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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



सत्यमेव जयते

e-Stamp

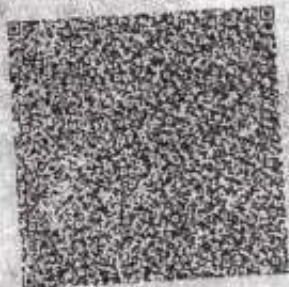
2960
25/3/14

2667

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-DL36821776387665M
24-Mar-2014 11:48 AM
NONACC (BK)/ dlab/bk02/ JANAKPURI/ DL-DLH
SUBIN-DLDCBIBK0270764384093259M
SUNIL KUMAR PASRICHA
Article 33 Gift
H-335 NEW RAJINDER NAGAR NEW DELHI
0
(Zero)
AMITA PASRICHA
SUNIL KUMAR PASRICHA
SUNIL KUMAR PASRICHA
1,68,000
(One Lakh Sixty Eight Thousand only)



Amita

Amir / Prithvi

ZK 0001562841

Warning

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DONOR
AMITA PASRICHA
PAN NO. AAPP11041
A. NO. 630632387581 ✓



DONEE
SUNIL KUMAR PASRICHA
PAN NO. AAPP2244D
A. NO. 326681936858 ✓

GIFT DEED FOR VALUING RS.28,00,000/-

Stamp Duty for Gift Deed under Article
33 of Indian Stamp Act @ 3% on
Rs.28,00,000/-

Rs. 84,000/-

Transfer Duty under Section 147
of Delhi Municipal Corporation
Act @ 3% on Rs.28,00,000/-

Rs. 84,000/-

TOTAL

=====

Rs.1,68,000/-

=====

Amita
AMITA PASRICHA

Sunil Kumar Pasricha
SUNIL KUMAR PASRICHA
..3/-



CIRCLE RATE INFORMATION REGARDING PROPERTY UNDER GIFT

	CATEGORY	D
	SITUATED AT	NEW RAJINDER NAGAR, NEW DELHI
1	AREA OF PROPERTY	167.22 SQ. MTRS.
2	MINIMUM PRICE PER SQ. MTRS.	RS.1,06,400/-
3	LAND USE	RESDL.
4	TOTAL COVERED WITH OPEN LAND	134 SQ. MTRS
5	PLINTH AREA OF BUILDING	536 SQ. MTRS
6	NUMBER OF FLOORS	4
7	CONSTRUCTION RATE OF CATEGORY	RS.9,300/- PER SQ. MTRS.
8	TYPE OF CONSTRUCTION	PUCCA
9	CONSTRUCTION YEAR	1996

CALCULATION OF PROPERTY UNDER GIFT
AS PER APPLICABLE CIRCLE RATE

167.22 X 1,06,400 Rs. 1,77,92,208/-

1/4th share of property
(Land Value)

Rs. 44,48,052/-

COST OF CONSTRUCTION
134 X 9,300 X 0.9

Rs. 11,21,580/-

=====

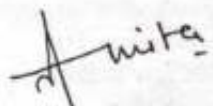
Total Rs. 55,69,632/-

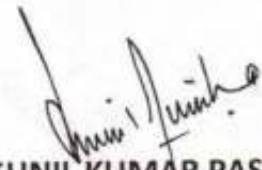
VALUE OF ½ UNDIVIDED SHARE OF
PROPERTY UNDER GIFT

=====

Rs. 27,84,816/-

=====


AMITA PASRICHA


SUNIL KUMAR PASRICHA
..4/-

Deed Related Detail

Deed Name GIFT

GIFT WITH IN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar III

Village/City New Rajinder Nagar

Building Type

Place (Segment) Rajinder Nagar

Property Type Reside

Property Address House No.:h-355 Road No.: New Rajinder Nagar

Area of Property 167.22 Sq. 0.00 0.00

Money Related Detail

Consideration Amount 2,00,000.00 Rupees

Stamp Duty Paid 168,000.00 Rupees

Value of Registration Fee Rupees

Pasting Fee 100.00 Rupees

This document of

GIFT

GIFT WITH IN MC AREA

Presented by: Sh/Smt.

AMITA PASRICHA

S/o, W/o

R/o

Sunil Kumar Pasricha

H-355 New Rajinder Nagar

in the office of the Sub Registrar, Delhi this 25/03/2014 11:46:42

between the hours of



Signature of Presenter

 Registrar/Sub Registrar
 Sub Registrar III
 Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

AMITA PASRICHA

and Shri / Ms.

SUNIL KUMAR PASRICHA

Who is/are identified by Shri/Smt./Km. D Pasricha S/o W/o D/o Sunil Pasricha R/o H-335 New Rajinder Nagar

and Shri/Smt./Km Rajender S/o W/o D/o Vard Singh R/o 48 Dayalpur

(Marginal Witness). Witness No. 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.

Date 25/03/2014 12:09:24


 Registrar/Sub Registrar
 Sub Registrar III
 Delhi/New Delhi

/4/

GIFT DEED

This Gift Deed is executed at Delhi on this 24-3-2014 by **Smt. Amita Pasricha**, Citizen of India W/o Shri Sunil Kumar Pasricha R/o H-335, New Rajinder Nagar, New Delhi-110060, hereinafter called the Donor ;

IN FAVOUR OF

Shri Sunil Kumar Pasricha, Citizen of India S/o Shri P.L. Pasricha R/o H-335, New Rajinder Nagar, New Delhi-110060, hereinafter called the Donee.

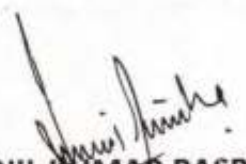
The expression Donor and Donee shall mean and include their heirs, legal representatives, nominees, successors, executors, administrators and assigns of the respective parties.

Whereas the Donor is the exclusive owner of built up Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds. out of property bearing No.H-335 alongwith proportionate undivided ownership rights of the underneath land measuring 200 sq. yds., with super structure situated in the abadi of New Rajinder Nagar, New Delhi-110060, and bounded as under :

NORTH	:	Service Lane
SOUTH	:	Road
EAST	:	Other's Property
WEST	:	Other's Property

Having purchased the built up Entire Upper Ground Floor, without terrace roof rights by the Donor- Smt. Amita Pasricha and Smt. Krishna Rani W/o Shri P.L. Pasricha from (1) Shri Kamal Lalwani S/o Shri Om Prakash Lalwani and (2) Shri Jitender Kumar Lalwani S/o Shri Kishan Lal Lalwani vide two Regd. Sale Deeds both registered in the office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi, as per details given below :


AMITA PASRICHA


SUNIL KUMAR PASRICHA
..5/-




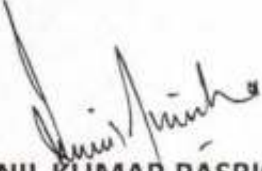
- a) As No.1821 in Addl. Book No.I Volume No.9953 on pages 7 to 14 dated 6-4-2000 in favour of Smt. Krishna Rani above named executed by Shri Kamal Lalwani above named ; and
- b) As No.1822 in Addl. Book No.I Volume No.9953 on pages 15 to 21 dated 6-4-2000 in favour of the Donor – Smt. Amita Pasricha executed by Shri Jitender Kumar Lalwani above named.

And whereas Smt. Krishna Rani above named has died on 23-7-2013. And after her death she left behind a Regd. Will executed during her life time in respect of the front side half portion of the Entire Upper Ground Floor, without terrace roof rights out of the said property in favour of the Donor – Smt. Amita Pasricha vide Will Regd. as No.160 in Addl. Book No.III Volume No.1544 on pages 138 to 142 dated 14-5-2013 registered in the office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi. On the basis of the above mentioned Regd. Sale Deed and Regd. Will the Donor has become the complete owner of the built up Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds. out of the said property.

Having purchased the built up Entire Upper Ground Floor, without terrace roof rights out of the said property by (1) Shri Kamal Lalwani and (2) Shri Jitender Kumar Lalwani above named from Shri Deepak Kumar S/o Shri Rama Nand Gandhi through his General Attorney Shri Subhash Chander Juneja S/o Late Shri Karam Chand vide two Regd. Sale Deeds both registered in the office of the Sub-Registrar, Karol Bagh, New Delhi, as per details given below ;

- a) As No.869 in Addl. Book No.I Volume No.33 on pages 147 to 153 dated 2-9-1998 ; and
- b) As No.870 in Addl. Book No.I Volume No.33 on pages 154 to 160 dated 2-9-1998.


