INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

5898
19/05/10
4319

Certificate No.	:	IN-DL03025471389525I
Certificate Issued Date	:	16-May-2010 12:54 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP NARAINA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK06161250457421I
Purchased by	:	SUNIL KUMAR PASRICHA
Description of Document	:	Article 23 Sale
Property Description	:	H-335 NEW RAJINDER NAGAR NEW DELHI
Consideration Price (Rs.)	:	24,00,000 (Twenty Four Lakh only)
First Party	:	REVATI CHOTHANI
Second Party	:	SUNIL KUMAR PASRICHA
Stamp Duty Paid By	:	SUNIL KUMAR PASRICHA
Stamp Duty Amount(Rs.)	:	1,44,000 (One Lakh Forty Four Thousand only)

Document verified and found in order as per respect
Signature validate

Please write or type below this line

REVATI CHOTHANI
09707229

SUNIL KUMAR PASRICHA
ADAPP2844D

Property Detail

District/Sub Tehsil Sub Registrar III	Area of Building 0 वर्ग मीटर
Village/City New Rajinder Nagar	Building Type
Place (Segment) New Rajinder Nagar	
Property Type Residential	
Area of Property 167.22 वर्ग मीटर	

Money Related Detail

Consideration Amount 2,400,000.00 Rupees	Stamp Duty paid 144,000.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Rupees

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt REVATI CHOTHANI S/o W/o Nitin Chotani R/o H-335 New Rajinder Nagar, delhi

in the office of the Sub Registrar, Delhi this 19/05/2010 day Wednesday between the hours of

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms REVATI CHOTHANI

and Shri/Ms Sunil Kumar Pasricha

Who is/are identified by Shri/Smt/Km. Sumit Pasricha S/o W/o D/o P. L. Pasricha R/o H-335 New Rajinder Nagar, delhi and Shri/Smt./Km S. Chawla S/o W/o D/o P. K. Chawla R/o D-188 West patel nagar, delhi (Marginal Witness). Witness No. II is known to me.

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

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.2,400,000.00 Rupees Twenty four lakh Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Sunil Kumar Pasricha S/o W/o P. L. Pasricha R/o H-335 New Rajinder Nagar, delhi

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

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Date 19/05/2010

Stamp Duty for Sale Deed under Article 23 of Indian Stamp Act @ 3% on Rs.24,00,000/-	Rs. 72,000/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act @ 3% on Rs.24,00,000/-	Rs. 72,000/-
Total	Rs.1,44,000/-

The Consideration Amount is as per the market value of the property.

	CATEGORY	: D
	SITUATED AT	: NEW RAJINDER NAGAR, ND
1.	Area of Land	: 167.22 SQ.MTS
2.	Minimum Price	: Rs.21,800/-
3.	Land Use	: RESIDENTIAL
4.	(i) Total covered area with open land (ii) Plinth area in Sq. Mtrs.	: 167.22 SQ.MTS :
5.	(i) No. of floors with covered area of each floor in sq. mtrs.	: 4 :
6.	Construction Rates of Category	: Rs.7,600/-
	(ii) Lift provided or not	: No
7.	Type of construction (Pucca/Semi Pucca/Kutcha)	: Pucca
8.	Year of construction	: 1998
9.	DDA/CGHS colony or private colony	: L&DO
10.	(a) Status of building (located in commercial or non-commercial area)	: NON COMMER.
11.	Location (mentioned the area of specific land marks which will help in locating the building)	: NEW RAJINDER NAGAR, ND

..3/-

TOTAL VALUE OF PROPERTY :

167.22 X 21,800 Rs. 36,45,396/-

1/4 share of property Rs. 9,11,349/-

CONSRUCTION CHARGES :

167.22 X 7,600/- Rs. 12,70,872/-

==========

Total= Rs. 21,82,281/-

==========

SALE DEED IS EXECUTING ABOVE THE CIRCLE RATE VALUE

SALE DEED

This Sale Deed is executed at Delhi on this 19-5-2010 by Smt. Revati Chothani W/o Shri Nitin Chothani R/o No.7004, Boulevard East, Apt. 3-33A, N.J. 02093 ~~at present No.H-335~~, New Rajinder Nagar, New Delhi-110060, hereinafter called the Vendor;

IN FAVOUR OF

Shri Sunil Kumar Pasricha, Citizen of India, S/o Shri Pishori ~~Lal Pasricha R/o No.H-335~~, Upper Ground Floor, New Rajinder Nagar, New Delhi-110060, hereinafter called the Vendee.

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

Whereas the Vendor is the exclusive owner of leasehold rights with structure thereon in respect of built up Entire Lower Ground Floor, without terrace roof rights, measuring 200 ~~sq. yds., out of~~ property bearing No.H-335, alongwith proportionate, undivided, indivisible and impartable ownership rights of the underneath land measuring 200 sq. yds., with superstructure, situated in the abadi of New Rajinder Nagar, New Delhi-110060.

Having purchased the above mentioned property by the Vendor from Shri Ashok Kumar Lalwani S/o Late Shri Shyam Dass Lalwani vide Regd. Sale Deed as No.5403 in Addl. Book No.I, Volume No.10801 on pages 10 to 16 dated 7-8-2003 entered in the office of the Sub Registrar, Sub Distt. No.III, Asaf Ali Road, New Delhi.

..4/-

Having purchased the above mentioned property by Shri Ashok Kumar Laiwani 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 Regd. Sale Deed as No.1224 in Addl. Book No.I Volume No.46 on pages 120 to 126 dated 22-10-1998 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 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.

