INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

15401
30/06/10

Certificate No.	:	IN-DL03412544598355I
Certificate Issued Date	:	29-Jun-2010 11:01 AM
Account Reference	:	SHCIL (FI)/ dl-shcil/ SH CAMA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-SHCIL0693437461809 7I
Purchased by	:	ANIL K AGARWAL
Description of Document	:	Article 23 Sale
Property Description	:	2, ARADHANA COLONY, SECTOR - 13 R K PURAM NEW DELHI
Consideration Price (Rs.)	:	2,60,00,000 (Two Crore Sixty Lakh only)
First Party	:	KIRAN AGARWAL
Second Party	:	ANIL K AGARWAL
Stamp Duty Paid By	:	ANIL K AGARWAL
Stamp Duty Amount(Rs.)	:	15,60,000 (FifteenLakh Sixty Thousand only)

LOCKED

Please write or type below this line

KIRAN AGARWAL
AIFPA 3702 N

ANIL K. AGARWAL
AAEPA 0225 F

Statutory Alert:

SALE DEED FOR RS. 2,60,00,000

a)	NAME OF COLONY/AREA	:	R. K. PURAM,
b)	SL.NO. OF COLONY	:	15
c)	CATEGORY OF COLONY	:	"B" 'A'
d)	TOTAL LAND AREA	:	309.32 sq. mtrs.
e)	LAND USE	:	RESIDENTIAL
f)	STRUCTURE TYPE	:	Rs43000/- per Sq Mtr
g)	LAND RATE (as per circle rate)	:	~~Rs.34,100/-~~ PER SQ. MTRS.
h)	Total Value as per Circle Rate	:	Rs. ~~1,05,47,812/-~~ 13300760/=
i)	Transaction Value	:	Rs. 2,60,00,000
	Corporation Tax @ 3 %	:	Rs7,80,000/-
	Stamp Duty @ 3%	:	Rs. 7,80,000/-
TOTAL STAMP PAID @ 6%		:	Rs. 15,60,000/-

K. agarwal
Mugarwal
Mugarwal
K. agarwal

This SALE DEED is executed at New Delhi on this _____ day of _____ by Mrs. Protima Sengupta wife of Shri Himangshu Kumar Sen R/o 157, Sector-40A, Chandigarh herein after called the VENDOR through her General Attorney Smt. Kiran Agarwal W/o Sh. Anil K. Agarwal R/o A-I, Anand Niketan, New Delhi, vide General Power of Attorney duly registered in the office of Sub- Registrar, New

Mugarwal.
K. agarwal

Regd No. 8473

Date 30/06/

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City R.K. Puram

Place (Segment) R.K. Puram

Property Type Residential

Area of Property 370.00 वर्ग मीटर

Area of Building 0 वर्ग फुट

Building Type

Money Related Detail

K. Agarwal

Consideration Amount 26,000,000.00 Rupees

Stamp Duty paid 1,560,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by Sh/Smt Kiran Agarwal S/o W/o Anil Kumar Aggarwal R/o A-1 Anand Niketan ND

in the office of the Sub Registrar, Delhi this 30/06/2010 day Wednesday between the hours of

K. Agarwal

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Kiran Agarwal

and Shri/Ms Anil K Aggarwal

Who is/are identified by Shri/Smt/Km. Pawan Kumar S/o W/o D/o Satya Prakash R/o B-9/1 Village Gokul Pur ND and Shri/Smt./Km Sushant Kumar S/o W/o D/o R K Nayak R/o G-8/9 Sec-15 Rohini Delhi (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.26,000,000.00 Rupeess two crore, sixty lakh Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Anil K Aggarwal S/o W/o Late S S Aggarwal R/o A-1 Anand Niketan ND

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

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

Date 03/07/2010

Delhi as document number 3267 in Addl. Book No.4, Volume No.2702, at pages 129-131 registered on 4th September, 1998

In favour of

(1) Shri Anil K. Agarwal son of Late Shri S.S. Agarwal R/o A-!, Anand Niketan, New Delhi, hereinafter called the Vendee.

The expression of the Vendor and the Vendee, shall mean and include them, their respective heirs, successors, legal representatives, administrators, executors, assigns and nominees etc.

Whereas the Vendor is the absolute owner of FREEHOLD PROPERTY BEARING NO.2 in the Burmah Shell Co=operative Housing Society Ltd., Rama Krishna Puram Sector-XIII, New Delhi (now known as 2, Aradhana Colony, R.K.Puram, Sector-XIII, New Delhi) admeasuring 370 square yards having purchased the said plot of land from Burmah Shell Co-operative Society by means of a sale deed, in the office of Sub-Registrar, New Delhi, which is bounded as under :-

EAST	:	Plot No.3
WEST	:	Plot No.1
NORTH	:	Park
SOUTH	:	Road

(hereinafter referred to as the said property).

And Whereas the Vendor has already agreed to sell and the Vendee has agreed to purchase the aforesaid property for a consideration of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lac only).

Mungamal.

