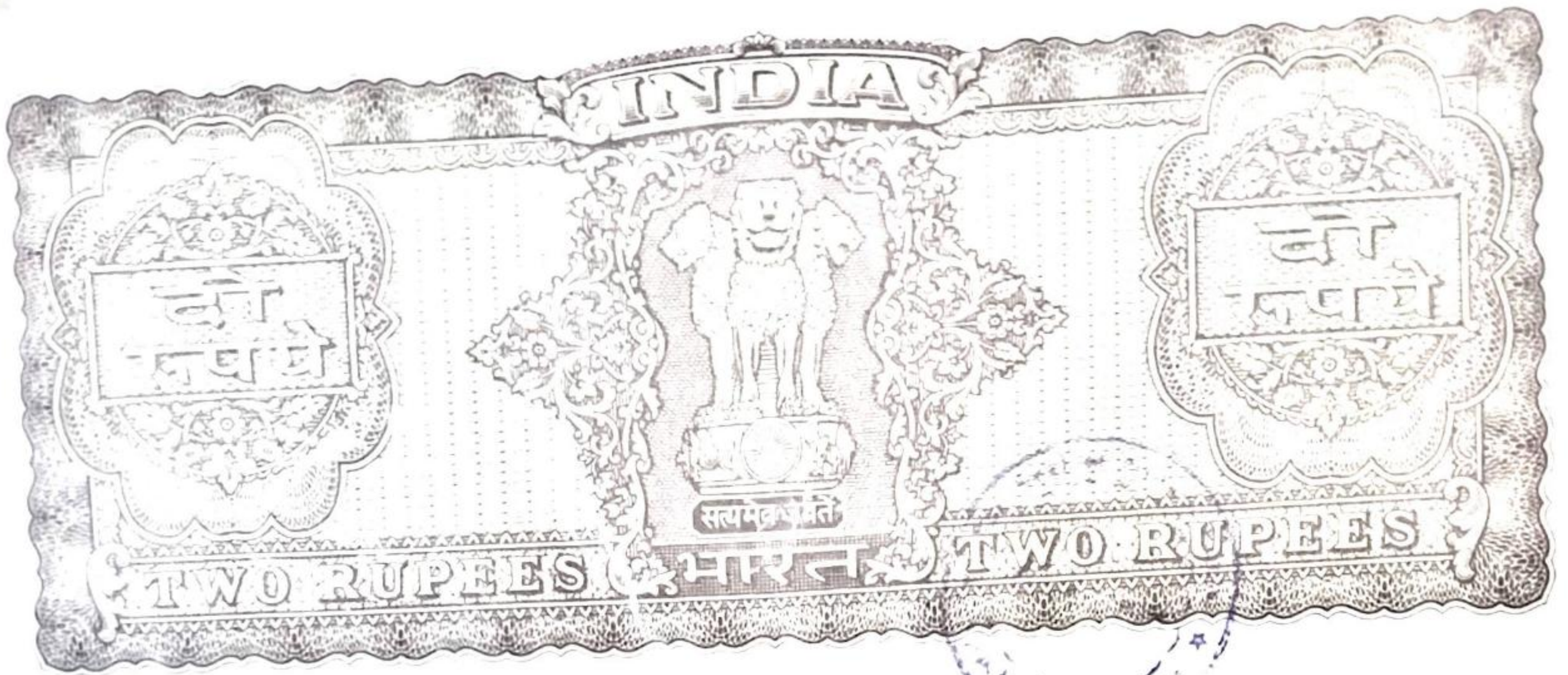
ATTESTED

Notary Public Delhi

4 FEB 1986

Executant.





### AFFIDAVIT

I, Shri Mawasi Ram son of Shri Ranjit Singh resident of Village Hasanpur Najaigarh New Delhi, do hereby solemnly affirm and declare as under :-

1. That Shri Ram Kishan son of Shri Ranjit Singh resident of Village Hasanpur, Najaigarh, New Delhi, is my general attorney, regarding the Plot No. 189, land area measuring 194 sq yds. out of Khasra No. 32/25 and 16 area of Village Khyala, colony known as Kanhiya Park, New Delhi, vide G.P.A. dt. 30.05.1963.