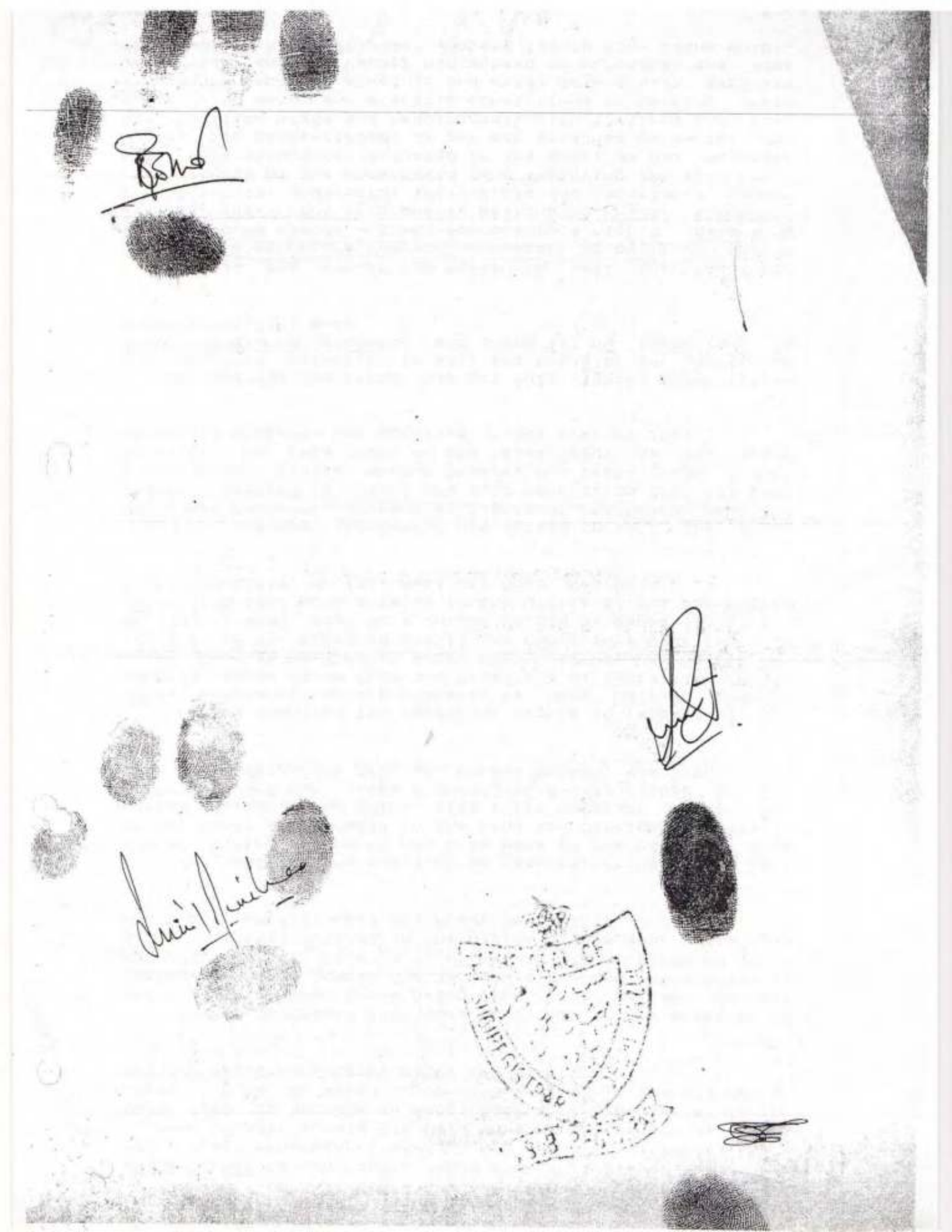
And whereas the mutation in respect of the above mentioned entire property has been made in the name of Shri Deepak Kumar above named in the Land and Development Office, Nirman Bhawan, New Delhi, vide their Mutation Letter No. L&DO/PS-IV/515/866 dated 8-3-1972/14-4-1972 issued by Dy. Land and Development Officer, Nirman Bhawan, New Delhi.

Having acquired the leasehold rights in respect of the above mentioned entire property 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.

And whereas the Vendor has agreed to sell 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 Bhawan, 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.

And whereas the Vendor has got full rights, clear titles and absolute authority to sell and transfer the built up 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 built up Entire Lower Ground Floor, without terrace roof rights, measuring 200 sq. yds., out of property bearing No.H-335, alongwith proportionate, undivided, indivisible and impartable ownership rights of the underneath land measuring 200 sq. yds., with superstructure, situated in the abadi of New Rajinder Nagar, New Delhi-110060, as per map attached herewith, for her bonafide needs and requirements with fittings and fixtures with water and electric connections in working order alongwith separate electric and water meters with separate water tank and the Vendee has agreed to purchase the same for a sum of Rs.24,00,000/- (Rupees Twenty Four Lakhs Only).



NOW THIS SALE DEED WITNESSETH AS UNDER

That in consideration of Rs.24,00,000/- (Rupees Twenty Four Lakh Only) which will be received by the Vendor from the Vendee at the time of execution/registration of this Sale Deed before the Sub-Registrar, Sub-Distt. No.III, Asaf Ali Road, New Delhi.

Pay order No 080178 dated 18/5/10 Rs=24,00,000/- Bank of India Connaught Circus N. Delhi-1

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

2. 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.