K. agarwal

Reg. No.	Reg. Year	Book No.
8473	2010-2011	1

Ist Party विक्रेता

IInd Party क्रेता

Witness गवाह

K. Agarwal

Ist Party IInd Party

Ist Party विक्रेता :- Kiran Agarwal

IInd Party क्रेता :- Anil K Aggarwal

Witness गवाह Pawan Kumar, Sushant Kumar

Certificate (Section 60)

Registration No.8,473 in Book No.1 Vol No 5,424
on page 162 to 168 on this date 03/07/2010 day Saturday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar IX
New Delhi/Delhi

Date 03/07/2010

NOW, THEREFORE, THIS SALE DEED WITNESSES AS UNDER :-

1. That in consideration of a sum of Rs.2,60,00,000/- (Rupees Two Crore Sixty Lac only) being the full and final consideration of the aforesaid property already received by the Vendor from the Vendee, the Vendor do hereby convey, transfer, sale and assigns the aforesaid FREEHOLD PROPERTY BEARING No.2 in the Burmah Shell Co=operative Housing Society Ltd., Rama Krishna Puram Sector-XIII, New Delhi (now known as 2, Aradhana Colony, R.K.Puram, Sector-XIII, New Delhi) admeasuring 370 square yards with all rights and titles thereto, unto the Vendee who shall hereafter be the full owner of the same and enjoy all rights of ownership possession, easement, privileges and appurtenances etc. to the said property.

2. That the actual, physical and vacant possession of the said property has already been delivered by the Vendor to the Vendee on 04/09/1998 along with previous documents, original as well as photo stat.

3. That all the expenses of the stamp paper and registration fee etc. are borne and paid by the Vendee.

4. That the Vendee is entitled to get the said property mutated/transferred in his own name in the records of New Delhi Municipal Council and all other concerned government/local authorities on the basis of this Sale Deed.

5. That the Vendor, her legal heirs, successors, survivors and assign shall have no claim, title and interest in the above said property and the Vendee is the sole and exclusive owners of the above said property and is at liberty to utilize the same in any manner, as he desires.

Mugaemal.

K. Agarwal

6. That the Vendee has agreed to pay the house tax or any other dues and demand of the concerned authorities in respect of the above said property with effect from 04/09/1998 to today and thereafter in future. The Vendors also already paid the said dues regarding the foresaid property uptil 04/09/1998.

7. That the Vendor has left with no right, title, interest or concern of any nature whatsoever in the above said property and the Vendee is the absolute owner of the aforesaid property and the Vendee shall be at liberty to use the above said property in any manner he may like including sale, rent, let out, mortgage, assign.

8. That the Vendor hereby assures the Vendee that the property under sale is free from all sort of encumbrance such as sale, transfer, gift, mortgage charges, court case, trust, lien, lispendents , stay order etc. and there is no defect in the title because the vendor has not signed/executed any document regarding sale or transfer the aforesaid the aforesaid property in favour of any person except the Vendee and above named General Attorney Smt. Kiran Agarwal, if it is found then the Vendor shall be responsible for the same and the Vendor shall indemnify the Vendee upto the extent of loss which may be sustained or incurred by the Vendee in this regard.

The Vendee and the said General Attorney hereby assure the Vendee and declare that they (the Vendee & General Attorney) have not signed/executed any document regarding sale/transfer of the aforesaid property on the basis of documents which have already been executed by the Vendor in favour of the Vendee & General Attorney Mrs. Kiran Agarwal.

Anugarwal

K. Agarwal

9. That this Sale Deed is being executed by the Vendor through her lawful general attorney Mrs. Kiran Agarwal vide deed of General Power of Attorney, fully described above, which has not been cancelled/changed/revoked till date and is still in force.

In witness whereof the Vendor and the Vendee have signed this Sale Deed on the day, month and year first above written.

K. Agarwal

(PROTIMA SEN GUPTA)

