

e-Stamp Certificate No.IN-DL37301844387283T



INDU SINGH
UID-9585 8461 8546
PAN-CTNPS 7786 M
DOB-24/11/1939



DEEPSHIKHA DAULTA
UID-6652 2910 2318
PAN-AAKPD 8020 F
DOB-05/02/1957



PREM CHOWDHRY
UID-7808 9365 8592
PAN-AAGPC 5372 B
DOB-18/01/1944



AMIT SINGH
UID-5081 0897 4771
PAN-ACLPS 1967 P
DOB-06/05/1963



VINEET JAIN
UID-3625 1998 7379
PAN-ADYPJ 9924 H
DOB-25/07/1972



VISHAL JAIN
UID-3071 6158 2776
PAN-ADJPJ 2170 L
DOB-17/11/1970



PRAMOD KUMAR JAIN
UID-6902 7488 5008
PAN-AAFPJ 2239 P
DOB-29/06/1947

Deepshikha Daulta
Prem Chowdhry
T-Singh

Amit Singh

Vineet Jain
Vishal Jain
G-21

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SALE DEED

a) Locality name : ROOP NAGAR
b) Category of the Locality as per MCD : "D"
c) Circle Rate of Locality : RS.127,680/- PER SQ. MTRS.
d) Total Area of property : 950.25 SQ. MTRS. (1136.66 Sq. Yds.)
e) No. of Floors on property : SINGLE STOREYED
f) Land Use : RESIDENTIAL

A:- Cost of Land : 950.25 X 127680 =
RS.12,13,27,920-00 ✓

g) Total Plinth Area of property : 475.125 SQ. MTRS.
h) Plinth Area under transfer : 475.125 SQ. MTRS.
i) Rate of Construction as per MCD : RS.11160-00
j) Time & Type of Construction : 1960-69 & PUCCA
k) Electricity CA No. : 60009998141
l) E-mail ID : suranametalco2015@gmail.com
m) Mobile No. : 9811651400

B:- Total Cost of Construction : 475.125 X 11160 X 0.6
= RS.31,81,437-00 ✓

Total Cost of Property (A) + (B) = RS.12,45,09,357-00
(as per the circle rate)

Deepshikha Saw 1/10
T.C. Singh

Beem Chandley

Amrinder

V. R. S. S. S.

Vinod Kumar

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar I

Village/City Roop Nagar

Building Type

Place (Segment) Roop Nagar

Property Type

Property Address House No.: PROP NO 1 BLOCK NO 6 KNOWN AS 6/1, Road No.: , Roop Nagar

Area of Property 475.13 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Value 252,000,000.00 Rupees

Stamp Duty Paid 15,120,000.00 Rupees

Value of Registration Fee 2,520,000.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 7560000 Rupees

Government Duty 7560000 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by Sh/Smt

INDU SINGH

DEEPSHIKHA DAULTA

PREM CHOWDHRY

AMIT SINGH

S/o, W/o

BALDEV SINGH

KRISHNA KUMAR CHAUHDARY

HARDWARI LAL

BALDEV SINGH

R/o

FLAT NO 904 IN MS 2 KENDRIYA VIHAR SEC 56
GURGAON HRFLAT NO T-2/402 PARK VIEW RESIDENCY
BESTECH PARK VIEW SEC 3 PALAM VIHAR GUR
6/1 ROOP NAGAR DELHI

6/1 ROOP NAGAR DELHI

in the office of the Sub Registrar, Delhi this 01/02/2021 15:13:52 day Monday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar I
Delhi/New Delhi

Execution administered by the said Shri/ Ms.

INDU SINGH, DEEPSHIKHA DAULTA, PREM CHOWDHRY, AMIT SINGH

and Shri/ Ms.

VINEET JAIN, PRANAV KUMAR JAIN, VISHAL JAIN

Who is/are resident of Shri/Smt/Km. SHASHANK KATYAYEN S/o W/o D/o MAHESH KATYAYEN R/o B-41/G-2 DILSHAD GARDEN
DELHIand Shri/Smt./Km SUSHIL SEHGAL S/o W/o D/o LAXMI CHAND R/o 277 GUJRANWALA TOWN PART 3 D L
(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

Registrar/Sub Registrar

Sub Registrar I

Delhi/New Delhi

Date 19/02/2021 17:55:29



2190042101

Revenue Department NCT of Delhi

DORIS

NIC-DSU

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Therefore, Minimum Value as per the Circle Rate on which Stamp duty to be paid is Rs.12,45,09,357/-