3. The Vendee shall hereinafter hold use, enjoy as he likes and to sell, lien, mortgage, let-out or make additions/alterations or renovations in the same as his own property without any hindrance, claim or demand whatsoever from the Vendor.

4. That the Vendor hereby assures the Vendee and declares that she is the sole absolute, exclusive and rightful owner of the above mentioned property under sale, and she is fully competent and has full power, absolute authority and unrestricted rights to sell and transfer the same, and the same is free from all sorts of encumbrances, burden, sale, mortgage, gift, lien, decree, charges, court injunction orders, stay orders, liability, transfer, attachment, litigation, legal flaws, dispute, notices, surety, security, notifications, acquisition etc. and there is no legal defect in the title of the Vendor. If it is proved otherwise, the Vendor and her property both moveable and immoveable shall be liable to indemnify the Vendee in full or part to the extent of loss sustained by the Vendee at the prevalent market value of the said property at that time with all cost, expenses and damages, etc. and the Vendee shall have full rights to recover the same, alongwith the cost and expenses of additions, alterations, renovations, modifications, etc. through the court of law.

5. That the Vendee can get the above mentioned property under sale mutated and transferred in his own name on the basis of this sale Deed in the records of the M.C.D., D.V.B./NDPL/BSES/concerned Department, D.J.B., New Delhi, etc. or any other relevant records in the absence of the Vendor. The Vendor shall provide all the assistance without any further delay and demand.

6. That all dues such as lease money, house tax, electric and water bills, 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 execution/registration of this Sale Deed ...

7. The Vendee has spent all cost of stamp papers and registration fee, etc.

8. The Vendor has handed over the the original Sale Deeds and photocopies of previous sale deed, Lease Deed and Conveyance Deed and Mutation Letter, etc. and all other relevant papers in respect of the above mentioned property under sale, to the Vendee.

9. That the Vendee is fully empowered to get the fresh electric and water connections in respect of the above mentioned property under sale in his own name after the execution/ registration of this sale deed from the Delhi Jal Board and Delhi Vidyut Board/NDPL/BSES/concerned Department etc. at his own cost and expenses.

10. That the Vendee is also empowered to get it assessed the house tax or transfer the house tax in respect of the above mentioned property under sale in his own name after the execution/ registration of this sale deed from the M.C.D. at his own cost and expenses, otherwise the Vendee shall pay the house tax proportionately or separately of the said property under sale.

11. The jet pump of the above mentioned property under sale is common and shall remain common. The Vendee shall use the common jet pump.

12. 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 above mentioned property for the purpose of T.V. antenna and repair/checking of water tank, etc. which has been installed on the terrace roof of the top floor of the said property. The other occupant/s/owner/s of the top floor of the above mentioned property shall not raise any objection in this regard.

13. That the stair case, passage and sewer connection of the above mentioned property under sale is common and shall remain common. The Vendee shall use the common stair case, passage and sewer connection.

14. The Vendee shall maintain the above mentioned property under sale at his own cost and expenses.

15. The Vendee will pay the lease money/ground rent from the date of execution/registration of this Sale Deed proportionately of the above mentioned property under sale.

16. That the Vendee will bear the cost of maintenance of common facilities like boost

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

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

WITNESSES

1. SUMIT PASRICHA (P06032W3153559)
S/o P. L. Pasricha
H-335 New Rajinder Nagar ND

2. Sandeep Chawla
S/o P K Chawla
D-188 West Patel Nagar ND
(AGNPC4636P)

VENDOR

VENDEE

Reg. No.	Reg. Year	Book No.
4319	2010-2011	1

Ist Party विक्रेता

IInd Party क्रेता

Witness गवाह

Ist Party

IInd Party

st Party विक्रेता :- REVATI CHOTHANI

nd Party क्रेता :- Sunil Kumar Pasricha

/itness गवाह Sumit Pasricha, S. Chawla

Certificate (Section 60)

Registration No.4,319 in additional Book No.1 Vol No 13,637
n page 180 to 187 on this date 19/05/2010 day Wednesday
nd left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar III
New Delhi/Delhi