VENDOR

Through her General Attorney

Smt Kiran Agarwal

K. Agarwal

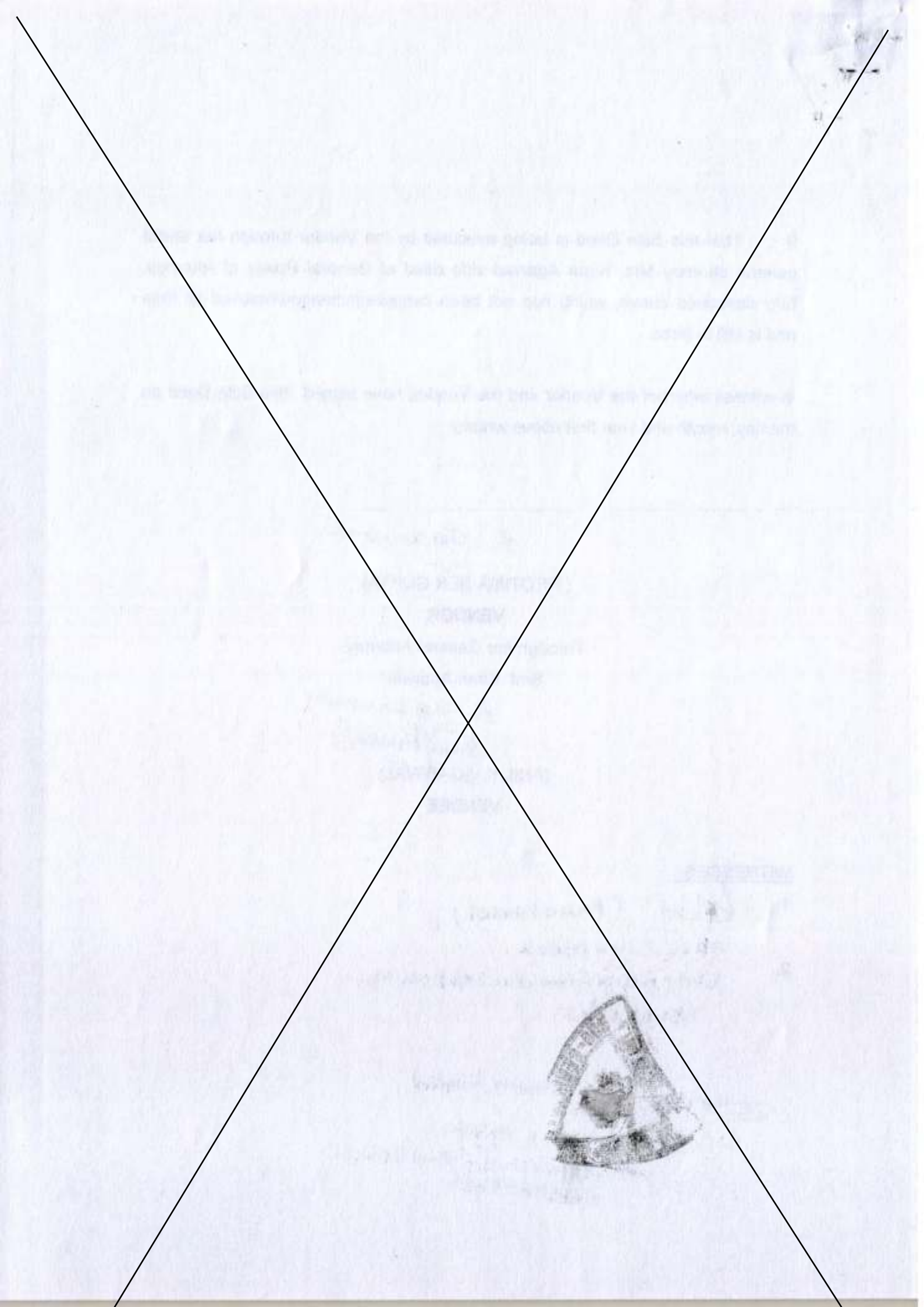
(ANIL K. AGARWAL)

VENDEE

WITNESSES :

1. (PAWAN KUMAR)
S/o Sh. Satya Prakash
B 9/1 village Gokulpur SHD Delhi-94
BDOPS 5643F

2. (SUSHANT KUMAR)
S/o Sh. R. K Nayak
G-8/9 Sect-15 Rohini Delhi-85
AEAPM 8482 M



50 Rs.

3267/4

53/4.9.98

GENERAL POWER OF ATTORNEY

Be it known to all to whom it may concern that :

I Protima Sen Gupta, W/o Late Sh. Himangshu Kumar Sen Gupta, resident of 157- Sector 40A, Chandigarh, do hereby appoint and nominate Smt. Kiran Agarwal, W/o Sh. Anil K. Agarwal, R/o A-1 Anand Niketan, New Delhi - 110021 to do the following acts, deeds and things in my name and on my behalf in respect of my right, title, claim, interest in the property bearing plot No. 2, Aradhana Colony, Sector XIII, R.K. Puram, New Delhi - 110 066 measuring 370 sq. yds. bounded as under :

North	: Park	South	: Road
East	: Plot No. 1	West	: Plot No. 3

1. To manage, control, look after and surpervise my above mentioned property in any manner as my said attorney deems fit and proper.

2. To sign and get the Supplementary Deed of the said property from the office of the New Delhi Municipal Council/Competent Authority, New Delhi and to get the same registered in the office of the Sub-Registrar, Delhi.

3. To deposit and pay the lease money, house tax and other dues and demands to the authorities concerned regarding the said property.

4. To appear and act on my behalf in all the office of the NDMC, Delhi Admn., DESU or local authority or any allied offices in respect of all the matters of the said property.

5. To file affidavit or reply to any letter or notice issued by the Appropriate Authority or any other authority in respect of the said property.

Contd ..P/2

Mrs Protima Sengupta

Protima Sen Gupta
Widow of Late Sh. Himanshu
Kumar Sen Gupta
157, Sector 44,
Chandigarh. (GPA)

Document.....
Presented by Sh/Smt.....
Date/New Delhi
day of.....
between the house of.....

Smt Protima Sen Gupta
S/o Late Sh. Himanshu
R/o 157
Sector 44
Chandigarh

Smt Protima Sen Gupta

S.K. Sood

who is/are ident
R/o.....
(Marginal
to me. Con
the parties who
admit them as correct.

Sub-Registrar
New Delhi

Smt Protima Sen Gupta

certified that the left or
Right as the case may be
and thumb impression of
the executor has been
affixed in my presence.