2. That I shall not revoke or cancel the executed documents of the said property in any circumstances.

Deponent.

### Verification :-

Verified at New Delhi on this 4/2/1986 that the contents of this affidavit are true to the best of my knowledge and belief.

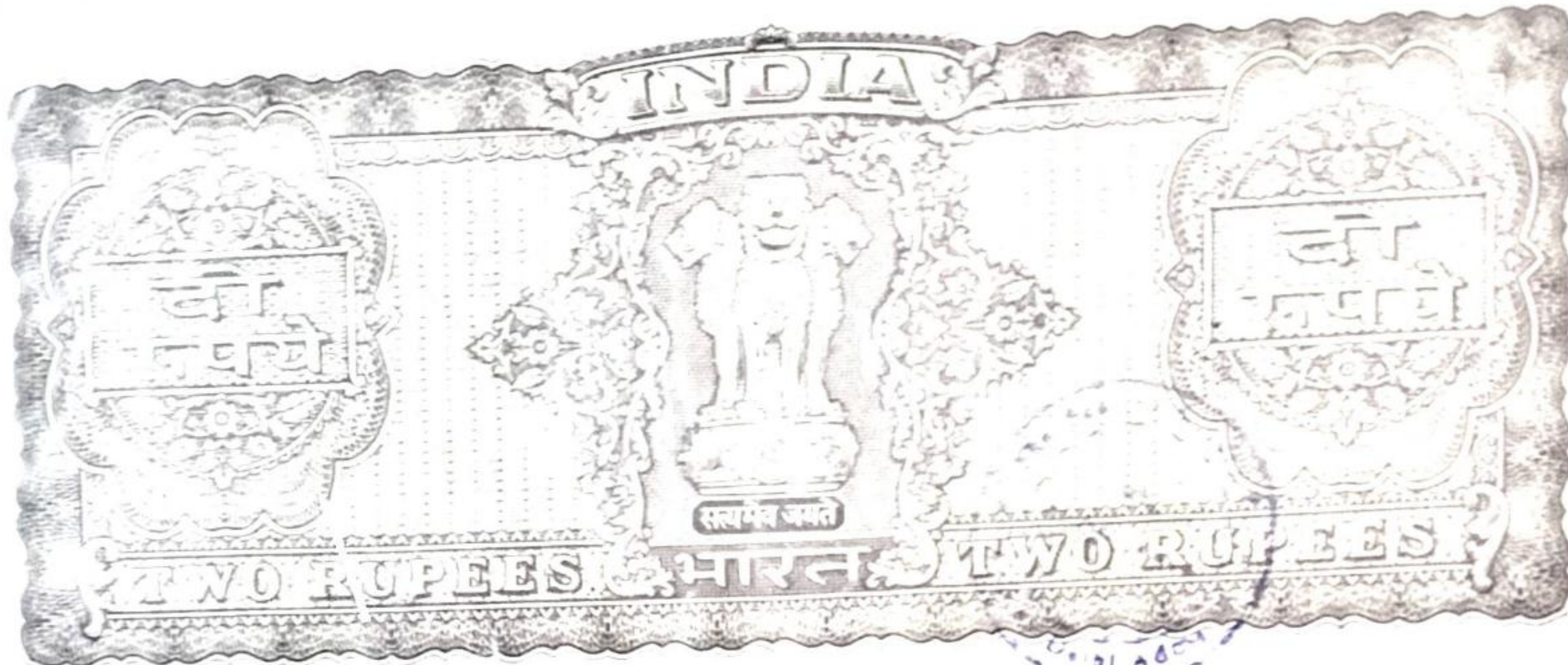
Deponent.