SALE DEED FOR RS.25,20,00,000/-

STAMP DUTY ... @ 3% ... RS.0,75,60,000-00
CORPN. TAX ... @ 3% ... RS.0,75,60,000-00
TOTAL ... @ 6% ... RS.1,51,20,000-00

SALE DEED

THIS SALE DEED is made and executed at Delhi, on this 1st day of FEB 2021, by: (1) **SMT. INDU SINGH** W/O **SHRI BALDEV SINGH** D/O **LATE SHRI HARDWARI LAL & LATE SMT. VIDYA VATI** R/O **FLAT NO.904, IN MS-2, KENDRIYA VIHAR, SECTOR-56, GURGAON, HARYANA-122011**, (2) **SMT. DEEPSHIKHA DAULTA** D/O **LATE SHRI KRISHNA KUMAR CHAUDHRY** GRAND-DAUGHTER OF **LATE SHRI HARDWARI LAL AND LATE SMT. VIDYA VATI** R/O **FLAT NO.T-2/402, PARK VIEW RESIDENCY, BESTECH PARK VIEW, SECTOR-3, PALAM VIHAR, BAIGHERA, GURGAON, HARYANA-122017** & (3) **SMT. PREM CHOWDHRY** D/O **LATE SHRI HARDWARI LAL & LATE SMT. VIDYA VATI** R/O **6/1, ROOP NAGAR, DELHI-110007**, hereinafter collectively & jointly referred as **VENDORS**;

... AND ...

SHRI AMIT SINGH S/O **SHRI BALDEV SINGH & SMT. INDU SINGH** GRAND-SON (NATI) OF **LATE SHRI HARDWARI LAL & SMT. VIDYA VATI** R/O **6/1, ROOP NAGAR, DELHI-110007**, hereinafter referred as **CONFIRMING PARTY**.

Deepshikha Daulta
Prakash Chaudhry

Amit Singh

Vinod Kumar
Ganesh

Deepshikha Jaulha

रंग सिंह

Ram Chaudhary

J. D. Datta

Vinay Kumar

Ambari

9.11.19



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... IN FAVOUR OF ...

(1) SHRI VINEET JAIN S/O SHRI PRAMOD KUMAR JAIN (2) SHRI PRAMOD KUMAR JAIN S/O SHRI ALAM SINGH JAIN & (3) SHRI VISHAL JAIN S/O SHRI PRAMOD KUMAR JAIN ALL R/O C-20-21, B.M. ROHTAGI APARTMENT, AT 1-RAM KISHORI ROAD, NEAR I.P. COLLEGE, CIVIL LINES, DELHI-110054, hereinafter collectively and jointly referred as VENDEES.

The expressions of the VENDORS, CONFIRMING PARTY and the VENDEES shall mean and include their respective legal heirs, successors, legal representatives, executors, administrators and assignees.

THE FACTS ARE AS UNDER:-

WHEREAS a Free Hold Bunglow Plot No.B-1, Block No.6, area measuring 1136.66 Sq. Yds. (950.25 Sq. Mtrs.), situated at Northern City Extn. Scheme No.II, known as Roop Nagar, Delhi, with the free hold rights of the land under the said plot, which is bounded as under:-

EAST :- PLOT NO.2.
NORTH :- ROAD

WEST :- ROAD
SOUTH :- ROAD

Was initially purchased by Shri Rameshwar Lal Jatia S/o Shri Babu Lal Jatia R/o Khurja, U.P., vide Agreement for Sale document registered as No.1547 & part of document No.1546, in Additional Book No.I, Volume No.134, on pages 96 to 99, Dt.27.9.1949, duly registered in the office of Sub-Registrar (Nazul), Delhi, executed by Delhi Improvement Trust.

Handwritten signatures:
Ramesh Chandra
Deepshikha Daulta

Handwritten signature:
Anand

Handwritten signatures:
Vineet Jain
Shri

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AND WHEREAS lateron, said Shri Rameshwar Lal Jatia sold all his rights of the aforesaid Bunglow Plot to Smt. Vidya Vati D/o Shri Bhagwan Sahai W/o Shri Hardwari Lal, vide Deed of Conveyance document registered as No.328, in Book No.I, Volume No.263, on pages 114 to 129, Dt.9.2.1954, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS lateron Delhi Improvement Trust have been succeeded by Delhi Development Authority, under the DDA Act 1957, No.1957 and all Contracts entered into by the Delhi Improvement Trust are deemed to have been entered into by the Delhi Development Authority, therefore, the Delhi Development Authority executed a proper Sale Deed in respect of aforesaid Free Hold Bunglow Plot No.B-1, in Block No.6, situated at Northern City Extn. Scheme No.II, known as Roop Nagar, Delhi, in favour of said Smt. Vidya Vati W/o Shri Hardwari Lal R/o 6/1, Roop Nagar, Delhi, vide Sale Deed document registered as No.10081, in Additional Book No.I, Volume No.1375, on pages 87 to 91, Dt.21.8.1965, duly registered in the office of Sub-Registrar, Delhi.

AND WHEREAS lateron, said Smt. Vidya Vati got a residential building constructed over the aforesaid plot, out of her own funds and resources.