Sub-Registrar
New Delhi

S.K. Sood
C-1/1120, Vasant Kunj
New Delhi

Himanshu
1. Sen Gupta
157/40-A
Chd

6. To execute, sign and present all kinds of suits, plaints, complaints, appeals, reviews, revisions, statements, applications affidavits, agreements etc. in proper court and offices to proceed in all the proceedings, filed in my name, against me regarding the said property, to compromise and compound the cases,to withdraw them, to deposit and withdraw money, to deposit and withdraw documents, and to issue receipts and to take every step for the same regarding the said property, to prosecute or defend any legal/quasi legal proceedings on my behalf concerning above property from the lowest to the highest Court of law or authority.

7. To submit the plan for the construction additions, alterations or changes of the above mentioned property in the office of the NDMC or any other authority and to give any statement, affidavit, application, undertaking, indeminity bond etc. for the same.

8. To sign and get the said sanctioned plan / amended plan etc. of the said property from the Appropriate Authority, to enter into an Agreement for the same with any contractor.

9. To look after and supervise the construction work of the said property, to purchase the building materilas from the Governement or private company, to obtain the quota of Cement, Iron, Bricks and other building materials under her signature.

10. To apply for and get the electric, water, power and sewerage connections and other services in the said property from the authorities concerned.

11. To deposit and withdraw the security money or any amounts in the office of the NDMC, DESU and / or any other authority.

12. To obtain the completion/occupancy Certificate after the completion of construction on the said plot.

13. To let out the said property on rent to any persons(s) under legal seperate receipts or otherwise.

14. To file suit for the ejectment of the tenant(s) from the said property and to file suit for the recovery of the rents/damages against the tenant(s) in the court of law.

15. To apply for and get the sale permission from the Lessor, and/or the competant authority under the provisions of Urban Land Celling & Regulation Act, 1976 and in this regard to make and file any sorts of application, Bond etc. and to do all acts, deeds and things which are necessary for obtaining the sale permission (s).

16. To apply and get the sale permission for the sale of the said property from the office of the New Delhi Municipal Council, New Delhi/Competent Authority, as well as from the office of the Burmah Shell Co-operative Housing Society Limited and any other concerned authority.

Contd..P/3

Mrs Protima Sengupta

[illegible]

[illegible] Administrator in respect of [illegible] property and to accept the award of the said Arbitrator.

[illegible] any pleader or advocate and to commence all acts [illegible] the said property.

[illegible] further attorney with all or any of the powers [illegible] this document.

[illegible] obtain permission from the appropriate authority under [illegible] Tax Act for sale of the property and to sign and file [illegible] under her own signature and to do all acts, deeds and things which are necessary for the same.

[illegible] and get the Income Tax Clearance Certificate under section 230(2) of Income Tax Act from the Authority [illegible] under her own signature for the completion of the sale deed of the said property and to do all acts, deed and things which are necessary for the same.

23. To sign, appear and act on my behalf in the office of Surrah Shell Co-operative Housing Society Ltd. for the purpose of transfering the shares held by me in the name of any person.

24. Generally to do all [illegible] acts, deeds and things [illegible] said property which may be specifically mentioned in this [illegible] as my said attorney [illegible] property.

I hereby agree to ratify and confirm that all acts, deeds and things done [illegible] said attorney [illegible] intend attorney shall be considered as valid and effectual [illegible] the same were done by me in person.

This General Power of Attorney [illegible] be irrevocable. IN WITNESS WHEREOF I HAVE SIGNED this General Power of Attorney [illegible] this day of September, 1995 in [illegible] the following witnesses:

WITNESSES:

1. [illegible]

2. [illegible]

56/4.9.98

WILL

This is the last WILL and Testament of mine namely Mrs. Protima Sen Gupta w/o late Sh. Himangshu Kumar Sen Gupta resident of 157, Sector 40A, Chandigarh.

Life is short and uncertain. God knows when it may come to an end. At present I am in sound and disposing mind.

I fully understand what is right and wrong. I wish to make the following Will in order to avoid litigation and unpleasantness after my demise.

WHEREAS I am the Sole owner of Freehold Property bearing Plot No.2, Aradhana Colony, Sector-XIII, R.K.Puram, New Delhi - 110 066 measuring 370 Sq yards.

I hereby bequeath this property bearing Plot No.2, Aradhana Colony, Sector-XIII, R.K.Puram, New Delhi to Mr. Anil K. Agarwal s/o Shri. S.S. Agarwal, r/o. A-1, Anand Niketan, New Delhi - 110 021. And after my death the said Mr. Anil K. Agarwal, shall be the sole and absolute owner of the above said property and he will have the full power to sell, use and enjoy the same in any manner he may like and my other heirs successors shall have no rights, title or interests in the above said property.

That Mr. Anil K. Agarwal will be entitled to have the said property mutated in his name and enjoy the same as owner without any claim or demand by my legal heirs, successors and assigns.

If the said Mr. Anil K.Agarwal dies earlier than me then the above said property shall devolve on the legal heirs of Mr. Anil K. Agarwal. My heirs, successors, and assigns shall have no claim, title and interest in the above mentioned property and no objection will be raised by them regarding this WILL.