AMITA PASRICHA


SUNIL KUMAR PASRICHA
..6/-

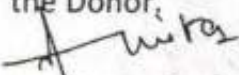


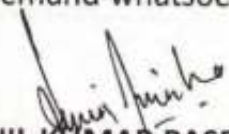
Having purchased the above mentioned entire property by Shri Deepak Kumar above named from Shri Kailash Chander Sachdev S/o Shri Achhru Ram Sachdev vide Regd. Sale Deed as No.4673 in Addl. Book No.I Volume No.672 on pages 72 to 76 dated 26-6-1961 registered in the office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

Whereas the Donor wants to gift the built up $\frac{1}{2}$ undivided share of Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds. out of property bearing No.H-335 alongwith proportionate undivided ownership rights of the underneath land measuring 200 sq. yds. with super structure situated in the abadi of New Rajinder Nagar, New Delhi-110060, as per map attached herewith, with fittings and fixtures with water and electric connections in working order along with separate water and electric meters, by way of Gift without any force or compulsion from others with sound mind and perfect health unto the Donee due to natural love and affection being her Husband.

NOW THIS GIFT DEED WITNESSETH AS UNDER:

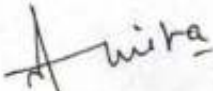
1. That the Donor hereby donate the above mentioned property, unto the Donee of the said property, as a Gift who shall hereinafter become the absolute owner of the built up $\frac{1}{2}$ undivided share of Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds. out of property bearing No.H-335 alongwith proportionate undivided ownership rights of the underneath land measuring 200 sq. yds. with super structure situated in the abadi of New Rajinder Nagar, New Delhi-110060 without any claim, from the Donor or any other persons claiming under the said Donor.
2. The vacant and peaceful physical possession of the above mentioned property under gift has been handed over to the Donee by the Donor, who has occupied the same.
3. The Donee shall hereinafter hold, use, enjoy, as he likes and to sell, mortgage, lien, let-out or make additions/alterations or renovations the same as his own property without any hindrance, claim or demand whatsoever from the Donor.

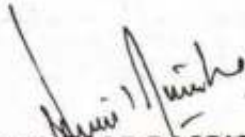

AMITA PASRICHA


SUNIL KUMAR PASRICHA
..7/-



4. The Donor hereby assure the Donee that the above mentioned property under gift is free from all sorts of encumbrances, burden, decree, sale, mortgage, gift, lien, liability, injunction orders, legal flaws, litigation, attachment, stay orders, surety, security or transfer etc. and there is no legal defect in the title of the Donor, if proved otherwise or if the Donee is deprived of the said property under gift or part thereof, owing to the above reasons, the Donor shall be liable to indemnify the Donee in full or part to the extent of loss sustained by the Donee with all costs and damages, etc.
5. That the Donee is authorized to get the mutation effected in his own name by presenting of this Gift Deed in the Municipal Corporation of Delhi, Revenue Record, Delhi Jal Board and Delhi Vidyut Board/ BSES/NDPL/TPDDL/concerned Department etc. or any other authority etc. relating to the above mentioned property.
6. That all dues such as house tax, water and electric bills, etc. outstanding if any, in respect of the above mentioned property under gift, shall be paid and borne by the Donor upto the date of execution/registration of this Gift Deed and later on by the Donee.
7. That the Donee has accepted this Gift and signed as Donee on this Gift Deed in token of his consent.
8. This Gift Deed is made by the Donor in favour of the Donee due to natural love and affection being her Husband.
9. The Donee has borne all the costs of stamp papers and registration fee, etc. of this Gift Deed.
10. That the value of property under gift is Rs.28,00,000/- (Rupees Twenty Eight Lakh Only) on which stamp has been assessed.


AMITA PASRICHA


SUNIL KUMAR PASRICHA
..8/-

The Government of India has decided to grant a pension of Rs. 1000 per month to the widow of the late Mr. X. This pension is to be paid from the date of the death of Mr. X until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. X.

The Government of India has also decided to grant a pension of Rs. 500 per month to the widow of the late Mr. Y. This pension is to be paid from the date of the death of Mr. Y until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. Y.

The Government of India has also decided to grant a pension of Rs. 300 per month to the widow of the late Mr. Z. This pension is to be paid from the date of the death of Mr. Z until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. Z.

The Government of India has also decided to grant a pension of Rs. 200 per month to the widow of the late Mr. A. This pension is to be paid from the date of the death of Mr. A until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. A.

The Government of India has also decided to grant a pension of Rs. 100 per month to the widow of the late Mr. B. This pension is to be paid from the date of the death of Mr. B until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. B.

The Government of India has also decided to grant a pension of Rs. 50 per month to the widow of the late Mr. C. This pension is to be paid from the date of the death of Mr. C until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. C.

The Government of India has also decided to grant a pension of Rs. 25 per month to the widow of the late Mr. D. This pension is to be paid from the date of the death of Mr. D until the death of the widow. The pension is to be paid in arrears for the period of six months from the date of the death of Mr. D.



11. That the Donee is fully empowered to get the fresh water and electric connections or to transfer the water and electric connections in respect of the above mentioned property under gift, in his own name after the execution/registration of this Gift Deed, at his own costs and expenses, from the D.V.B./BSES/NDPL/ TPDDL/concerned Department, D.J.B., etc. otherwise the Donee shall pay the electric/water bills proportionately or separately as the case may be.

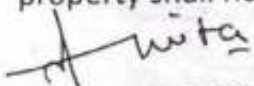
12. That the Donee is also empowered to get the house tax transferred or to get it assessed the house tax in respect of the above mentioned property under gift, in his own name after the execution/registration of this Gift Deed from the M.C.D. at his own costs and expenses, otherwise the Donee shall pay the electric/water bills proportionately or separately as the case may be.

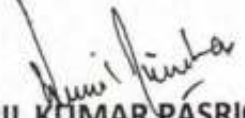
13. The Donor has handed over the photocopies of Sale Deeds, Will, etc. and all other relevant papers in respect of the above mentioned property under gift to the Donee.

14. On the basis of this Gift Deed the Donee has become the owner of built up $\frac{1}{2}$ undivided share of Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds out of the said property and is empowered to use, enjoy, sell, mortgage, gift, transfer, exchange etc. as he likes as owner.

15. The common amenities like stair case, sewer connection, and passage of the above mentioned property are common and shall remain common. The Donee shall use the common stair case, sewer connection, and passage and the Donee shall bear the proportionate cost of maintenance, electricity charges of lift, common area lights etc.

16. That the Donee can install the T.V. Antenna on the terrace roof of the top floor of the said property and shall also go to the terrace roof of the top floor of the said property for the purpose of repair of T.V. Antenna and water tank which has been installed on the terrace roof of the top floor of the said property. And the other owner/s/occupant/s of the top floor of the said property shall not raise any objection in this regard.


AMITA PASRICHA


SUNIL KUMAR PASRICHA



17. The Donor now admit that she has been left with no rights, titles or interests in the above mentioned property under gift and the Donee has become the owner of built up $\frac{1}{2}$ undivided share of Entire Upper Ground Floor, without terrace roof rights, measuring 200 sq. yds out of the said property and will transfer the same by way of sale, gift, mortgage, exchange or lease in any manner whatsoever.

18. The Donee shall maintain the above mentioned property under gift at his own costs and expenses.

19. That the Donor, her heirs, successors, executors, administrators, legal representatives and assignees have been left with no rights, titles or interests in the said property and the Donee has become its absolute owner.

In Witness whereof this Gift Deed is executed at Delhi on the day, month and year above written

WITNESSES

① amita pasricha ✓

1. Damini Pasricha

D/O Sh. Sunil Pasricha
R10 H-333, New Rajinder Nagar,
N Delhi

A.N. 635372800862

Legn ✓

2. RADENDER

S/O Sh. VED SINGH
R10 House No 48, Street No 8
E-Block Daya/ Puri Delhi

A.No. 621995123223

Amita

DONOR
AMITA PASRICHA

Sunil Pasricha

DONEE
SUNIL KUMAR PASRICHA

SITE PLAN OF BUILT-UP 1/2 UNDIVIDED SHARE OF ENTIRE UPPER GROUND FLOOR
(WITH OUT TERRACE ROOF RIGHTS) OUT OF PROPERTY BEARING NO-H-335, AT
NEW RAJINDER NAGAR, NEW DELHI -110060.