AND WHEREAS unfortunately said Smt. Vidya Vati died intestate on 30.1.2002, however her husband Shri Hardwari Lal also passed away on 21.10.1997, leaving behind the following legal heirs:-

Sl.No.	Name	Relationship
1.	Smt. Indu Singh	Daughter
2.	Shri Krishan Kumar Chaudhry	Son (now expired)
3.	Smt. Prem Chowdhry	Daughter
4.	Ms. Usha Chaudhry	Daughter (now expired)

Handwritten signatures:
 Prem Chaudhry
 Deepshikha Sawla

Handwritten signatures:
 [Signature]
 [Signature]

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AND WHEREAS there were no other legal heirs of Late Smt. Vidya Vati except those names mentioned hereinabove, however, it is made clear that Ms. Usha Chaudhry was unmarried and expired on 8.6.2007, therefore, said (1) Smt. Indu Singh, (2) Legal heir of Late Shri Krishan Kumar Chaudhry & (3) Smt. Prem Chowdhry became the co-owners and co-sharers in the aforesaid FREE HOLD BUILT UP PROPERTY BEARING NO.1, IN BLOCK NO.6 (KNOWN AS 6/1), AREA MEASURING 1136.66 SQ. YDS. (950.25 SQ. MTRS.), BOTTOM TO TOP, SITUATED AT ROOP NAGAR, DELHI, having Undivided $\frac{1}{3}$ rd share each.

AND WHEREAS Shri Krishan Kumar Chaudhry had already expired on 01.07.1965, leaving behind his Daughter namely Smt. Deepshikha Daulta as the only legal heirs, who became the owner of Undivided $\frac{1}{3}$ rd share of Late Shri Krishan Kumar Chaudhry in the aforesaid property.

AND WHEREAS unfortunately a dispute arose between the Legal heirs of Late Smt. Vidya Vati and they had filed a Suit for Partition of the aforesaid property in the High Court of Delhi, vide Suit No.CS(OS)1098/2005 and during such Suit, said Ms. Usha Chaudhry, who was unmarried, passed away on 8.6.2007 and that is why, said (1) Smt. Indu Singh, (2) Smt. Deepshikha Daulta and (3) Smt. Prem Chowdhry inherited Undivided $\frac{1}{3}$ rd share each in the aforesaid Property.

AND WHEREAS lateron, said said (1) Smt. Indu Singh, (2) Smt. Deepshikha Daulta and (3) Smt. Prem Chowdhry, the Vendors herein, arrived at a Settlement which was recorded in Order Dt.7.7.2008, passed by Hon'ble Ms. Justice Reva Kheterpal, in the High Court of Delhi at New Delhi, and the terms of settlement were inter alia as under

Prem Chaudhry
Deepshikha Daulta

Indu Singh *G.M.L.*
Shri Krishan Kumar Chaudhry

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- a) Property No.6/1, Roop Nagar, Delhi, shall be divided in equal shares i.e. $\frac{1}{3}$ rd share each between Smt. Indu Singh, Smt. Deepshikha Daulta and Smt. Prem Chowdhry and Smt. Indu Singh desired that her $\frac{1}{3}$ rd share, shall be given to her son Smt. Amit Singh, as per her wishes and for such reason, said Shri Amit Singh, the Confirming party herein, was impleaded in the aforesaid Suit.
- b) The parties to the Suit further agreed that the aforesaid Property No.6/1, Roop Nagar, Delhi, is not capable of partition by metes and bounds and therefore, it was agreed to sell the same and sale proceeds are to be divided equally between the Vendors.
- c) As stated above, it was also settled that the $\frac{1}{3}$ rd share of Smt. Indu Singh, as per the wish of Smt. Indu Singh shall be given to her son Shri Amit Singh.

AND WHEREAS later on said Smt. Indu Singh made an application before the Single Judge for recalling/modification of the aforesaid Order Dt.7.7.2008, which was allowed on 26.3.2009, however later on, said Shri Amit Singh file an Intra Court appeal before the Division Bench and the Division Bench allowed the appeal on 30.11.2009 and dispute arose between mother Smt. Indu Singh and son Shri Amit Singh, however, the same was lateron settled on 5.7.2013 in the Supreme Court of India, under Civil Appellate Jurisdiction, vide Civil Appeal No.5203 of 2013 (arising out of Special Leave Petition (C) No.5998 of 2010), whereby it was settled as under:-

- a) That the $\frac{1}{3}$ rd share of Smt. Indu Singh in the aforesaid property shall be divided between Smt. Indu Singh and her son Shri Amit Singh in the ratio of 36.5% and 63.5% share respectively and

Indu Singh
Prem Chowdhry
Deepshikha Daulta

Amit Singh

V. D. Daulta
V. Indu Singh

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AND WHEREAS as per the aforesaid facts, said Smt. Indu Singh, Smt. Deepshikha Daulta and Smt. Prem Chowdhry, the VENDORS herein, are fully competent to use, hold, enjoy, sell, mortgage etc. the aforesaid FREE HOLD BUILT UP PROPERTY BEARING NO.1, IN BLOCK NO.6 (KNOWN AS 6/1), AREA MEASURING 1136.66 SQ. YDS. (950.25 SQ. MTRS.), BOTTOM TO TOP, SITUATED AT ROOP NAGAR, DELHI, having Undivided 1/3rd share each, however, said Shri Amit Singh, the Confirming party herein, shall execute the Sale Deed as Confirming party, after receiving the 63.5% share out of Undivided 1/3rd share of Smt. Indu Singh, in the sale proceeds.