Contd...P/2

Mrs Protima Sengupta

Document .....
Presented by Sh/Smt .....
S/o W/o .....
R/o .....
in the office of the Registrar/Sub-Registrar
Delhi/New Delhi, on this .....
day of.,.....
between the hours of.....

Smt. Rotima Sen Gupta
W/o Late Sh. Himangshu Sen Gupta
R/o 157, Sector-40A
Chandigarh

Ms Srotima Sengupta

(1) Sh/Smt. Indrajeet Sen Gupta
S/o W/o .....
R/o.....
who is/are identified by Sh/Smt.....
.....
(2) S/o Sh Sood
(Marginal witness No. II is known to me. Contents of the document are explained to the parties who understand the conditions and admit them as correct.

Smt. Rotima Sen Gupta

Sub-Registrar-III
New Delhi

Certified that the left or Right as the case may be hand thumb-impression of the Executant has been affixed in may presence.

Sub-Registrar-III
New Delhi

Ms Srotima Sengupta

Himanshi
C/o S.K. Sood
157/40A
Chd

S.K. Sood
C4/1120 Vasant Kunj
New Delhi

This WILL shall be deemed as my only and last WILL in respect of my above said property.

In the end, I declare that I have made this WILL voluntarily without any outside pressure, in full possession of my faculties, wits and senses.

IN WITNESSTH WHEREOF, I have set my hand to this WILL at Delhi on this 4th day of September 1998, in the presence to attesting witnesses who both have seen me execute this WILL and both of whom I have seen attest the same in my presence and in the presence of each other of them.

Mrs Protima Sengupta

PROTIMA SEN GUPTA
(TESTATOR)

Signature affixed by the said Mrs. Protima Sen Gupta as her last WILL and Testament in our presence, all being present at the same time. Thereafter at her request and in her presence, we subscribe our respective name and signatures as attesting, witnesses all being also present at the same time.

ATTESTING WITNESSES :

Mrs Protima Sengupta

PROTIMA SEN GUPTA
(TESTATOR)

1. (INDRAJEET SENGUPTA)
H-No 157, SECTOR 40-A
CHANDIGARH.
CH01/000/350/1047459

2. Sushil

(SUSHIL K. AGARWAL)
78, GALI SIRAS WALI
NAYA BANS,
DELHI - 110006

Regn. No. 2452 Additional Book No. III
Volume No. 1339 On Pages 127-128
on this 4/9/98 Day of

Sub Registrar III
New Delhi

THE SEAL OF SUB REGISTRAR DELHI

[illegible] Signature of the [illegible] has been obtained by [illegible]

3269/4

55/4-9-98

SPECIAL POWER OF ATTORNEY

This SPECIAL POWER of ATTORNEY made at New Delhi, this 4th day of September, 1998 by Smt. Protima Sen Gupta, W/o Late Sh. Himangshu Kumar Sen Gupta, resident of 157- Sector 40A, Chandigarh, hereinafter called the Executant hereof.

Whereas the Executant hereof is the owners of right in property bearing plot No. 2, Aradhana Colony, Sector XIII, R.K. Puram, New Delhi - 110 066 measuring 370 sq. yds. bounded as under :

North	:	Park	South	:	Road
East	:	Plot No. 1	West	:	Plot No. 3

And WHEREAS it is not convenient for the Executant hereof to personally manage the aforesaid property :

AND WHEREAS it is considered expedient to appoint Special Attorney for the purpose ;

THEREFORE, I Protima Sen Gupta, the Executant hereof, do hereby nominate, appoint, constitute and declare Smt. Kiran Agarwal, W/o Sh. Anil K. Agarwal, R/o A-1 Anand Niketan, New Delhi - 110 021 to be my true and lawful Special Attorney to do all or any of the following acts, deeds and things in my name and on my behalf, that is to say :-

1. To apply to the appropriate authorities for the grant of permission to sell the said property to any person and for any price, as the attorney deems fit, to conduct the auction, to sign all sorts of papers, applications, petitions, affidavits and performa and represent me till the final permission is obtained, and to make any payment of the demands raised by the said authority for the grant of the said permission.

2. To collect the sale permission or other documents/papers from different authorities.

3. To execute sale deed for the said property in favour of the purchaser, to present the same for registration, to admit the execution and get the same duly registered.

Contd. P/2

Mrs Protima Sengupta

9-7-86

Protima Sen Gupta
widow of Late Sh. Himangshu
Kumar Sen Gupta
157 Sector 40A
Chandigarh

Document
Presented by Sh/Smt. Protima Sen Gupta Age 80
S/o W/o W/o Late Sh. Himangshu Kumar Sen Gupta
R/o 157, Sector 40A
Chandigarh
in the office of
Delhi/New
day of
between the hours of

Ms Protima Sengupta

Sh/Smt. Indrajeet Sen Gupta
S/o W/o
R/o
who is/are identified by

R/o
(Mu...) is known
to me. Contents of the ... explained to
the parties who understand the conditions and
admit them as correct.