DONOR :- SMT. AMITA PASRICHA.

DONEE :- SH. SUNIL KUMAR PASRICHA.

1/2 UNDIVIDED SHARE OF UPPER GROUND FLOOR GIFT SHOWN IN RED COLOUR

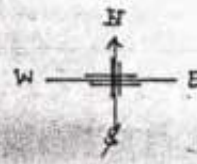
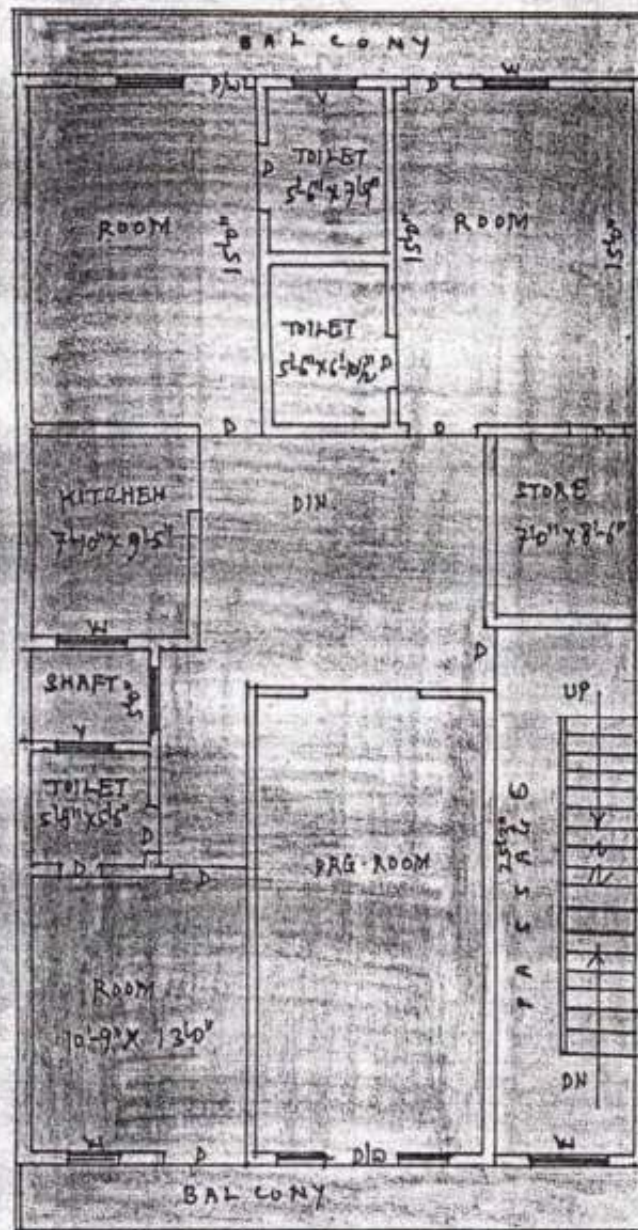
COMMON PORTION SHOWN IN YELLOW COLOUR

PLOT AREA UNDER SALE = 167.22 SQ. MT.

COVD. AREA = 134 SQ. MT.

← SERVICE LANE →

OTHER'S PROPERTY



Amita.

(SIG. OF DONOR)

Sunil Kumar

(SIG. OF DONEE)

OPEN (BELOW)

← ROAD →

Suresh Chand
 24/3/2014

SURESH CHAND
 DRAUGHT MAN,
 Sect of B.O.B. Block, Opp. Central Mall.





01CC 581738

1

VENDEE

VENDOR

Passport No.B-458738 Dated

SALE DEED FOR A SUM OF RS. 4,75,000/-

Stamp Duty for Sale Deed under Article
23 of Indian Stamp Act @ 3% on
Rs. 4,75,000/-

Rs.14,250/-

Transfer Duty under Section 147
of Delhi Municipal Corporation
Act @ 5% on Rs.4,75,000/-

Rs.23,750/-

TOTAL:

Rs.38,000/-

SALE DEED

This Sale Deed is executed at Delhi on this 6-4-2000
by Shri Kamal Lalwani, Citizen of India, s/o Shri Om Prakash
Lalwani r/o No.H-334, UGF, New Rajinder Nagar, New Delhi,
hereinafter called the Vendor in favour of Mrs. Krishna
Rani, Citizen of India, w/o Shri P.L. Pasricha r/o No.150,
Bhagirathi Apppts. Sector-9, Rohini, Delhi, hereinafter
called the Vendee.

Handwritten signatures and text:
Kamal Lalwani
श्री ०२१॥ रानी
....2/-

Received Original document by
...

38m

Null
Duck

~~Miss Pambos~~

कृष्ण रात्रि



01BB 872429

: 2 :

The expression Vendor and Vendee shall means and include their heirs, successors, executors and assigns of the respective parties.

Whereas the Vendor is the exclusive owner of -- leasehold rights with structure thereon in respect of front side half portion of entire Upper Ground Floor without terrace roof rights out of property bearing No.H-335, with proportionately underneath land measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi.

Having purchased the above mentioned property by the vendor from Shri Deepak Kumar s/o Shri Rama Nand Gandhi r/o No.H-335, New Rajinder Nagar, New Delhi through his General Attorney Shri Subhash Chander Juneja s/o late Shri Karam Chand r/o No.60/17, Old Rajinder Nagar, New Delhi, vide Regd. Sale Deed as No.869 in Addl. Book No.1 Volume No.33 on pages 147 to 153 dated 2.9.1998 entered in the Office of the Sub-Registrar, Karol Bagh, New Delhi.

Having purchased the above mentioned entire property by Shri Deepak Kumar above named from Shri Kailash Chander Sachdev s/o Shri Achhru Ram Sachdev r/o New Rajinder Nagar, New Delhi vide Regd. Sale Deed as No.4673 in Addl. Book No.1 Volume No.672 on pages 72 to 76 dated 26.6.1961 entered in the Office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

Handwritten signature
क. रा. रानी

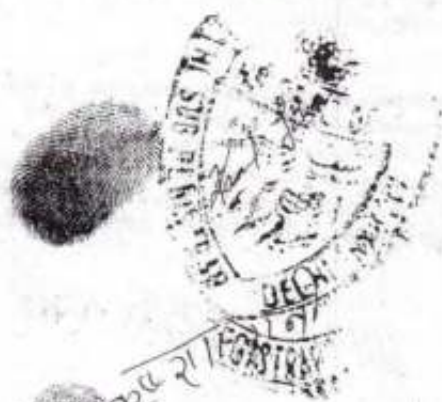
..3/-

43883 612312

Cash No: 045404-11003012 Dt: 28/3/2000

Vendor (s) Name
of Entire consideration of Rs
(Rupees)
The balance of entire consideration of
Rs
(Rupees)
has been paid to the Vendor (s)
Mortgagor (s) &
S/o W/o
R/o
Vendor (s) Mort
etc/They release also
Witnesses etc.

6/4/2000



January

Signature



: 3 :

1

The mutation of the above mentioned property has been made in the name of Shri Deepak Kumar above named in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Mutation Letter No.L&DO/PS.IV/515/866 dated 8.3.1972/14.4.1972 issued by Dy. Land and Development Officer, Nirman Bhawan, New Delhi.

Having acquired the above mentioned entire property bearing No.H-335 measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi by Shri Kailash Chander Sachdev above named from the President of India, vide Regd. Lease Deed as No.3286 in Addl. Book No.I Volume No.650 on pages 51 to 53 dated 10.5.1961 and Conveyance Deed Regd. as No.3309 in Addl. Book No.I Volume No.650 on pages 113 to 116 dated 11.5.1961 both entered in the Office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

That the Vendor holds the said property which is within the ceiling limits as per specification of Section 4 of the Urban Land (C&R) Act No. 33 of 1976, therefore, the permission of the competent authority under Section 27(2) of the said Act is not required, in view of the judgement of the Hon'ble Supreme Court of India Dated 13.11.1980.