AND WHEREAS vide Order dated 12th July, 2016, a final decree of Partition in terms of the Preliminary Decree as modified by the Supreme Court vide Order dated 5th July, 2013 was passed by the Hon'ble Mr. Justice Rajiv Sahai Endlaw of the Delhi High Court and a Decree Sheet dated 12th July, 2016 was drawn up.

AND WHEREAS the Vendors filed for execution of the Decree dated 12th July, 2016 before the Hon'ble Delhi High Court vide Execution Petition No. 66 of 2019, titled Indu Singh & Anr. Vs. Prem Chowdhry & Ors.

AND WHEREAS in the said execution proceedings, the subject property has been put to auction where Mr. Vineet Jain agreed to purchase the property for Rs.25,20,00,000/- (Rupees Twenty five Crores and Twenty lac only).

AND WHEREAS the sale of the subject property in favour of Mr. Vineet Jain was confirmed vide Order Dt.2.11.2020 passed by Hon'ble Ms. Justice Mukta Gupta of the High Court of Delhi, at New Delhi, And Out of the entire consideration, a sum of Rs.12,60,00,000/- (Rupees Twelve Crores Sixty Lakhs Only) has also been paid to the Vendors, through Eight Pay orders and said Shri Vineet Jain has full rights to get the Sale Deed executed

Indu Singh
Prem Chowdhry
Deepshikha Daulta

Vineet Jain
Amit Singh
21/8/20

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in his favour or his representatives upon final and balance payment. Payment paid to the Vendors is detailed as under:-

Rs.2,10,00,000/- vide Pay Order No.014814, Dt.5.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta.

Rs.2,10,00,000/- vide Pay Order No.014805, Dt.4.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry.

Rs.76,65,000/- vide Pay Order No.014806, Dt.4.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh.

Rs.1,33,35,000/- vide Pay Order No.014807, Dt.04/11/2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh.

Rs.2,10,00,000/- vide Pay Order No. 014870, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta.

Rs.2,10,00,000/- vide Pay Order No. 014868, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry.

Rs.76,65,000/- vide Pay Order No.014873, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh &

Rs.1,33,35,000/- vide Pay Order No.014869, Dt.10/12/2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh.

Prem Chowdhry
Deepshikha Daulta

Indu Singh
Amit Singh

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AND WHEREAS now, the VENDORS & the CONFIRMING PARTY hereby sells the aforesaid **FREE HOLD BUILT UP PROPERTY BEARING NO.1, IN BLOCK NO.6 (KNOWN AS 6/1), AREA MEASURING 1136.66 SQ. YDS. (950.25 SQ. MTRS.), BOTTOM TO TOP, SITUATED AT ROOP NAGAR, DELHI-110007**, with the free hold rights of the land under the said property, fitted with electric and water connections in working orders, hereinafter referred as 'PROPERTY UNDER SALE' to the VENDEES for a total consideration amount of Rs.25,20,00,000/- (Rupees Twenty Five Crore and Twenty Lacs only). The entire consideration amount of Rs.25,20,00,000/- (Rupees Twenty Five Crore and Twenty Lakh only), which the VENDORS & CONFIRMING PARTY have received from the VENDEES prior to the execution of this Sale Deed and the VENDOR & CONFIRMING PARTY hereby acknowledge the receipt of aforesaid amount in full and final settlement before the Sub-Registrar, Delhi, at the time of registration of this Sale Deed.

Total Payment received detailed as under:-

Rs.2,10,00,000/- vide Pay Order No.014814, Dt.5.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta.

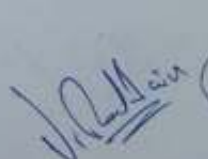
Rs.2,10,00,000/- vide Pay Order No.014805, Dt.4.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry.

Rs.76,65,000/- vide Pay Order No.014806, Dt.4.11.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh.

Rs.1,33,35,000/- vide Pay Order No.014807, Dt.04/11/2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh.

Rs.2,10,00,000/- vide Pay Order No.014870, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta.


Prem Chowdhry
Deepshikha Daulta


Indu Singh
Amit Singh

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Rs.2,10,00,000/- vide Pay Order No. 014868, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry

Rs.76,65,000/- vide Pay Order No.014873, Dt.10.12.2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh

Rs.1,33,35,000/- vide Pay Order No.014869, Dt.10/12/2020 of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh.