Protima Sen Gupta
W/o Late Sh. Himangshu
Kumar Sen Gupta

S.K. Sood

THE SEAL OF
SUB-REGISTRAR
NEW DELHI

Sub-Registrar-III
New Delhi

Certified that the left ...
right as the case may be ...
affixed

Ms Protima Sengupta

Himangshu
Cl. Sengupta
157/40A
Chd

Sub-Registrar
New Delhi

S.K. SOOD

C-1/1120 Vasant Kunj
New Delhi

4. To do all other acts, deeds and things taht is mutations etc. in order to complete the transfer.

5. To receive other advances, sale consideration, issue receipts wherever necessary.

6. To appoint lawyers or any other professionals, Chartered Accountants or Servants for the preservation of my said property or for contesting any claims made by me or against me.

AND to do all other acts, deeds and things that may be necessary and requisite for the performance of the above things.

And I, the Executant hereof, do hereby agree to confirm and ratify all that our said Special Attorney shall do or suffered to be done or foreborne in terms of the property aforesaid.

This Power of Attorney is irrevocable.

IN FAITH AND TESTIMONY, the Executant hereof has set her hands to this Special Attorney on the day, month and year first above written in the presence of witnesses.

Mrs Protima Sengupta

PROTIMA SEN GUPTA
(EXECUTANT)

WITNESSES

1. (INDRANEET SENGUPTA)
157/40-A, CHD CH/01/000/350/1047459

2. (SUSHIL K. AGARWAL)
78, GALI SIRAS WALI,
NAYA BANS,
DELHI - 110006.

3269 IV

Regn. No. ..... Additional Book No. ..... 135 — 136

Volume No. 2702 On Pages .....

on this ..... Day of .....

4-9-98 Sub Registrar III
New Delhi

THE SEAL OF SUB REGISTRAR

[redacted] impression of the [redacted] has been obtained by [redacted]

17. To sell, transfer, gift, mortgage, transfer the rights of the said property to any person and persons in whole and in parts, to enter into agreement to sell with the right of the land under the said property, to execute proper sale deed, to present the same for regsitration before the sub-Registrar, concerned, to admit the execution thereof, to receive the consideration amount, earnest money, and to hand over the possession to the purchasr(s).

18. To appoint any Arbitrator in respect of any dispute regarding the said property and to accept the award of the said Arbitrator.

19. To engage any pleader or advocte and to conduct all sorts of cases regarding the said property.

20. To appoint further attorneys with all or any of the powers which he has under this document.

21. To obtain permission from the appropriate authority under the Income Tax Act for sale of the property and to sign and file Form 37-I under her own signature and to do all acts, deeds and things which are necessary for the same.

22. To apply and get the Income Tax Clearance Certificate under Section 230A(1) of Income Tax Act from the Assessing Officer under her own signature for the completion of the sale deed of the said property and to do all acts, deed and things which are necessary for the same.

23. To sign, appear and act on my behalf in the office of Burmah Shell Co-operative Housing Society Ltd.for the purpose of transferring the shares held by me in the name of any person.

24. And Generally to do all necessary acts, deeds and things regarding the said property which are not specifically mentioned in this deed as my said attorney deems fit and proper.

I hereby agree to ratify and confirm that all acts, deeds and things done by said attorney or her appointed attorney shall be considered as valid and effective as if the same were done by me in person.

This General Power of Attorney shall be irrevocable. In WITNESS WHEREOF I HAVE SIGNED this General Power of Attorney on this 4th day of September, 1998 in the presence of the following witnesses:

Mrs Protima Sengupta

WITNESSES

PROTIMA SEN GUPTA
EXECUTANT

1. Indrajeet
(INDRAJEET SENGUPTA)
57/40-A, CHD
CH\01\000\350\1047459

2. Sushil
SUSHIL K. AGARWAL 78, GALI SARASWATI,
NAYA BANS DELHI-110006

3267

Regn. No. ..... Additional Book No. IV

Volume No. 2702 ..... On Page ..... 1/2 to 15/15

on this ..... Day of .....

4-9-98

Sub Registrar III
New Delhi

THE SEAL OF

Fee has obtained by .....

1000Rs.

SALE - DEED:

Corporation Tax : Rs.510/-.
Stamp Duty: : Rs.810/-.
SalePrice : Rs.16,204/-.

THIS SALE DEED is executed at New Delhi on this 24th day of October, 1983 (Twnety fourth day of October, One thousand nine hundred eighty four) by Burmah Shell Co-operative Housing Society ~~Pvt~~. Ltd., having its office at E. C. E. House, Connaught Circus, New Delhi, (hereinafter called the (SOCIETY/VENDOR') , which expression shall mean and include its heirs, successors, legal representatives, administrators, executors, nominees and assigns, of the one part;

IN FAVOUR OF

Shrimati Protima Sen Gupta, widow of Late Shri Himangshu Kumar Sen Gupta, resident of 920, Sector 40-A, Chandigarh Union Territory of Chandigarh, (hereinafter called the 'MEMBER Ø VENDEE'), which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns, on the other part.

(Contd. . .p/2).

as per the bye-laws and business rules of the society,

(Contd..p/4).