Handwritten signature: केशव शर्मा
...4/-

6389 / 23131m

RECEIVED
JAN 10 1964
U.S. AIR FORCE
HONOLULU, HAWAII

RECEIVED
JAN 10 1964
U.S. AIR FORCE
HONOLULU, HAWAII



: 4 :

1

And Whereas the Vendor has got full rights, clear titles and absolute authority to sell and transfer the leasehold rights with structure thereon in respect of the above mentioned property, and there is no impediment in transferring the same.

Whereas the Vendor has agreed to sell the leasehold rights with structure thereon in respect of the above mentioned property, whatsoever rights of the Vendor has, and there is no need to obtain the sale permission from the Land & Development Office, Nirman Bhavan, New Delhi, vide clause No.(viii) on page No.3 of the Lease Deed, as the above mentioned property was acquired in the year of 1961.

Whereas the Vendor has agreed to sell the leasehold rights with structure thereon in respect of front side half-portion of entire Upper Ground Floor without terrace roof rights out of property bearing No.H-335, with proportionately underneath land measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi, for his bona-fide needs and requirements with fittings and fixtures --- with electric and water connections in working order along with separate water and electric meters and the Vendee has agreed to purchase the same for a sum of Rs.4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand Only).

Handed over to the vendee
02.02.11 रानी
..5/-

Case 13-23131-mc

W
The
of

the court has found that the defendant is not entitled to a new trial.

the court has found that the defendant is not entitled to a new trial.

the court has found that the defendant is not entitled to a new trial.



1000Rs.



1

: 5 :

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of Rs.4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand only) which will be received by the vendor from the vendee at the time of registration/execution of this Sale Deed before the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi, as per details given below :-

1. To be received through Pay ~ : Rs.4,75,000/-
Order as No.045404 dated
28.3.2000 drawn on Bank
of India, Branch Janpath,
New Delhi-1.

Total : Rs.4,75,000/-
=====

The Vendor hereby absolutely assigns, conveys and transfers to the Vendee all his rights of ownership and all interests in the above mentioned property under sale, hereby conveyed.

The vacant and peaceful possession of the above-mentioned property under sale has been given to the Vendee by the Vendor who has occupied the same.

कृष्ण राव शर्मा

श्री लाल

..6/-

23/3/20

10/10/1964

HOW THIS CASE WOULD WITNESS IN COURT:

1. The first step is to identify the key components of the system. This includes understanding the hardware, software, and data involved.



That the vendee can get the above mentioned property under sale mutated and transferred in her own name on the basis of this Sale Deed in the records of the M.C.D., Delhi Vidyut Board, Delhi Jal Board, L&DO, Nirman Bhawan, New Delhi or any other relevant records in the absence of the Vendor.

The Vendee shall hereinafter hold, use, enjoy as she likes and to sell or make additions/alterations in the same as her own property without any hinderance, claim or demand whatsoever from the Vendor.

The Vendor hereby assure the Vendee that the above mentioned property under sale is free from all sorts of encumbrances, burden, decree, sale, mortgage, gift, lien, liability, injunction orders, legal flaws, litigation, stay orders, attachment, dispute, surety, security or transfer, etc. and there is no legal defect in the title of the Vendor. If proved otherwise or if the Vendee is deprived of the said property under sale or part thereof, owing to the above reasons, the Vendor shall be liable to indemnify the Vendee in full or part to the extent of loss sustained by the Vendee with all costs and damages, etc.

That all dues such as house tax, water and electric, bills, lease money etc. outstanding, if any, in respect of the above mentioned property under sale, shall be paid and borne by the Vendor upto the date of registration/execution of this Sale Deed and later on by the Vendee.

The Vendee has spent all costs of stamp papers and registration fee etc.

The Vendor has handed over the photostat copies of the original Lease Deed, Conveyance Deed, and Substitution Letter, Sale Deeds and original Sale Deed and all other relevant papers in respect of the above mentioned property under sale to the Vendee.

दापणी शर्मा

दापणी शर्मा

: 7 :

If desired, the Vendee is fully empowered to get the fresh water and electric connections in respect of the above mentioned property under sale in her own name after the execution/registration of this Sale Deed from the D.V.B., D.J.B. at her own costs and expenses, otherwise the Vendee shall pay the electric and water bills proportionately or separately, as the case may be.

The Vendee is also empowered to get assessed the house tax or transfer the house tax in respect of the above mentioned property under sale in her own name from the M.C.D. at her own costs and expenses, otherwise the Vendee shall pay the house tax proportionately or separately of the said property under sale.

The Vendee shall maintain the said property under sale at her own costs and expenses.

The jet pump of the above mentioned property under sale is common and will remain common. The vendee will use the common jet pump.

The stair case, sewer connection and passage of the above mentioned property are common and will remain common. The vendee shall use the common stair case, sewer connection and passage.

The vendee can install the T.V. Antenna on the terrace-roof of the top floor of the said property and shall also go to the terrace roof of the top floor of the said property for the purpose of repair of the T.V. Antenna and water tank, etc. which is to be installed on the terrace roof of the top floor of the said property. The Vendor and the other occupants/owner of the terrace roof of the top floor shall not raise any objection in this regard.

The vendee shall bear the charges of common facilities like booster pump, overhead tank, electric and water main fittings etc. in connection therewith along with the other occupants/owners of the other floors of the said property proportionately.

प्राप्त २७

Handwritten signature

..8/-



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the twenty-ninth is the fact that the
the thirtieth is the fact that the

In witness whereof this Sale Deed is executed at Delhi on the day, month and year above written.

WITNESSES:

1. SUNIL KUMAR PASRICHA
90. St. PL. PASRICHA
56. 1st floor. Rani Mans. Road
NEW DELHI - 110053
- 2.

DLN0P98101904

22-10-2003

YASWANT

TITENDER KUMAR LAJWANI

S/o SHRI KISHAN LAJWANI
S/o R-596, NEW RAJINDER NAGAR
NEW DELHI - 110060
P-R-40(377)/86

VENDOR

[Signature]

VENDEE

VENDEE

VENDEE

Handwritten signature



1821

9453

6/4/2000

Additional Book No. 1
On Page 1
Day of 11

Sub-Registrar III
New Delhi



01DD 754376

VENDOR
Passport No.C-377186 Dated

VENDEE

SALE DEED FOR A SUM OF RS. 3,50,000/-

Stamp Duty for Sale Deed under Article
23 of Indian Stamp Act @ 3% on
Rs. 3,50,000/- Rs.10,500/-

Transfer Duty under Section 147
of Delhi Municipal Corporation
Act @ 5% on Rs.3,50,000/- Rs.17,500/-

TOTAL: Rs.28,000/-

SALE DEED

This Sale Deed is executed at Delhi on this 6-4-2000
by Shri Jitender Kumar Lalwani, Citizen of India, s/o Shri
Kishan Lal Lalwani r/o No.H-334, UGF, New Rajinder Nagar,
New Delhi, hereinafter called the Vendor in favour of Mrs.
Amita Pasricha, Citizen of India, w/o Shri Sunil Kumar
Pasricha r/o No.150, Bhagirathi Apprts. Sector-9, Rohini,
Delhi, hereinafter called the Vendee.

Amita

Jitender2/-

23/3/2000

$$25m \times 1m + 3$$

max

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 लड़क/परिवार/पुत्रा
 विवाही
 श्री/श्री वसि कुमारी देवी
 लड़क/परिवार/पुत्रा
 विवाही

6/1/18
 B.H. Sahar

सिन्धो जोरकर
 सिंह

Detention
Presented by Sd/Smt
Sd W/o
In
Office of the Registrar/Sd-1
Delhi/New Delhi. on this
Day of
Sd. H. 334 VGP

6/4/2000

Now
Source C

1000
January

1. Sh. Titender Kumar
 2. Amrita Pasan
 3. Kamla Devi

Registrar-III
New Delhi
6/4/2000

John Henry

~~Amrita~~

Karl Laker

~~W. J. Connelley~~



: 2 :

2

The expression Vendor and Vendee shall means and include their heirs, successors, executors and assigns of the respective parties.

Whereas the Vendor is the exclusive owner of leasehold rights with structure thereon in respect of rear side half portion of entire Upper Ground Floor without terrace roof rights out of property bearing No.H-335, with proportionately underneath land measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi.