Rs.2,10,000/- vide Pay Order No.014976, Dt.27/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta

Rs.78,26,667/- vide Pay Order No.014971, Dt.25/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Deepshikha Daulta

Rs.3,33,33,333/- vide Pay Order No. 253386, Dt.21/01/2021, of Kotak Mahindra Bank, Mumbai Branch, in the name of Smt. Deepshikha Daulta

Rs.2,10,000/- vide Pay Order No.014977, Dt.27/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry

Rs.78,26,667/- vide Pay Order No.014969, Dt.25/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Prem Chowdhry

Rs.3,33,33,333/- vide Pay Order No. 253385, Dt.21/01/2021, of Kotak Mahindra Bank, Mumbai Branch, in the name of Smt. Prem Chowdhry

Rs.76,650/- vide Pay Order No.014974, Dt.27/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh

Prem Chowdhry
Deepshikha Daulta

J. Daulta
Indu Singh

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Rs.28,56,733/- vide Pay Order No.014968, Dt.25/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Smt. Indu Singh

Rs.1,21,66,667/- vide Pay Order No. 253388, Dt.21/01/2021, of Kotak Mahindra Bank, Mumbai Branch, in the name of Smt.Indu Singh

Rs.1,33,350/- vide Pay Order No.014975, Dt.27/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh

Rs.49,69,933/- vide Pay Order No.014973, Dt.27/01/2021, of Axis Bank, Sadar Bazar, Delhi, in the name of Shri Amit Singh

Rs.2,11,66,667/- vide Pay Order No. 253387, Dt.21/01/2021, of Kotak Mahindra Bank, Mumbai Branch, in the name of Shri Amit Singh.

Rs.2,10,000/- deposited as TDS for Ms.Deepshikha Daulta vide B.S.R. Code No.0510011, Challan Serial No.70211, Dated 27/01/2021, by Shri Vineet Jain.

Rs.2,10,000/- deposited as TDS for Ms.Deepshikha Daulta vide B.S.R. Code No.0510011, Challan Serial No.70216, Dated 27/01/2021, by Shri Vishal Jain.

Rs.2,10,000/- deposited as TDS for Ms.Deepshikha Daulta vide B.S.R. Code No.0510011, Challan Serial No.70303, Dated 25/01/2021, by Shri Pramod Kumar Jain.

Rs.2,10,000/- deposited as TDS for Ms.Prem Chowdhry vide B.S.R. Code No.0510308, Challan Serial No.17286, Dated 27/01/2021, by Shri Vineet Jain.

Rs.2,10,000/- deposited as TDS for Ms.Prem Chowdhry vide B.S.R. Code No.0510308, Challan Serial No.16909, Dated 27/01/2021, by Shri Pramod Kumar Jain.

Prem Chowdhry
Deepshikha Daulta

Amishi

Vineet Jain
25/1/21

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Rs.2,10,000/- deposited as TDS for Ms.Prem Chowdhry vide B.S.R. Code No.0510308, Challan Serial No.16979, Dated 27/01/2021, by Shri Vishal Jain.

Rs.76,650/-deposited as TDS for Smt.Indu Singh vide B.S.R. Code No.0510308, Challan Serial No.18088, Dated 27/01/2021, by Shri Vineet Jain.

Rs.76,650/-deposited as TDS for Smt.Indu Singh vide B.S.R. Code No.0510308, Challan Serial No.17737, Dated 27/01/2021, by Shri Pramod Kumar Jain.

Rs.76,650/- deposited as TDS for Smt.Indu Singh vide B.S.R. Code No.0510308, Challan Serial No.17825, Dated 27/01/2021, by Shri Vishal Jain.

Rs.1,33,350/- deposited as TDS for Amit Singh vide B.S.R. Code No.0510308, Challan Serial No.18703, Dated 27/01/2021, by Shri Vineet Jain.

Rs.1,33,350/- deposited as TDS for Amit Singh vide B.S.R. Code No.0510308, Challan Serial No.18193, Dated 27/01/2021, by Shri Vishal Jain.

Rs.1,33,350/- deposited as TDS for Amit Singh vide B.S.R. Code No.0510308, Challan Serial No.18373, Dated 27/01/2021, by Shri Pramod Kumar Jain.

NOW THIS SALE DEED WITNESETH AS UNDER:-

1. That in consideration of the said amount, the VENDORS & CONFIRMING PARTY do hereby absolutely sell, transfer, convey and assign the said property, unto the VENDEES with all their rights, titles, interests, options, privileges, easements and appurtenances attached thereto unto the VENDEES and from hereafter the VENDEES shall have full rights and powers to use, hold, enjoy, sell, mortgage, transfer, let-out, gift etc. the said property under sale in any manner, they like.