4.67

So. 2nd, BCE House e/Place N. Delhi
12 D-Shm ~~Sale deed~~

DELHI TREASURY
DELHI
11/X/83

(100)
200
(100)
200
1320

Sale Deed Sh. G.K. Sobti
President of M/S Burma Shell Co-operative
Housing Society Ltd E.C.E. House
Con. Circus New Delhi

48

92.50
11-
93.50

9/11/83.

Sh. G.K. Sobti President
of the Vendor Society vide
resol. Dt. 20/2/83 of the Society
Vendor.

D.K.D Sharma (MD)
Varma
2) Davinder
Adw.

9/11/83.

THE SEALER
DELHI
SUB REGISTRAR

1000Rs.

200Rs.

INDIA NON JUDICIAL

२०० रु.

Rs 200

सत्यमेव जयते

भारत

दो सौ रुपये TWO HUNDRED RUPEES

WHEREAS the society was formed in 1950 with the object of providing residential accommodation and to promote economic interest of its members and was ~~being~~ registered at Delhi on 9-12-1980 vide registeration No. 958(H) under the Delhi Co-operative Societies Act.

AND WHEREAS its members have deposited adequate funds to enable the society to achieve its objects.

AND WHEREAS the society had purchased 54 Bighas 12 biswas of land in the Union Territory of Delhi, in Village Mohammadpur Munirka, New Delhi, comprising of Khasra Nos. 1166/70(20-19), 1165/70(23-11), 71(6-17) and 933/68(3-05), from funds solely contributed by its members.

AND WHEREAS the society has now fully developed the land left with the society after the acquisition of a part of its land by the Government for Ring Road etc. i.e. 38 Bighas and demarcated into plots for residential purposes of its members, it is ina position to distribute their plots to the members, which bears the new Khasra Nos. $\frac{1165-1166}{70}$ - $\frac{933-71}{68}$.

$\frac{1}{2}$.

...p/3.

40671/ 2W

S PAPER OF Rs ..... SOLD TO .....

..... ADDRESS .....

ROUGH SHRI ..... FOR .....

DELHI TREASURY
DELHI

11/X/83

Consideration Rs. 16,204/- Rs. Sixteen thousand Two Hundred & Four only already Paid

Nothing has been Paid before this.

S/o/D/o .....

R/o .....

Mortgagors, a ... executed, ... also denote, by the standard expressions.

9/11/83.

1) Form 37 G. filed.

2) Intimation from TCP (W) Delhi read. vide No. 9778 Dt 28/10/83. and filed.

SRO
9/11/83

100 Rs.

AND WHEREAS the society has agreed to sell a plot No.2 (Big size) measuring 370 sq. yds. bounded as per the Schedule given below and as shown in the plan attached herewith, out of the abovesaid land owned by the society, and the Member/Vendee has agreed to take possession of the said plot against a deposit held by the society on behalf of the Member/Vendee of Rs.16,204/-(Rupees sixteen thousand two hundred four only) which has been debited to his account with the society.

S C H E D U L E :

North: Park: South: Road.
East : Plot No.1. West : Plot No.3.

NOW THIS DEED WITNESSESTH AS UNDER:-

1. That in consideration of the sum of Rs.16,204/- (Rupees sixteen thousand two hundred four only) which has already been paid by the Member/Vendee to the soceity/ Vendor, the Soceity/Vendor hereby sells, conveys and transfers the said plot of land to the members, who shall be the absolute and sole owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the saidland, as per the bye-laws and business rules of the society,

(Contd..p/4).

40672

...S PAPER OF RS. 100 SOLD TO

ADDRESS

THROUGH SELF FOR

DELHI

DELHI 11/10/13

20 Rs

2. That the possession of the said land/plot has been delivered by the soceity/Vendor to the Member/Vendee.

3. That now the society has been left with no right, title, interest or concern of any nature with the said land and the Member/Vendee has become the absolute and sole owner of the same.

4. That the land revenue and other dues and demands if any, payable in respect of the said land shall be paid by the society/Vendor upto the date of registeration of this sale deed and thereafter the Member/Vendee shall be liable and responsible for the same.

5. That the land has not been notified under-sec. 4 and 6 of the Land Acquisition Act, 1894, either for the Planned Development of Delhi, or for any otherpurposes and is not situated within the notified area.

6. That all the expenses of this sale deed viz. stamp duty and registeration charges etc. have been borne and paid by the Member/Vendee.

7. That the land shallbe used for the residential purposes.

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PAPER OF RS. ..... SOLD TO .....

S/O ..... ADDRESS .....

THROUGH SHRI ..... FOR .....

DELHI TREASURY
DELHI
11/X/83

:- -:

8. That the provisions contained under-section 26 and 27 of the Urban Land (Ceiling & Regulation) act, 1976 do not apply to the transfer of the land comprised in the sale deed and the same is held under the guide - lines contained in Reference (Min. of W & H Letter No.1/132/76-UCU, dated 23-12-1976) and published in the compendium of the Urban Land (Ceiling & Regulation) Act, 1976 and gist of the guidelines issued by the Government of India, Ministry of Works and Housing. The text of the aforesaid guidelines is annexed with this sale deed.

IN WITNESSES WHEREOF, the Soceity/ Vendor has signed this sale deed at New Delhi on the date,month and year first above written in the presence of the following witnesses:

WITNESSES:

1.