te 19/05/2010

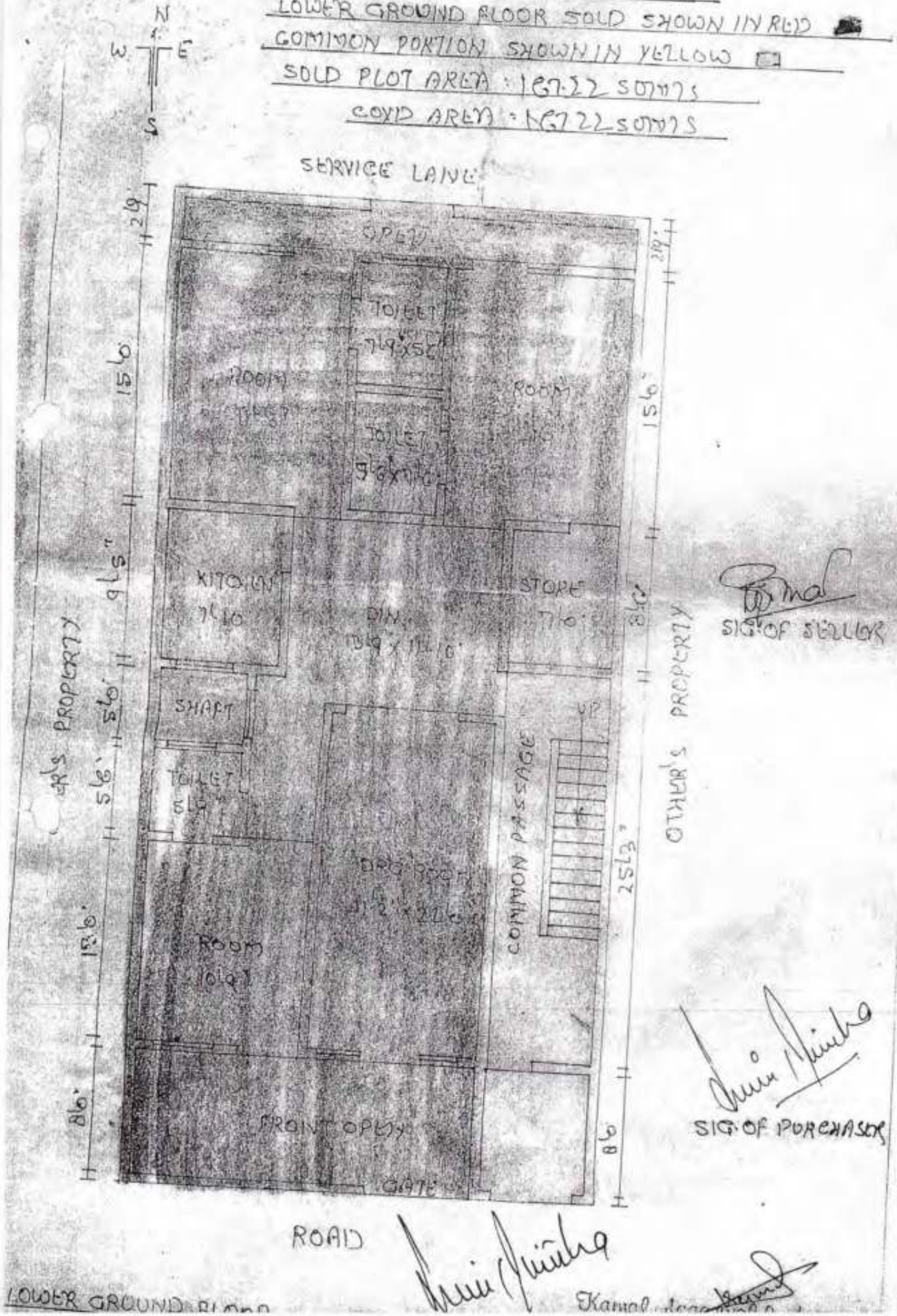
PURCHASER :- SH. SUNIL KUMAR PASRICHA

LOWER GROUND FLOOR SOLD SHOWN IN RED

COMMON PORTION SHOWN IN YELLOW

SOLD PLOT AREA : 167.22 SQ.MTS

COVD AREA : 167.22 SQ.MTS



SIG. OF SELLER

SIG. OF PURCHASER

LOWER GROUND PLAN

Kamal

02DD 312839

VENDOR
(P.P. No.Z+394954 valid upto 16.10.2006)

5403

VENDEE
(P.P.No.153234612 valid upto 15.8.2005)

6/8/03
7/8/03

Sale Deed for a sum of Rs.8,00,000/-

Stamp Duty for Sale Deed under Article 23 of Indian Stamp Act @ 3% on Rs.8,00,000/-	Rs.24,000/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act @ 3% on Rs.8,00,000/-	Rs.24,000/-
Total	Rs.48,000/-

SALE DEED

This Sale Deed is executed at Delhi on this 6/8/03 by Shri Ashok Kumar Lalwani, Citizen of India, s/o late Shri Shyam Dass Lalwani r/o No.J-409, New Rajinder Nagar, New Delhi, hereinafter called the Vendor in favour of Smt. Revati Chothani w/o Shri Nitin Chothani r/o No.7004, Boulevard East, APt.3-33A, N.J. 07093, thrpugh Attorney Shri Adarsh Kumar Sehgal, Citizen of India, s/o Shri Harbans Lal Sehgal r/o No.204, Ambica Appartment, Sector-14, Rohini, Delhi hereinafter called the Vendee.

..2/-

7560 Dt. 7.03

[redacted] Revati Chotrani
[redacted] itin Chotrani
[redacted] Boulevard East Apt.
[redacted] 3-33A, NJ, 07093.

25000/-
20000/-
1000/-
48000/-

50y

Sh Ashok Kumar
810 3rd Shyam PASS LBCHAM
R/o Jan 409, New RAJINDER
NGR

Sub-Registrar
New Delhi
6/8/03

(1) SHAILENDER Sh. Ashok Kumar
S/o W/o (VENDOR)
R/o
who is/are identified by Sh/Smt REVATI CHOTRANI
through its Attorney
Sh. ABARSH KUMAR
SEHGAL
(2)
Marginal Witness(s) Witness No. II is known
to me. Contents of the document explained to
the parties who understand the
and
Sub-Registrar-II
New Delhi
6/8/03

(1) Pages uploaded
Original Received

02CC 193216

The expression Vendor and Vendee shall mean 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 built up entire lower ground floor without terrace roof rights out of property bearing No.H-335, alongwith proportionate, undivided, indivisible and impartiable ownership rights in the 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 through his General Attorney Shri Subhash Chander Juneja s/o late Shri Karam Chand vide Regd. Sale Deed as No.1224 in Addl. Book No.I Volume No.46 on pages 120 to 126 dated 22.10.1998 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 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.