Prem Chowdhry
Deepshikha Datta

Amit Singh

Vineet Jain
Vineet Jain

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2. That the VENDORS & CONFIRMING PARTY have delivered the vacant, physical and actual possession of the above said property under sale to the VENDEES on spot.
3. That the VENDEES has become the sole and absolute owner of the above mentioned property under sale and shall hereafter be fully entitled to use, hold, enjoy, transfer sell, mortgage, transfer, let-out, re-construct, re-build, gift etc. the said property under sale in any manner, they like without any hindrance, claim or demand whatsoever from the VENDORS & CONFIRMING PARTY or any other person claiming under or through them.
4. That the VENDEES can get the above mentioned property under sale mutated, substituted and transferred in their joint names on the basis of this Sale Deed in the records of Municipal Corporation of Delhi, Delhi Jal Board, TPDDL, DDA or any other concerned authorities and in all other relevant records in the absence of the VENDORS & CONFIRMING PARTY.
5. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the VENDORS & CONFIRMING PARTY upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid and borne by the VENDEES.
6. That all the expenses of this Sale Deed such as stamp duty, registration charges, writing charges etc. whatsoever has been paid and borne by the VENDEES.

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7. That the VENDORS, CONFIRMING PARTY and the VENDEES all are the citizens of India.
8. That the VENDORS & CONFIRMING PARTY have delivered and handed over all the original documents of the above mentioned property to the VENDEES on spot.
9. That the property under sale is within the limits of Municipal Corporation of Delhi, and under the Jurisdiction of Sub-Registrar, Delhi.
10. That the VENDORS & CONFIRMING PARTY hereby further assure, represent, covenant with the VENDEES that the aforesaid property is free from all sorts of encumbrances whatsoever and howsoever and there is no attachment by the Income Tax Authority or any other Authorities under Law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of aforesaid property.
11. That the VENDORS & CONFIRMING PARTY further assure that there is no legal impediment or bar whereby the VENDORS & CONFIRMING PARTY can be prevented from selling, transferring or alienating the aforesaid property.
12. That the VENDORS hereby assure and declare that the VENDORS are the sole, absolute, exclusive and rightful owner of the above said property under sale and is fully competent and have full power, absolute authority and unrestricted right to sell, transfer or alienate the same and the same is free from all sorts of encumbrances, such as sale, mortgage, gift, will, trust, exchange, legal flaws, claims, prior agreement to sell, demands acquisitions, liabilities, lease, lien, litigation, stay order, notices, legal disputes, court cases, releases, notification, award and injunctions or attachment from any

Deepa Chaudhary
Deepa Chaudhary

V. K. Singh
V. K. Singh

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Court of Law, differences and flaws etc. and there is no legal defect in the title of the VENDORS, if it is proved otherwise and the VENDEES suffers any loss of the whole or any part of the above mentioned property hereby conveyed is taken away or goes from the possession of the VENDEES on account of any defect in the ownership/title of the VENDORS, the VENDORS & CONFIRMING PARTY and/or their property both (moveable and immovable) shall be liable to make good the losses thus suffered by the VENDEES and the VENDOR & CONFIRMING PARTY shall keep the VENDEES indemnified and harmless against all losses, expenses, costs and damages accruing thereby to the VENDEES and the VENDEES shall have full right to recover the same along with the other expenses of the Courts, profits/appreciations and/or market value costs whatsoever from the VENDORS & CONFIRMING PARTY through the Court of Law.

13. That the VENDORS & CONFIRMING PARTY also assure the VENDEES that there is no subsisting agreement for the sale of the said property and the same not been transferred in any manner whatsoever in favour of any other person and the VENDORS have a good marketable title.
14. That the VENDORS & CONFIRMING PARTY further assure the VENDEES that the aforesaid property is not the property of any other person and nobody else (except the VENDORS) have any right, title or interest over the above said property.
15. That the VENDORS & CONFIRMING PARTY and their heirs, successors, legal representative, executors and assigns etc. have been left with no right, title or interest in the above said property under sale and the VENDEES has become the absolute owner of the above said property under sale.

S. G. Singh
Anu Choudhary
Deepshikha Sawhney

V. R. Ballan
Vinay Kumar
Sanjay

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16. That the VENDORS & CONFIRMING PARTY hereby agrees and assures the VENDEES to help and assist the VENDEES in getting the above said property under sale mutated in all the relevant records of Govt./Municipal Corporation of Delhi, Delhi Jal Board, Tata Power Delhi Distribution Limited, local State Govt. Revenue Department and any other statutory authority concerned, and shall be ready and willing to do and write any or all documents that may be required in this behalf from time to time and also to present themselves at the place where the VENDORS & CONFIRMING PARTY are called by the Department/ Authority concerned and to give such statement as is required by the authority concerned to mutate the said property in favour of the VENDEES, and/or in the alternative the VENDEES, can get the above said property under sale mutated in their joint names in all the relevant records of Govt./Municipal Corporation of Delhi, Delhi Jal Board, Tata Power Delhi Distribution Limited, local State Govt. Revenue Department and any other statutory authority concerned on the basis of this Sale Deed even in the absence of the VENDORS & CONFIRMING PARTY.
17. That the VENDORS & CONFIRMING PARTY hereby assure and confirm that they are selling their said property without any threat, fear, coercion, allurements, fraud, pressure, influence etc. from any side/corner rather out of their own sweet will, desire and bonafide requirements and after receiving full and final sale proceeds from the VENDEES.
18. That any error, omission or mis-description of the "PROPERTY UNDER SALE" is found and/or any omission in references of Registration Number etc. of the previous documents are noticed, the same will not annul this Sale Deed and at the request of the VENDEES, the VENDORS & CONFIRMING PARTY shall always be ready to execute the Rectification Deed and/or Supplementary Deed at the cost of the VENDEES.