Having purchased the above mentioned property by the vendor from Shri Deepak Kumar s/o Shri Rama Nand Gandhi r/o No.H-335, New Rajinder Nagar, New Delhi through his General Attorney Shri Subhash Chander Juneja s/o late Shri Karam Chand r/o No.60/17, Old Rajinder Nagar, New Delhi, vide Regd. Sale Deed as No.870 in Addl. Book No.I Volume No.33 on pages 154 to 160 dated 2.9.1998 entered in the Office of the Sub-Registrar, Karol Bagh, New Delhi.

Having purchased the above mentioned entire property by Shri Deepak Kumar above named from Shri Kailash Chander Sachdev s/o Shri Achhru Ram Sachdev r/o New Rajinder Nagar, New Delhi vide Regd. Sale Deed as No.4673 in Addl. Book No.I Volume No.672 on pages 72 to 76 dated 26.6.1961 entered in the Office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

Prithvi

January 31-

23/3/20

8.3.58 0001-

Vendor's Name: Sh. S. S. S.
of East and West of the City of Delhi
(Rupees)
The balance of the consideration of
Rs. 1000000
(Rupees) under (a)
has been paid to
Mortgagor to
S/o W/o
R/o
Vendor's Name: Sh. S. S. S.
He/She/They is/are the foreman
witness (s).

6/4/2000

January

2nd June

~~Don't know~~



: 3 :

2

The mutation of the above mentioned property has been made in the name of Shri Deepak Kumar above named in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Mutation Letter No.L&DO/PS.IV/515/866 dated 8.3.1972/14.4.1972 issued by Dy. Land and Development Officer, Nirman Bhawan, New Delhi.

Having acquired the above mentioned entire property bearing No.H-335 measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi by Shri Kailash Chander Sachdev above named from the President of India, vide Regd. Lease Deed as No.3286 in Addl. Book No.I Volume No.650 on pages 51 to 53 dated 10.5.1961 and Conveyance Deed Regd. as No.3309 in Addl. Book No.I Volume No.650 on pages 113 to 116 dated 11.5.1961 both entered in the Office of the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

That the Vendor holds the said property which is within the ceiling limits as per specification of Section 4 of the Urban Land (C&R) Act No. 33 of 1976, therefore, the permission of the competent authority under Section 27(2) of the said Act is not required, in view of the judgement of the Hon'ble Supreme Court of India Dated 13.11.1980.

Pritha

Pritha ...4/-

2273/m

श्री बी/बी मणि/दुवाणी



1000Rs.



: 4 :

2

And Whereas the Vendor has got full rights, clear titles and absolute authority to sell and transfer the leasehold rights with structure thereon in respect of the above mentioned property, and there is no impediment in transferring the same.


Whereas the Vendor has agreed to sell the leasehold rights with structure thereon in respect of the above mentioned property, whatsoever rights of the Vendor has, and there is no need to obtain the sale permission from the Land & Development Office, Nirman Bhavan, New Delhi, vide clause No.(viii) on page No.3 of the Lease Deed, as the above mentioned property was acquired in the year of 1961.

Whereas the Vendor has agreed to sell the leasehold rights with structure thereon in respect of rear side half portion of entire Upper Ground Floor without terrace roof rights out of property bearing No.H-335, with proportionately underneath land measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi, for his bona-fide needs and requirements with fittings and fixtures --- with electric and water connections in working order and the Vendee has agreed to purchase the same for a sum of Rs.3,50,000/- (Rupees Three Lakhs and Fifty Thousand Only).

..5/-

Twita

Yashwanth


 23/3/2000
 दिनांक
 श्री श्री गणेशाय नमः
 श्री गणेशाय नमः



: 5 :

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of Rs.3,50,000/- (Rupees Three Lakhs and Fifty Thousand only) which will be received by the vendor from the vendee at the time of registration/execution of this Sale Deed before the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi, as per details given below:-

1. To be received through Pay- - : Rs.3,50,000/-
Order as No.045422 dated
29.3.2000 drawn on Bank
of India, Branch Janpath,
New Delhi-1.

Total : Rs.3,50,000/-
=====

The Vendor hereby absolutely assigns, conveys and transfers to the Vendee all his rights of ownership and all interests in the above mentioned property under sale, hereby conveyed.

The vacant and peaceful possession of the above mentioned property under sale has been given to the Vendee by the Vendor who has occupied the same.

That the vendee can get the above mentioned property under sale mutated and transferred in her own name on the basis of this Sale Deed in the records of the M.C.D., Delhi Vidyut Board, Delhi Jal Board, L&DO, Nirman Bhawan, New Delhi or any other relevant records in the absence of the Vendor.

The Vendee shall hereinafter hold, use, enjoy as she likes and to sell or make additions/alterations in the same as her own property without any hinderance, claim or demand whatsoever from the Vendor.

Wita

January ...6/-

: 6 :

The Vendor hereby assures the Vendee that the above-mentioned property under sale is free from all sorts of encumbrances, burden, decree, sale mortgage, gift, lien, liability, injunction orders, legal flaws, litigation, stay orders, attachment, dispute, surety, security or transfer, etc. and there is no legal defect in the title of the Vendor. If proved otherwise or if the Vendee is deprived of the said property under sale or part thereof, owing to the above reasons, the Vendor shall be liable to indemnify the Vendee in full or part to the extent of loss sustained by the Vendee with ~~alloc~~ costs and damages, etc.

That all dues such as house tax, water and electric, bills, lease money etc. outstanding, if any, in respect of the above mentioned property under sale, shall be paid and borne by the Vendor upto the date of registration/execution of this Sale Deed and later on by the Vendee.

The Vendee has spent all costs of stamp papers and registration fee etc.

The Vendor has handed over the photostat copies of the original Lease Deed, Conveyance Deed, and Substitution Letter, Sale Deeds and original Sale Deed and all other relevant papers in respect of the above mentioned property under sale to the Vendee.

If desired, the Vendee is fully empowered to get the fresh water and electric connections in respect of the above mentioned property under sale in her own name after the execution/registration of this Sale Deed from the D.V.B., D.J.B. at her own costs and expenses, otherwise the Vendee shall pay the electric and water bills proportionately or separately, as the case may be.

The Vendee is also empowered to get assessed the house tax or transfer the house tax in respect of the above mentioned property under sale in her own name from the M.C.D. at her own costs and expenses, otherwise the Vendee shall pay the house tax proportionately or separately of the said property under sale.

Amita

...7/-

[illegible]

1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the factors that may be contributing to the problem. Once the nature of the problem is understood, the next step is to identify the causes of the problem. This involves a detailed analysis of the situation and the factors that may be contributing to the problem. Once the causes of the problem are identified, the next step is to develop a plan of action to address the problem. This involves determining the steps that need to be taken to address the problem and the resources that will be required to implement the plan. Finally, the last step in the process is to implement the plan and monitor the results. This involves putting the plan into action and tracking the progress of the implementation to ensure that the problem is being addressed effectively.

The Vendor has agreed will contract for a

1. The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of Nevada:

1. The first step in the process of determining the relative importance of the various factors is to identify the factors that are likely to influence the outcome. This is done by conducting a literature review and by consulting with experts in the field. The factors identified are then ranked in order of importance, with the most important factors being given the highest priority.

The Vendee shall maintain the said property under sale at her own costs and expenses.

The jet pump of the above mentioned property under sale is common and will remain common. The vendee will use the common jet pump.

The stair case, sewer connection and passage of the above mentioned property are common and will remain common. The vendee shall use the common stair case, sewer connection and passage.

The vendee can install the T.V. Antenna on the terrace roof of the top floor of the said property and shall also go to the terrace roof of the top floor of the said property for the purpose of repair of the T.V. Antenna and water tank, etc. which is to be installed on the terrace roof of the top floor of the said property. The Vendor and the other occupants/owner of the terrace roof of the top floor shall not raise any objection in this regard.

The vendee shall bear the charges of common facilities like booster pump, overhead tank, electric and water main fittings etc. in connection therewith alongwith the other occupants/owners of the other floors of the said property proportionately.

In witness whereof this Sale Deed is executed at Delhi on the day, month and year above written.