..3/-

7560 / 14.7.07

Rs. 800000/-

Entire consideration of ..... PAID through

(Rupees .....)

The balance ..... A/c Pagoda No: 195590

(Rupees .....)

has been 07-5/8/03

Mortgage .....

S/o W/o .....

R/o .....

Vendor(s) ..... BANK of India

He/They ..... MUMBAI

Sub-Registrar-II
New Delhi

6/8/03

Meghal

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

And whereas the mutation in respect 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 leasehold rights in respect of the above mentioned property 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.

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 built up above mentioned property, and there is no impediment in transferring the same.

And whereas the Vendor has agreed to sell 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 (viii) on page 3 of the Lease Deed, as the above mentioned property was acquired in the year of 1961.

..4/-

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Whereas the Vendor has agreed to sell the leasehold rights with structure thereon in respect of built up entire lower ground floor without terrace roof rights out of property bearing No.H-335, alongwith proportionate, undivided, indivisible and impartiable ownership rights in the underneath land measuring 200 sq. yds. situated in the abadi of New Rajinder Nagar, New Delhi, for his bonafide needs and requirements with fittings and fixtures with water and electric 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.8,00,000/- (Rupees Eight Lakhs only).

NOW THIS SALE DEED WITNESSETH AS UNDER

That in consideration of Rs.8,00,000/- (Rupees Eight Lakhs 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.

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

..5/-

Mughal

7580 14.7.07

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

2. 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.

3. The Vendee shall hereinafter hold use, enjoy as she likes and to sell, lien, mortgage, let-out or make additions/ alterations or renovations in the same as her own property without any hindrance, claim or demand whatsoever from the vendor.

4. 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, surety, litigation, stay orders, attachment, dispute, 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.

5. 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., D.V.B./concerned Department, D.J.B., L&DO, Nirman Bhavan, New Delhi, etc. or any other relevant records in the absence of the vendor.

..6/-

7580 14.7.07

6. That all dues such as lease money, house tax, electric and water bills, 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 execution/registration of this Sale Deed and later on by the vendee.

7. The vendee has spent all costs of stamp papers and registration fee, etc.

8. The Vendor has handed over the original Sale Deed and photo copy of lease and conveyance deeds, etc. and all other relevant papers in respect of the above mentioned property under sale, to the vendee.

9. The vendee is fully empowered to get the fresh electric and water connections in respect of the above mentioned property under sale in her own name after the execution/registration of this sale deed from the Delhi Jal Board and Delhi Vidyut Board/concerned Department etc. at her own costs and expenses, otherwise the Vendee shall pay the water and electric bills proportionately or separately as the case may be.

10. 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.

11. The jet pump of the above mentioned property is common and shall remain common. The Vendee shall use the common jet pump.

12. 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 above mentioned property for the purpose of T.V. antenna and repair/checking of water tank, etc. which has been installed on the terrace roof of the top floor of the said property. The vendor or other occupant/s/owner/s of the top floor of the above mentioned property shall not raise any objection in this regard.

..7/-

13. The Vendee shall maintain the above mentioned property under sale at her own costs and expenses.

14. The vendee will pay the lease money/ground rent from the date of execution of this Sale Deed proportionately of the above mentioned property under sale.

15. That the Attorney holder Shri Adarsh Kumar Sehgal hereby assures the Vendor that the vendee is alive and the Attorney has not been revoked up till now.

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

WITNESSES

1. Sh. SMAILENDER JUNEJA
S/o Sh. S.C JUNEJA
R/o 4D/25, Old RAJINDER NGR.

2. P 9 1120817
Sh. SHOJAUDDIN
S/o Sh. ZAHOORUDDIN
R/o 58, D, MINTO RD.
9 2031630

VENDOR

VENDEE/EXECUTANT

शांति सेवा न्याय

INFORMATION REPORT

In respect of Article/Document Lost in Delhi

SO No: 430/2014 Delhi Police

P.S: Crime Branch, Delhi **LR No: 1784400/2017** **Date: 16/09/2017**

1. Complainant's Details

SUNIL KUMAR PASRICHA S/D/W/O LATE SH PISHORI LAL PASRICHA,H-335, NEW RAJENDER NAGR, NEW DELHI 110060
sanjeev@amproinc.in

2. Occurrence Details

(a) Date and Time of Report	Date: 16/09/2017	Time: 13:19 hrs
(b) Date and time of loss, if known	Date: 21/10/2010	Time: 17:25 hrs
(c) Place of loss PAHAR GANJ		

3. Losts Article/s

Sr.:	Property Type	Property Description
1.	ORIGINAL SALE DEED	H-335 NEW RAJENDER NAGAR NEW DELHI 110060