Dr. Chandan Singh
Deepshikha Saxena

V. K. Sharma
Vinod Kumar

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19. That the VENDORS, CONFIRMING PARTY and VENDEES have executed this Sale Deed voluntarily and willfully without any outside force or compulsion from others in good health and sound/disposing mind, without any sorts of pressure from anybody, force, undue influence, allurements, threat of any nature coercion etc. and in their full senses.

20. That this Sale Deed has been drafted under the clear instructions and in the light of documentary evidence/verbal statement as provided by the VENDORS, CONFIRMING PARTY & VENDEES, who have understood and verified the contents of this Sale Deed in their vernacular language.

IN WITNESS WHEREOF, this Sale Deed is executed at Delhi, on the day, month and year first written above, in the presence of the following witnesses.

WITNESSES:

1. Shashank Katyaen
S/o Mhash Katyaen
R/o B-41/G-2 Dileshad
Garden Delhi
DL 0520100085019

Amir Singh
Anu Chaudhary
Deepshikha Daulta
VENDORS

CONFIRMING PARTY

2. Sushil Behgal
S/o Laxmi Chand
R/o H-11/N-1-277
Gurawala Town
Part-3 Delhi
537273181771

Vidul Jain
Munish
VENDEES

Reg. No.

1726

Reg. Year

2021-2022

Book No.

1



Ist Party



IInd Party



Witness



Ist Party

Ist Party

INDU SINGH , DEEPSHIKHA DAULTA , PREMCHOWDHRY , AMIT SINGH

IInd Party

VINEET JAIN , PRAMOD KUMAR JAIN , VISHAL JAIN

Witness

SHASHANK KATYAYEN, SUSHIL SEHGAL

Certificate (Section 60)

Registration No.1,726 in Book No.1 Vol No 8,408

on page 39 to 57 on this date

19/02/2021 18:10:44

day Friday

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

Date 19/02/2021 17:57:36




Sub Registrar
Sub Registrar I
New Delhi/Delhi



2190418301726

GROUND FLOOR PLAN

MULBA CERTIFICATE :

1. CERTIFIED THAT ERECTION/RE-ERECTION, DEMOLITION OR MATERIAL ALTERNATION IN THE DRAINAGE/SANITARY WORK SHALL BE CARRIED OUT/EXECUTED BY ME UNDER MY SUPERVISION/OF BUILDING NO.-6/1, ON /IN PLOT AND I/WE CERTIFY THAT ALL THE MATERIAL (TYPE & GRADE) AND WORKMANSHIP OF THE WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS SUBMITTED ALONG WITH THE WORK, AND SHALL BE CARRIED OUT ACCORDING TO STRUCTURAL DESIGN APPROVED IN SANCTIONED PLANS AND WHICH ALSO INCLUDES THE SERVICES LIKE, SANITARY, WATER SUPPLY, ELECTRICAL AND FIRE SAFETY NO NON-COMPOUNDING DEVIATIONS SHALL BE CARRIED OUT DURING THE COURSE OF CONSTRUCTION.
2. CERTIFIED THAT THE DEBRIS DURING THE CONSTRUCTION WILL BE REMOVED ON WEEKLY BASIS. IF THE SAME IS NOT DONE, IN THAT CASE LOCAL BODY SHALL REMOVE THE MULBA/DEBRIS AND THE COST WITH PENALTY BE RECOVERED FROM ME/US.
3. CERTIFIED THAT DURING CONSTRUCTION/I/WE SHALL PROPERLY SCREEN THE CONSTRUCTION SITE OFF THE MAIN ROAD BY MEANS OF ERECTING A SCREEN WALL NOT LESS THAN 8 FEET, IN HEIGHT FROM GROUND LEVEL WHICH SHALL BE PAINTED TO AVOID UNPLEASANT LOOK FROM THE ROAD SIDE. IN ADDITION TO THIS, A NET OR SOME OTHER PROTECTIVE MATERIAL SHALL BE HOISTED AT THE FACADE OF THE BUILDING TO ENSURE THAT ANY FALLING MATERIAL REMAINS WITH THIS PROTECTED AREA.
4. CERTIFIED THAT NOISE RELATED ACTIVITIES WOULD NOT BE TAKEN UP FOR CONSTRUCTION AT NIGHT DURING 10 P.M. TO 6 A.M.