2.

SOCIETY ~~&~~/ VENDOR:
BURMAH SHELL CO-OPERATIVE
HOUSING SOCIETY ~~PVT~~. LTD.

President
Burmah-Shell Cooperative
Housing Society Ltd.

ANNEXURE:

The Text of the guidelines given in Compendium of the Urban Land (Ceiling & Regulations)Act, 1976 and Gist of the Guidlines issued by the Government of India, Ministry of Works & Housing, Second Edition at Page No.78, Para No.4, which reads as under:-

Application Of Section 26 & 27 to transfer by the Insitutition referred to in Section 19(1) of vacant land/Urban or Urbanisable Land containing a building or a portion only of such building.

As the Authorities referred to Sec.19(1) can hold vacant land in excess of the Ceiling Limit, section 26 does not apply to its transfer to any other person. So the Registration Authorities must not insist on compliance with Sec. 26 before registering the documents of such transfer by such Authority.

Section 27 will apply to transfer of Urban or Urbanisable land with a building ora portion only of such building by the Authorities referred to in Section 19(1).

(Min of W & H Letter No.1/132/76-UCU,dated 23-12-1976).

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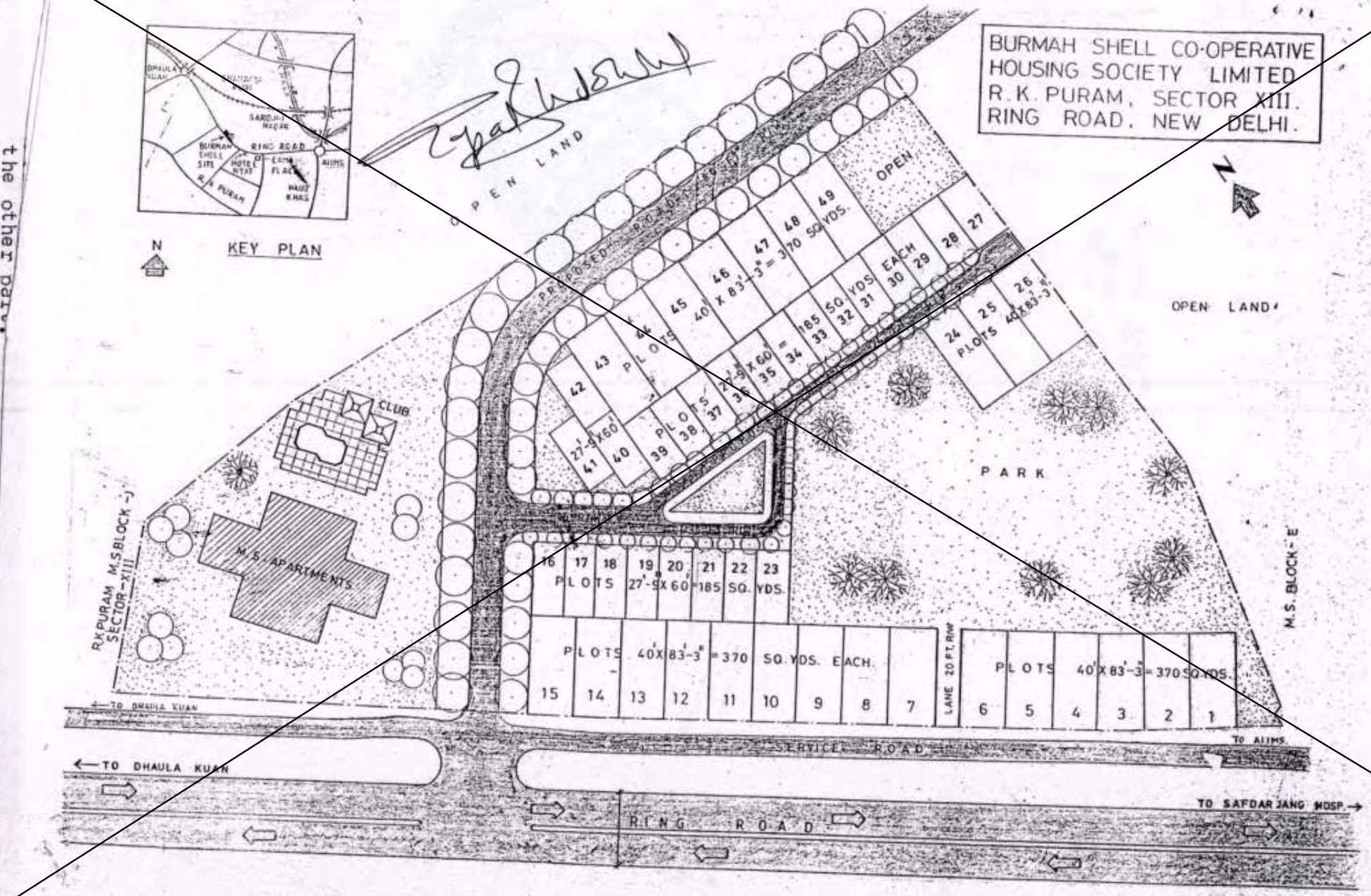

the other part.

~~5E/18~~ 6417

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9/11/83

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