4. Any Other Details

I MR. SUNIL KUMAR PASRICHA S/O SH. P L PASRICHA R/O H-335, LGF, NEW RAJINDER NAGAR, N EW DELHI - 110060 AND MRS. AMITA PASRICHA W/O P L PASRICHA R/O H-335, LGF, NEW RAJIND ER NAGAR, NEW DELHI – 110060 I AM BORROWER OF RESIDENTIAL PROPERTY SITUATED AT ENTIRE LOWER GROUND FLOOR WITHOUT TERRACE ROOF RIGHTS, BUILT ON PROPERTY BEARING NO. H-335, SITUATED AT NEW RAJINDER NAGAR, NEW DELHI-110060 HAVING AREA ADMEASURING 200 SQUARE YARDS. I HAVE MISPLACED THE SALE DEED DATED 22.10.1998 EXECUTED BY SH. DEEPAK KUMAR S /O SH. RAMA NAND GANDHI THROUGH ATTORNEY SH. SUBHASH CHANDER JUNEJA S/O LATE SH. KARA M CHAND IN FAVOUR OF SH. ASHOK KUMAR LALWANI S/O SH. SHYAM DAS LALWANI IN RESPECT OF AFORESAID PROPERTY, REGISTRATION DETAILS: REGISTRATION NO. 1224, BOOK NO.I, VOLUME NO . 46, PAGE NO. 120-126 DATED 22.10.1998 WITH SUB-REGISTRAR-III, DELHI. FIR IN THIS RE GARD HAS ALREADY BEEN LODGED VIDE FIR NO. 2882/2010 DATED 21.10.2010 WITH P.S. PAHAR GANJ, IN THIS FIR BY MISTAKE DETAILS OF PROPERTY MENTIONED WRONG NOW CORRECTED INFORM ATION GIVEN. ANY PERSON/BANK/FINANCIAL INSTITUTION HAVING ANY CLAIM/RIGHT, LIEN ANY O BJECTION WHATSOEVER, SHOULD NOTIFIED TO THE UNDERSIGNED/AXIS BANK, DEHRADUN BRANCH AL ONG WITH DOCUMENTARY EVIDENCE UNDER BRANCH REGISTERED ADDRESS THROUGH REGISTERED A/D

WITHIN 7 DAYS FROM THE DATE OF PUBLICATION OF THIS NOTICE, FAILING WHICH ANY CLAIM, L IEN OR OBJECTION SHALL BE DEEMED TO HAVE BEEN WAIVED AND THE TRANSFER OF THE SAID PRO PERTY SHALL BE COMPLETE IN FAVOUR OF AXIS BANK LTD., 6, HARI NAGAR, OPP. HTL CLASSIC RESIDENCY, MAIN HARDWAR-DELHI ROAD, HARIDWAR 249407, UTTARAKHAND.

Station House Officer:
Crime Branch, Delhi:

Note:

(i) This is a digitally signed document

(ii) For verification visit 'Lost Articles Report' module on www.delhipolice.nic.in

(iii) Authority issuing duplicate document/article may obtain proof of identity

Disclaimer

(i) This application is for lodging report of Article/Document lost in Delhi

(ii) Report lodged under this application is not a subject matter for enquiry/investigation

(iii) In case loss is due to theft or any other crime, contact nearest Police Station

(iv) False report to Police is a punishable offence

Signature valid
SHO
CRIME BRANCH DELHI POLICE

CIPA-R1.11 70

FIRST INFORMATION REPORT

In Respect of Non Cognizable Offence

(Under Section 155 Cr.P.C.):

PS: PAHAR GANJ District: CENTRAL DELHI NCR No: 2882/2010 Date: 21-10-2010

1. Act(s): Section(s):
   (i)
   (ii)
   (iii)
   (iv)

2. Occurrence of Offence:
   (a) Information received at P.S.: Date: 21-10-2010 Time: 17:25 hrs
   (b) General Diary Reference: G.D No.: 70B G.D Time: 17:25 hrs
   (c) Occurance Date: 21-10-2010 17:25:00 Place: PAHARGANJ

3 Name & Residence of Complainant: SUNIL KUMAR PASRICHA (S/O) P L PASRICHA(R/o)H-335 L.G.F. NEW RAJINDER NAGAR NEW DELHI-60

4 NCR Contents:

Aforementioned Complainant Stated "To, The SHO PS.West Paharganj, Sub:- Regarding Missing of SALE DEED. Sir, it is to inform you that my SALE DEED H-335, L.G.F. NEW RAJINDER NAGAR DELHI-60 EXECUTED BY MR. DEEPAK KUMAR THROUGH GPA MR. SUBHASH CHANDER JUNEJA IN FAVOUR OF MR ASHOK KUMARLALWANI (EXCUTED DT. 02/09/1998 OF SALE DEED) has been lost some where in Jhandewalan Paharganj on 21/10/2010. So kindly look into the matter & do the needful. Thanking You". On aforesaid an NCR has been registered and copy of the same is being given to the complainant.

5. Particulars of properties involved(Attach seperate sheet,if necessary):

Sr.	Property Type	Property Description:
1	MISC DOCUMENTS	SALE DEED H-335, L.G.F. NEW RAJINDER NAGAR DELHI-60 EXECUTED BY MR. DEEPAK KUMAR THROUGH GPA MR. SUBHASH CHANDER JUNEJA IN FAVOUR OF MR ASHOK KUMARLALWANI (EXCUTED DT. 02/09/1998 OF SALE DEED)

6. Name and Full address of witnesses:
   1:
   2:

7. R.O.A.C.:

Signature / Thumb Impression of The Complainant/Informant:

POLICE STATION WEST PAHARGANJ, NEW DELHI

Signature of Officer
Name: DULI CHAND
Rank: ASI No.: 28730629

NORTH DELHI MUNICIPAL CORPORATION

Assessment & Collection Department

Karol Bagh Zone

D. B.Gupta Road, Near Anand Parbat,
New Delhi – 110005.

No : TAX/KBZ/2014-15/ D-110 Dated : 17/4/14

To

Sh. Sunil Kumar Pasricha S/o Sh. Pishori Lal Pasricha,
R/o – H-335, New Rajinder Nagar,
New Delhi -110060.