ATTESTED

Notary Public Delhi

4 FEB 1986





### AGREEMENT TO SELL

This agreement to sell is made at Delhi on this 4/2/1986 between Shri Mawas Ram son of Shri Ranjit Singh resident of Village Hasanpur Najafgarh, New Delhi, hereinafter called the first party, AND Shri Ram Kishan son of Shri Ranjit Singh resident of Village Hasanpur, Najafgarh, New Delhi, hereinafter called the second party .

Whereas the first party is the absolute owner and in possession of Plot No. 189, area measuring 194, sq yds. out of Khasra No. 32/25 and 16, area of Village Khyala, colony known as Kanhiya Park, New Delhi, and bounded as under :-

East :- Road 20ft.

West :- Plot No. 188

North:- Part of plot No. 189

South:- Road 20 ft.

which was purchased by the executant from Shri Chandgi Ram son of Shri Nanak Chand through a regd. sale deed as document No. 1031, Book No. I Vol. No. 227 pages 34 to 43 dt. 30.05.1963, with the Sub-registrar Delhi.

Whereas the first party has agreed to sell the above mentioned property unto the second party for a sum of Rs. 40,000/- (Rupees Forty Thousand Only) with the first party has received from the second party on the following terms and conditions :-

x श्री राम कृष्ण  
....2/....



RECEIPT

Received a sum of Rs. 40,000/- (rupees Forty Thousand Only) from Shri Ram Kishan son of Shri Ranjit Singh resident of Village Hasanpur, Najargarh New Delhi, in respect of sale of Plot No. 189, land area measuring 194 sq yds. out of Khasra No. -- 32/25 and 16 area of Village Khyala, colony known as Kanhiya Park, New Delhi, and acknowledge the same receipt before the marginal witnesses.

Hence this receipt is made at Delhi on this 4/2/1986, in the present of the following witnesses.

Witnesses :-

1. शुभनाथ  
शुभनाथ धादव  
गांव हसनपुर डा० उस्ता  
नई दिल्ली - 43

2. Balkishan  
गांव हसनपुर डा० उस्ता  
नई दिल्ली - 43

Executant.

Sh. Nawasi Ram son of Shri Ranjit Singh resident of Village Hasanpur Najargarh, New Delhi.

ATTESTED

Notary Public Delhi

4 FEB 1986



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बयनामा तादादी 1000) - र०

र० बय नामा 30) - र०

टेकस कारपोरेशन 40) - र०

मीजान 70) - र०

मन्के चन्दगी राम वल्ल नाक चन्द पेशा जमींदार  
साकिन बाग मुरीद सां बस्ती मोनाहर लाल मकान नं 187 ,  
गली नम्बर 1 हाल मुलाजिम म्युनिसिपल कारपोरेशन चुंगी टर्मिनल  
टेकस सव्जी मण्डी, दिल्ली बाया ने बरी के

जो कि एक किता पलाट नम्बरी 189 जिसकी निष्पत्ति आराजी  
194 मुरब्बागज मुस्ततील नम्बरी 32 पकसा नम्बरी 25-16 वाका  
रक्का मोजा खाला आबादी मोसमा कन्हैया पार्क सूता देहली .

महदुदा जल है बदी हदुदरबा :-

पूर्व	सड़क 20 फुट	पश्चिम	पलाट नं 188
दक्षिण	सड़क 20 फुट	उत्तर	बकाया जुमला पलाट नं 189

ममलका व मकबूजा आराजी पलाट महदुदा मजबूत बाला

जर खरीद करतवे बयनामा बजुमला हक हक मोरखा 26-11-1954

हकरारी श्री राम नारायण द्विज दंडवत द्विष्टी कलेक्टर

सुतानपुर वल्ल श्री कन्हैया लाल बारिये मुस्त्यारे आम श्री रक्का

बरतवे मुस्त्यार नामा आम मुसदिका 2-6-54 मोसमा मन मुकिया विला

हराकत गेरे है, तथा मन मुकिया उसपर आम खरीद से अब तब बर्हसियत मालिका ना

79/10/1954  
ORDER IN HINDI  
At Attar Singh Seat No. 7  
Small Bar Council Library  
The Hassan District