WITNESSES:

1. *Chini Hander*
(SUNIL KUMAR ARORA)
S/o Sh. P. L. ARORA
56, 1st floor, Rani Moti Road
New Delhi-110053
2. *24/09/2004-2004-2003*

VENDOR

VENDEE

Kamal Lal
Kamal Lalwani
S/o Chini Omprakash Lalwani
H/o H-329, New Delhi
R.R. NOC 377/86

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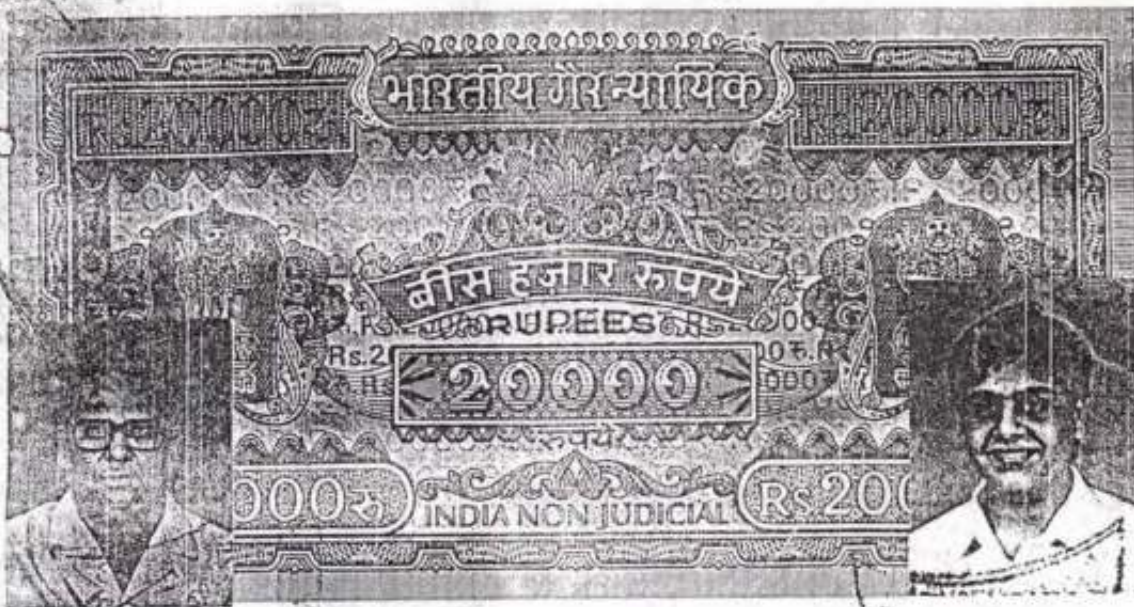
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VENDOR



VENDEE

1899
 Reg. No. 1899
 Volume No. 53
 On Page 1
 Day of 16
 Sub-Registrar III
 New Delhi



00CC 770055

Documents Scrutinized By
Reg. Pass. Checked By
Sign of Collector
2/9/98

SALE DEED FOR RS.3.00.000/-

REGISTRAR STAMP DUTY PAID
Karnal Bazar, No. Delhi
TRANSFER DUTY PAID

RS. 2.000/-

RS.15.000/-

TOTAL

: RS.24.000/-

THIS SALE DEED is executed at New Delhi on this 2nd day of Sept 1998; BY : MR. DEEPAK KUMAR son of Shri Rama Nand Gandhi, resident of H-335, New Rajinder Nagar, New Delhi (Passport No.C-162554, dated 15.10.1997, issued by RPO Delhi), hereinafter called the 'VENDOR', through his duly constituted General Attorney SHRI SUBHASH CHANDER JUNEJA son of Late Shri Karam Chand, resident of 66/17, Old Rajinder Nagar, New Delhi (I.Card No.DL/07/067/042937 dated 16.2.1995, ERO Rajinder Nagar, New Delhi), vide GPA registered as No.906, in Addl. Book No.IV, Volume No.2543, on pages 109 to 112 on 14.2.1997 in the office of Sub-Registrar, Asaf Ali Road, New Delhi.

Subhash Chander Juneja
Contd....2/p.

B-1 to B-15

Received original documents
Vijendra Singh

1608 2018/18

20000 Subhakar Kumar Lal
Kishan dal kulwani

324 V.C.F. Nid-

Sale deed

Ravinder Nagar

20000 21
1000 24
24000

45M

Presented by Subhakar Kumar Jungs
S/o Sh. K. Arun Chandra
in the name of the 1st defendant
Day of 20/17 and Raju
Both on 19 Dec 2018
Kashmiri Nagar, N. Delhi
21/12/18

Subscribed



Subhakar Chandra Jungs
(Vendor)

Witnesses
Marginal witness

Subscribed



30000/-
The balance of the consideration of Rs. 30000/- has been paid to the Vendor(s) by the Buyer(s) in my presence. And they have been identified by the aforesaid witness.

Subhakar Jungs
Kashmiri Nagar, N. Delhi
21/12/18

on 12 Dec 2018



21/12/18

1000Rs.



IN FAVOUR OF :-

MR. JITENDER KUMAR LALWANI son of Shri Kishan Lal Lalwani, resident of H-334, UBF, New Rainder Nagar, New Delhi-60, hereinafter called the 'VENDEE' (Passport No.C-377186, dated 12.1.1988, issued by SPO Lucknow).

THE expression of the Vendor and the Vendee herein used shall mean and include them, their heirs, successors, legal representatives, administrators, nominees and assigns.

Gurshikhar

Contd...3/p.

BL



WHEREAS the Vendor is absolute owner of Built-up Property bearing No.H 335, measuring 2000 sq.yds., situated at New Rainder Nagar, New Delhi-60, by virtue of Sale Deed registered as No.4673, in Additional Book No.1, Volume No.672, on pages 72 to 76 on 26.6.1961, in the office of Sub-Registrar, New Delhi, read with Mutation Letter No. L&DO/PS.IV/515/866 dated 8.3.1972/14.4.1972 issued by Land & Development Office, Nirman Bhavan, New Delhi, further read with Conveyance Deed registered as No.3309, in Addl. Book No.1, Volume No.650, on pages 113 to 116 on 11.5.1961 and Lease Deed registered as No.3286, in Addl. Book No.1, Volume No.65, on pages 51 to 53 on 10.5.1961 both in the office of Sub-Registrar, Delhi (NAZUL) Sub-Distt.

WHEREAS the aforesaid property is self-acquired property of the Vendor and as such the Vendor through attorney is fully competent to execute this Sale Deed.

Gurukul Chaudhary

Contd....4/p.

1000Rs.



WHEREAS the Vendor through attorney out of aforesaid property, have agreed to sell One Half portion of entire ^{Upper} Ground Floor (Rear side), Property bearing No.H-335, New Rajinder Nagar, New Delhi-60, measuring 200 sq.Yds., for a sum of Rs.3,00,000/- (Rupees Three Lacs Only) to the Vendee and he Vendee has agreed to purchase the aforesaid portion from the Vendor through attorney.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1) THAT in consideration of aforesaid sum of Rs.3,00,000/- (Rupees Three Lacs Only) which sum has been paid by the Vendee to Shri Shailender Juneja son of Shri S.C. Juneja, resident of 4D/25, Old Rajinder Nagar, New Delhi, for the reason that he holds agreements in respect to said property, vide Agreements dated 14.2.1997. The detail of payment is as under :-

1) Rs.3,00,000/-vide Cheque
No.081410 dated 20.8.1998, drawn
on Punjab & Sind Bank, Kirti Nagar,
New Delhi.

Shailender Juneja



1000Rs.



-: 5 :-

2) THAT the aforesaid Vendor through attorney doth hereby sell, convey, transfer, assign and sell the aforesaid portion alongwith all the rights of ownership, proportionate undivided, indivisible and impartiable ownership rights in the lease hold rights of the land, title, interest, easement and privileges alongwith sanitary and electrical installations, fixtures and fittings whatsoever appurtenant to the aforesaid portion TO HAVE AND TO HOLD the same unto the Vendee absolutely and forever.

3) THAT the Vendor through attorney has delivered peaceful, physical vacant possession of aforesaid portion to the Vendee on execution of this Sale Deed.

A handwritten signature in dark ink, appearing to be 'Sudhakar Chandra'.