Sub : Mutation of Entire Lower Ground floor without terrace roof rights, measuring 200 Sq.yds. out of Property No.H-335, New Rajinder Nagar, New Delhi – 110060

Sir,

Kindly refer to your application received in office on **27.3.2014** for mutation of aforesaid property / premises in your name. The mutation of said property/portion is allowed in your name on the basis of the documents submitted by you i.e. , photo copy of Sale-deed dt.19.5.2010 and photo copy of Sale-deed dt. 7.8.2003 of previous owner, Indemnity bond, Affidavit and your written request dt. 27.3.2014.

This is to make it clear that this mutation in the name of person referred to above is done only for limited purpose of payment of property tax only and in no case it will confer/devolve any legal title of ownership whatsoever u/s 128 of the DMC Act. Further at a later date, in case of any other claimant to the property or any dispute regarding ownership of the same or it is found that the documents submitted are suppressed / not genuine or any information is concealed therefrom and this mutation has been executed by suppression of any fact and/ or by misrepresentation and / or fraud etc. if any fact is found otherwise or any of the other claimant comes up with any dispute, this mutation shall not be treated as valid and the same will be cancelled without any prior notice and property will automatically revert to the previous assesses. The applicant shall also be liable and held response to indemnity for the losses, cost and expenses etc. thus suffered by the M.C.D, if any.

.If any tax liability arises on this property after this mutation for the period prior to the date of mutation due to creation of any additional demand, disposal of pending proposal(s) u/s 126 of the DMC Act & 123 D of DMC (Amendment) Act, 2003, or due to any calculation mistake etc., the tax liability shall be payable by you, as agreed to you, in the Indemnity Bond submitted by you with your application for mutation. The MCD will not be a party in case of any dispute comes at any stages in any court of law.

This mutation shall not be treated as valid if it has been constructed on a land belonging to the Govt /DDA/MCD of which you are not the lessee/licensee, according to law and if any dispute arises in future.

Recd 24/04/14

DCB BANK LIMITED NEW DELHI

Your's faithfully,

17/04/14

Dy. Assessor & Collector
Karol Bagh Zone

PYARE LAL
Dy. Assessor & Collector

AGREEMENT TO SELL

This Agreement to Sell is executed at New Delhi on this 14th day of February 1997, BETWEEN : **MR. DEEPAK KUMAR** son of Shri Rama Nand Gandhi, resident of H-335, New Rajinder Nagar, New Delhi, hereinafter called the **"FIRST PARTY"**.

IN FAVOUR OF :-

MR. SHAILENDER JUNEJA son of Shri S.C. Juneja, resident of 4-D/25, Old Rajinder Nagar, New Delhi, hereinafter called the **"SECOND PARTY"**.

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

Shailender Juneja

Contd..2/p.

GOEL, Adv. NOTARY App. by: Central Govt. Delhi (India) 1st All Road, New Delhi 96 14-2-97

S. No. 500 14 Date 11/2/97 21

Sold M/s Deepak Kumar S/o Sh. Rama Nand

R/o

In Favour of H. No. 335 N. R. Nagar

R/o

Purpose

Through

SEAL OF THE OFFICE OF HUKUM SINGH SAINI Lic No. 116

117 Old Rohtak Road, New Delhi

This is my last WILL in respect to said share, if any WILL is found prior to this relating to said share, then the same shall be treated as cancelled and revoked.

I have executed this WILL voluntarily, without any pressure and in my full senses, contents of this WILL have been explained to me and I admit and understand the contents of this WILL as correct.

IN WITNESS WHEREOF,I have executed this WILL at the place, day, month and year first above written in presence of the following witnesses.

WITNESSES :-

(ASHA GANDHI)
D/o Late Sh. R.N Gandhi
H-325, New Rajendra Nagar
Hifiedi S.K Chaturvedi

TESTATOR
C-162554 15/10/97
RPO DELHI

2. H.V. Chauhan
D-331/75

DL/07/067/042937
18/2/95 GR RNJ.
(Rajatee)

614 III

87/ [redacted] 108-109

[redacted]

[redacted] impression of the pack[illegible]
[illegible] obtained by [redacted]
[illegible]gnature)

Sub Registrar No.
Document Scrutinised
Dated Signature with full
Name & Designation.....

Book No. 62 Date 14/2/97
Regn. fee charged Rs 3
Date..... Signature.....

6/0
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Deh

W I L L

This "WILL" is executed at New Delhi on this 14th day of Feb, 1997, By me : **DEEPAK KUMAR** son of Shri Rama Nand Gandhi, resident of H-335, New Rajinder Nagar, New Delhi, hereinafter called the "**TESTATOR**", IN FAVOUR OF :- **MR. SHAILENDER JUNEJA** son of Shri S.C. Juneja, resident of 4-D/25, Old Rajinder Nagar, New Delhi, hereinafter called the "**LEGATTEE**".

I am absolute owner of Built-up Property bearing No.H-335, measuring 200 sq.yds., New Rajinder Nagar, New Delhi, by virtue of Sale Deed registered as No.4673, in Addl. 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/515/866, dated 8.3.1972, further read with Conveyence Deed registered as No.3309, in Addl. Book No.I, Vol. No.650, on pages 113 to 116, on 11.5.1961, and Lease Deed registered as No.3286, in Addl. Book No.I, Vol. No.65, on pages 51 to 53, on 10.5.1961, both in the office of Sub-Registrar, Delhi (NAZUL) Sub-Distt.