WATER HARVESTING CERTIFICATE :

1. CERTIFICATE THAT THE BUILDING PLANS SUBMITTED FOR APPROVAL SATISFY THE WATER HARVESTING REQUIREMENTS AS WELL AS MINIMUM ANTICIPATED DISCHARGE OF WASTE WATER STIPULATED UNDER CLAUSE 22.4.1, 22.4.2 AND THE INFORMATION GIVEN THERE IN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.
2. WASTE WATER RECYCLING SYSTEM SHALL BE INCORPORATE AT SITE. THE RECYCLED WATER SHALL BE USED FOR HORTICULTURE PURPOSE.

NOTES :-

ARTIFICIAL LIGHT & MECHANICAL VENTILATION SHALL BE PROVIDED AS PER B.B.L./MPD 2021

NOTE:-

PERMISSIBLE HEIGHT = 15.0 MTS.
PROPOSED HEIGHT = 14.99 MTS.

PROJECT TITLE

**PROPOSED BUILDING PLANS FOR CONSTRUCTION
OF A RESIDENTIAL BUILDING ON PLOT No. B-1,
BLOCK-6, SITUATED AT ROOP NAGAR, DELHI.**

OWNER'S NAME

1. SH. VINEET JAIN
2. SH. PRAMOD KUMAR JAIN
3. SH. VISHAL JAIN

SCALE	1 : 50	APPLICANT SIGNATURE'S
DRG. TITLE	SUB. DRG.	
SHEET NO.	6/1/01/01	
DATE	7-5-2021	

ARCHITECT

RAJENDER MALHOTRA
CA/2005/35064
PH. 9811732627, 9860070303
BG-202, NIT, FARIDABAD

STRUCTURAL ENGINEER

SUSHIL KUMAR
SE-29
H.NO.-37, STREET NO.-3, ARJUN
NAGAR WEST, DELHI-110051



FORM- B-1

(Chapter 2, Para 2.3)

GRANT OF SANCTION



NAME OF THE SANCTIONING AUTHORITY NORTH DELHI MUNICIPAL CORPORATION

Building Department (HQ) / HQ Zone

File No. 10089916 Dated: 16/08/2021

To,

Mr. VINEET JAIN, Mr. PARMOD KUMAR JAIN, Mr. VISHAL JAIN
C-20, 21, B.M. ROHTAGI APARTMENT, 1-RAM KISHORI ROAD, NEAR I.P. COLLEGE, CIVIL LINES, DELHI., C-
20-21, B.M. ROHTAGI APARTMENT, 1-RAM KISHORI ROAD, NEAR I.P. COLLEGE, CIVIL LINES, DELHI., C-
20-21, B.M. ROHTAGI APARTMENT, 1-RAM KISHORI ROAD, NEAR I.P. COLLEGE, CIVIL LINES, DELHI.
New Delhi

GRANT OF SANCTION

Sub: Sanction Under Clause 336 of Delhi Municipal Corporation Act, 1957

Dear Sir/Madam,

With reference to your application dated 30/07/2021 for the grant of sanction to erect/re-erect/add to/alteration in the building to carry out the development specified in the said application relating to Plot no. B1, Pocket no. Block no. 6, Sector no. Situated in/ at PLOT NO. B-1, BLOCK NO.-6, NORTHERN CITY EXTN., SCHEME NO.-II, KNOWN AS ROOP NAGAR, DELHI. I have to state that the same has been sanctioned on 15/08/2021 by the MCD subject to the following conditions and corrections made on the plans:-

1. The plans are valid up to 15 day of month Aug year 2026.
2. The construction will be undertaken as per sanctioned plan only and no deviation from the bye-laws will be permitted without prior sanction. Any deviation done against the bye-laws is liable to be demolished and the supervising Architect, engaged on the job will run the risk of having his license cancelled.
3. Violation of building bye-laws will not be compounded.
4. It will be duty of the owner of the plot and the Architect preparing the plan to ensure that the sanctioned plans are as per prevalent building bye-laws. If any infringement of the bye-laws remains unnoticed the NORTH DELHI MUNICIPAL CORPORATION reserves the right to amend the plans as and when the infringement comes to its notice and NORTH DELHI MUNICIPAL CORPORATION will stand indemnified against any claim on this account.
5. The party shall not occupy or permit it to occupy the building or use permit the building or part thereof affected by any such work until occupancy certificate is issued by the sanctioning Authority.
6. NORTH DELHI MUNICIPAL CORPORATION will stand indemnified and kept harmless from all proceedings in courts and before other authorities of all expenses/losses/claims which the NORTH DELHI MUNICIPAL CORPORATION may incur or become liable to pay as a result or in consequences of the sanction accorded by it to these building plans.
7. The door and window leaves shall be fixed in such a way that they shall not when open project on any street.
8. The party will convert the house into dwelling units of each floor as per the approved parameters of the project and shall use the premises only for residential purpose.