Contd....6/p.

4) THAT the Vendor through attorney assures the Vendee that the aforesaid portion hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and disputes, stay order and attachment, notification and acquisition, charges and liens, surety and security or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which a part or whole of the aforesaid portion goes out from the hands of the Vendee then the Vendor will be liable and responsible to indemnify the loss thus suffered by the Vendee.

5) THAT the Vendee will pay his share of lease money, House tax bills or any other dues and demands of the concerned authority in respect to said portion from the date of execution of this Sale Deed and prior to that all such dues and demands will be paid by the Vendor/Shri Shailder Juneja, the Agreement holder.

6) THAT the Vendor through attorney has delivered photostat copies of all the relevant documents relating to said property to the Vendee by this Deed.

7) THAT the Vendee will also be the owner of proportionate undivided share in the land.

8) THAT the Vendee will have the right to use common passage, entrance or any other common facilities and share the expenses, if any.

9) THAT the Vendee will not be entitled to make any ownership rights in respect to common areas, stairs, terrace/roof of said property.

10) THAT the Vendor is not required to obtain prior consent/Permission to sell the aforesaid portion, under the terms and conditions of Clause (viii) of the Lease Deed mentioned above, since the first five years of the lease has already been expired.

Suresh Chakraborty

11) THAT now, the Vendor through attorney admits that he has been left with no right, title, interest or concern of any nature whatsoever in the said portion and the Vendee has become the absolute owner of said portion by this Deed, who now shall be fully competent to use and enjoy the aforesaid portion or transfer or alienate the same to anyone in the manner he likes.

12) THAT the Vendee will abide by the terms and conditions of Lease Deed mentioned above.

13) THAT the Vendee will get the aforesaid portion transferred, mutated and assessed in his own name in the records of L&DO, MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.

14) THAT the Executant of Attorney Deed is alive, Attorney Deed has not been revoked till date, therefore the Attorney has legally/validly signed this Deed.

15) THAT both the parties are Indian National.

16) THAT the Vendee has paid cost of stamp duty and registration fee.

IN WITNESS WHEREOF, the Vendor through attorney has executed this Sale Deed at the place, day, month and year first above written in presence of the following witnesses.

WITNESSES :

1.

(Signature)
S. S. M. A. ...
21/32 021 ...
P96110202 DA 18/11/2014

2.

(Signature)
S. S. M. A. ...
21/32 021 ...
P96110202 DA 18/11/2014

(Signature)

VENDOR
THROUGH ATTORNEY

B. F.

RECEIPT

RECEIVED a sum of Rs.3,00,000/- (Rupees Three Lacs Only) in the manner stated below, in respect to sale of one half portion of Upper Ground Floor (Rear side), Property No.H-335, New Raiinder Nagar, New Delhi-60, measuring 200 sq.Yds., FROM :- MR. JITENDER KUMAR LALWANI son of Shri Kishan Lal Lalwani, resident of H-334, UGF, New Raiinder Nagar, New Delhi-60, in full and final settlement.

IN WITNESS WHEREOF, I have executed this Receipt at New Delhi on this day of 1998 in presence of the following witnesses.

WITNESSES :-

1. *Sukhchander*
S/o Shri Kharachand
1/0 60/17 Old Rajinder Nagar
New Delhi-60

Shailender Juneja

EXECUTANT

(SHAILENDER JUNEJA)
son of Shri S.C. Juneja,
resident of 4-D/25, Old Raiinder
Nagar, New Delhi.

2.



ATTESTED

[Signature]
Notary Public, Delhi

2 SEP 1998



POSSESSION LETTER

I, SHAILENDER JUNEJA son of Shri S.C. Juneja, resident of 4-D/25, Old Rajinder Nagar, New Delhi, do hereby deliver the peaceful, physical vacant possession of one half portion of Upper Ground Floor (Rear side), Property No.H-335, New Rajinder Nagar, New Delhi-60, measuring 200 sq.Yds., to MR. JITENDER KUMAR LALWANI son of Shri Kishan Lal Lalwani, resident of H-334, UGF, New Rajinder Nagar, New Delhi-60, in presence of the following witnesses, today the day of 1998.

POSSESSION DELIVERED

SHAILENDER Juneja
(SHAILENDER JUNEJA)

POSSESSION TAKEN

(JITENDER KUMAR LALWANI)

WITNESSES :-

1. *Gulab Chandra*
S/o Shri Karan Chandra
1/6 40/25 Old Rajinder Nagar
New Delhi, 60

2.



ATTESTED

[Signature]
Notary Public, Delhi

2 SEP 1998

3



Documents Scrutinized By
Reg. Fees Charged Re.
Serial No.
Sign of Exhibitor
Sub-Registrar
Karnal Distt. N. Delhi

SALE DEED FOR RS.3,50,000/-

STAMP DUTY PAID

RS.10,500/-

TRANSFER DUTY PAID

RS.17,000/-

TOTAL

: RS.28,000/-

THIS SALE DEED is executed at New Delhi on this 2nd day of Sept 1998. BY : MR. DEEPAK KUMAR son of Shri Rama Nand Gandhi, resident of H-335, New Raiinder Nagar, New Delhi (Passport No.C-162554, dated 15.10.1977, issued by RPO Delhi), hereinafter called the 'VENDOR', through his duly constituted General Attorney SHRI SUBHASH CHANDER JUNEJA son of Late Shri Karam Chand, resident of 60/17, Old Raiinder Nagar, New Delhi (I.Card No.DL/07/067/042937 dated 16.2.1995, ERO Raiinder Nagar, New Delhi), vide GPA registered as No.906, in Addl. Book No.IV, Volume No.2543, on pages 109 to 112 on 14.2.1977 in the office of Sub-Registrar, Asaf Ali Road, New Delhi.

Euloch Chack
Contd....2/p.

Received original documents by
upendra singh
...cess

16086

20/8/98

25000/-

Mr. Kamal Lalwanti

Shri. Om Parkash Lalwanti

R/o H.334, Upper E.F. New Rajender

को बी/बी/सी / मुंबाई P.K. Sharma Nagar New Delhi-60

Sale deed

25000 x 1
1000 x 3
28000

Sukhinder Jung

Shri. Karan Singh

60/17000 Durgam

21/8/98

English check

Sukhinder Jung (Vendor)

Shri. Karan Singh (Borrower)

English check

Execution of the said Shri. Karan Singh and Shri. Sukhinder Jung
S/o, W/o, R/o
Vendor(s) Lender(s) who is/are
(2)
Witnesses
Central of the parties who
understand the contents and contents as correct.
Vendor(s) Mortgage(s) prior receipt of
The balance of entire consideration of Rs. 25000/- has been
paid to Vendor(s) Mortgage(s) by Shri. Karan Singh
R/o
In my presence, I certify that the parties identified by
the aforesaid words are

21/8/98

contd - both the parties

Sukhinder Jung

21/8/98

1000Rs.



- 2 -

IN FAVOUR OF :-

MR. KAMAL LALWANI son of Shri Om Prakash Lalwani, /resident of H-334, UGF, New Raiinder Nagar, New Delhi-60, hereinafter called the 'VENDEE' (Passport No.B-458738, dated 12.10.1987, issued by SPO Lucknow).

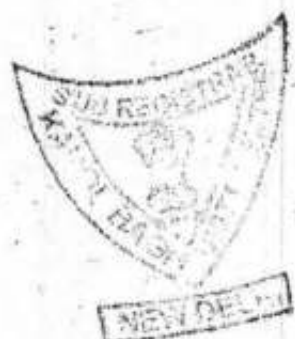
THE expression of the Vendor and the Vendee herein used shall mean and include them, their heirs, successors, legal representatives, administrators, nominees and assions.

Subash Chandra

Contd...3/a.

16086 / 1 20/8/88

1000/नर/विश्व
जो श्री/श्रीवत्सि / कुमावती
विश्वी



1000Rs.



-: 3 :-

WHEREAS the Vendor is absolute owner of Built-up Property bearing No.H-335, measuring 200 sq.Yds., situated at New Raiinder Nagar, New Delhi-60, by virtue of Sale Deed registered as No.4673, in Additional Book No.I, Volume No.672, on pages 72 to 76 on 26.6.1961, in the office of Sub-Registrar, New Delhi, read with Mutation Letter No. L&DO/PS.IV/513/B66 dated 8.3.1972/ 14.4.1972 issued by Land & Development Office, Nirman Bhavan, New Delhi, further read with Conveyance Deed registered as No.3309, in Addl. Book No.I, Volume No.650, on pages 113 to 116 on 11.5.1961 and Lease Deed registered as No.3206, in Addl. Book No.I, Volume No.65, on pages 51 to 53 on 10.5.1961 both in the office of Sub-Registrar, Delhi (NAZUL) Sub-Dist.

WHEREAS the aforesaid property is self-acquired property of the Vendor and as such the Vendor through attorney is fully competent to execute this Sale Deed.

Gulab Chandra

Contd....4/p.

1050/-

१. **विषय** : ...
 २. **विषय** : ...
 ३. **विषय** : ...
 ४. **विषय** : ...
 ५. **विषय** : ...
 ६. **विषय** : ...
 ७. **विषय** : ...
 ८. **विषय** : ...
 ९. **विषय** : ...
 १०. **विषय** : ...

हिन्दु



1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26



-: 4 :-

WHEREAS the Vendor through attorney out of aforesaid ^{Upper} Ground property, have agreed to sell One Half portion of entire Floor (Front side). Property bearing No.H-335, New Rajinder Nagar, New Delhi-60, measuring 200 sq.Yds., for a sum of Rs.3,50,000/- (Rupees Three Lacs, Fifty Thousand Only) to the Vendee and the Vendee has agreed to purchase the aforesaid portion from the Vendor through attorney.

Subscribed and signed

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1) THAT in consideration of aforesaid sum of Rs.3,50,000/- (Rupees Three Lacs, Fifty Thousand Only) which sum has been paid by the Vendee to Shri Shailender Juneja son of Shri S.C. Juneja, resident of 4D/25, Old Rajinder Nagar, New Delhi, for the reason that he holds agreements in respect to said property, vide Agreements dated 14.2.1997. The detail of payment is as under :-

1) Rs.3,50,000/- vide Cheque No.081429 dated 20.8.1998, drawn on Punjab & Sind Bank, Kirti Nagar, New Delhi.

Subscribed and signed

100/-

20/3/98

1000/

Signature: _____

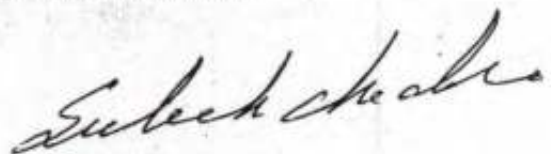


2) THAT the aforesaid Vendor through attorney doth hereby sell, convey, transfer, assign and apart the aforesaid portion alongwith all the rights of ownership, proportionate undivided, indivisible and impartiable ownership rights in the lease hold rights of the land, title, interest, easement and privileges alongwith sanitary and electrical installations, fixtures and fittings whatsoever appurtenant to the aforesaid portion TO HAVE AND TO HOLD the same unto the Vendee absolutely and forever.

3) THAT the Vendor through attorney has delivered peaceful, physical vacant possession of aforesaid portion to the Vendee on execution of this Sale Deed.

4) THAT the Vendor through attorney assures the Vendee that the aforesaid portion hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and disputes, stay order and attachment, notification and acquisition, charges and liens, surety and security or any other registered or unregistered encumbrances and if this fact is found otherwise as a result of which a part or whole of the aforesaid portion goes out from the hands of the Vendee then the Vendor will be liable and responsible to indemnify the loss thus suffered by the Vendee.

5) THAT the Vendee will pay his share of lease money, House tax bills or any other dues and demands of the concerned authority in respect to said portion from the date of execution of this Sale Deed and prior to that all such dues and demands will be paid by the Vendor/Shri Shailder Juneja, the Agreement holder.



Contd....6/p.

6) THAT the Vendor through attorney has delivered photostat copies of all the relevant documents relating to said property to the Vendee by this Deed.

7) THAT the Vendee will also be the owner of proportionate undivided share in the land.

8) THAT the Vendee will have the right to use common passage, entrance or any other common facilities and share the expenses, if any.

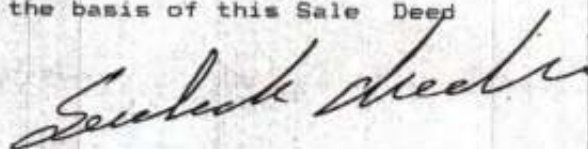
9) THAT the Vendee will not be entitled to make any ownership rights in respect to common areas, stairs, terrace/roof of said property.

10) THAT the Vendor is not required to obtain prior consent/Permission to sell the aforesaid portion, under the terms and conditions of Clause (viii) of the Lease Deed mentioned above, since the first five years of the lease has already been expired.

11) THAT now the Vendor through attorney admits that he has been left with no right, title, interest or concern of any nature whatsoever in the said portion and the Vendee has become the absolute owner of said portion by this Deed, who now shall be fully competent to use and enjoy the aforesaid portion or transfer or alienate the same to anyone in the manner he likes.

12) THAT the Vendee will abide by the terms and conditions of Lease Deed mentioned above.

13) THAT the Vendee will get the aforesaid portion transferred, mutated and assessed in his own name in the records of L&DO, MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.



The undersigned hereby certifies that the within copy is a true and correct copy of the original as the same appears in the records of the County of [] State of []

Witness my hand and seal of office at the City of [] this [] day of [] 19[]

Notary Public for the State of []

My commission expires on the [] day of [] 19[]

Subscribed and sworn to before me on the [] day of [] 19[]

Notary Public for the State of []

I hereby certify that the within copy is a true and correct copy of the original as the same appears in the records of the County of [] State of []

Witness my hand and seal of office at the City of [] this [] day of [] 19[]

Notary Public for the State of []



14) THAT the Executant of Attorney Deed is alive. Attorney Deed has not been revoked till date. therefore, the Attorney has legally/validly signed this Deed.

15) THAT both the parties are Indian National.

16) THAT the Vendee has paid cost of stamp duty and registration fee.

IN WITNESS WHEREOF, the Vendor through attorney has executed this Sale Deed at the place, day, month and year first above written in presence of the following witnesses.

WITNESSES :-

1. ~~Subir~~ *Subir*

(Rohit Arora)
S/o. S. P. Arora
31/32 area Regd. Market
Dh. 196110302
DA 18/11/2016

Subir Arora

VENDOR
THROUGH ATTORNEY

2. ~~Subir~~ *Subir*

(M.K. Ratan)
S/o. J.K. Ratan
206 Dahi Grot Dahi
Dh. 3/06/09 1279
DA 13/6/15



Registered No... 869 in additional Book No... 1
Volume No... 33... in pages... 147... to... 153
on this... day of... 2/9/88
and left thumb impressions have/have not been taken in
my presence.

Sub-Registrar
Kural Bagh, N. D. M. Centre

2/9/88

RECEIPT

RECEIVED a sum of Rs.3,50,000/- (Rupees Three Lacs, Fifty Thousand Only) in the manner stated below, in respect to sale of one half portion of Upper Ground Floor (Front side), Property No.H-335, New Rajinder Nagar, New Delhi-60, measuring 200 sq. Yds., FROM :-MR. KAMAL LALWANI son of Shri Om Prakash Lalwani, resident of H-334, UGF, New Rajinder Nagar, New Delhi-60, in full and final settlement.

IN WITNESS WHEREOF, I have executed this Receipt at New Delhi on this day of 1998 in presence of the following witnesses.

WITNESSES :-

1. *Sudash Chandra*
(SUDASH CHANDRA)
Spouse Shri Kamal Chandra
1/0 40/25 Old Rajinder
Nagar New Delhi - 60

Shailender Juneja


EXECUTANT

(SHAILENDER JUNEJA)
son of Shri S.C. Juneja,
resident of 4-D/25, Old Rajinder
Nagar, New Delhi.

2.



ATTESTED

Shailender Juneja
Notary Public, Delhi

- 2 SEP 1998

THE
OFFICE OF THE
SECRETARY OF THE
NAVY
WASHINGTON, D. C.
JAN 10 1900

TO THE
HONORABLE
MEMBERS OF THE
NAVY
WASHINGTON, D. C.
JAN 10 1900