THE aforesaid Property is my self-acquired property, in which my heirs, successors, family members or anyone else has no right and as such I am is fully competent to make this WILL.

I hereby devise, bequeath and leave 1/2 undivided share in Land and Building bearing Property No.H-335, New Rajinder Nagar, New Delhi, to the said legattee **MR. SHAILENDER JUNEJA** absolutely and forever, who after my death will become the absolute owner of said share, who then shall be fully competent to use and enjoy the aforesaid share or transfer or alienate the same by way of sale, gift, mortgage, lease or otherwise to anyone, to get the aforesaid share transferred, mutated and substituted in his own name in the records of MCD, L&DO or any other concerned authority on the basis of this WILL or its certified true copy, without any claim, demand and objection by my other heirs and successors.

[redacted]

[redacted]

Will

Deepak Kumar
S/o Sh. Rama Nand
H-335, New Rajinder Nagar
Delhi

14/2/97

(1) Miss Asha Gandhi
(MWI)

Deepak Kumar
(Testator)

2) [redacted]
(Attn

14/2/97

[redacted]

14/2/97

5

POSSESSION LETTER

I, **DEEPAK KUMAR** son of Shri Rama Na[illegible] resident of H-335, New Rajinder Nagar, New Delhi, do hereby deliver the peaceful, physical vacant possession of Property bearing No.H-335, measuring 200 sq.Yds., situated at New Rajinder Nagar, New Delhi, to **MR. SHAILENDER JUNEJA** son of Shri S.C. Juneja, resident of 4-D/25, Old Rajinder Nagar, New Delhi, in presence of the following witnesses, today the 14TH day of February 1997..

POSSESSION DELIVERED

(DEEPAK KUMAR)

POSSESSION TAKEN

SHAILENDER JUNEJA

(SHAILENDER JUNEJA)

WITNESSES:-

1.

Asha Gandhi
S/o Late Sh R.N. Gandhi
R/o H-335, New Rajinder Nagar

2.

D.N. GOEL, Advocate, NOTARY, Appt. by Central Govt. (India), 17, Asaf Ali Road, New Delhi

30
14-2-97

ATTESTED

NOTARY PUBLIC
DELHI

14 FEB 1997

This is my last WILL in respect to said share, if any WILL is found prior to this relating to said share, then the same shall be treated as cancelled and revoked.

I have executed this WILL voluntarily, without any pressure and in my full senses, contents of this WILL have been explained to me and I admit and understand the contents of this WILL as correct.

IN WITNESS WHEREOF,I have executed this WILL at the place, day, month and year first above written in presence of the following witnesses.

WITNESSES :-

1. ASHA GANDHI
D/o Late Sh R.N Gandhi
H-335, New Rajinder Nagar
Sik. Chatur Vedi

TESTATOR
C-162554 15/10/92
RPO

2. H.V Chauhan
D-331/75

DL/07/067/042939
18/2195 ER Nagar
(Legatee)

Serial No. 65 14/2/97

2R$

INDIA

RUPEES TWO R

P.P. No C-162554
15/10/97 RPO Delhi
(EXECUTANT)

907

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, **DEEPAK KUMAR** son of Shri Rama Nand Gandhi, resident of H-335, New Rajinder Nagar, New Delhi, do hereby appoint, authorise, nominate and constitute **MR. SUBHASH CHANDER JUNEJA** son of Late Shri Karam Chand, resident of 4-U/25, Old Rajinder Nagar, New Delhi, as my true and lawful Special Attorney in respect to Property bearing No.H-335, measuring 200 sq.Yds., situated at New Rajinder Nagar, New Delhi, and I do hereby empower my said Attorney to do the following acts, deeds and things in my name and on my behalf under his own signatures.

Contd...2/p.

5001 11/2/97 21

S. No. ..... Date ..... Rs. .....

Sold ..... S/o

R/o .....

In Favour of Sh. Rama Nand R/o H.No. 335

R/o .....

Purpose .....

Thumb ..... N. R. Nagar

SIGNATURE OF PURCHASER

RAM SWARUP KHANNA

(Signature)

SRA

Deepak Kumar
S/o Rama Nand
R/o H-335, New Rajndi
Nagar, N Delhi

14/2/97

Smt Asha Gandhi
(Mat)

Deepak Kumar
(Executant)

2/ H.V Chauhan
(Adv)

14/2/97

SUB-REGISTRAR

Sub-Registrar
New Delhi

14/2/97

1) To appear and act in the office of MCD, L&DO, Sub-Registrar Office, House tax Department/Office of the Assistant Assessor & Collector, DESU, Water Department, MTNL or any other concerned/competent authority in respect to matters and affiars relating to said Share and in this respect to make application, to make representation, to make correspondence, to reply to the letters and notices, to give statements, to produce documents, to sign and submit requisite forms, prescribed forms, affidavit, declaration, indemnity bond, surety bond, undertaking, no objection, etc.etc. to deposit dues and demands, and to follow-up the matter in all respects with the competent/concerned authority under his own signature.

IN WITNESS WHEREOF, I have executed this Special Power of Attorney at New Delhi on this 14th day of Feb, 1997, in presence of the following witnesses.

WITNESSES :-

1. (Asha Gandhi)
Dr. Lokesh - R.N. Gandhi
H-335, New Rajinder Nagar
Delhi, S.K. Chaturvedi

EXECUTANT

2. H.V. Chauhan
D-331/75

907 IV

754 [redacted] 113—114

14/2/87

[redacted]

Signature/thumb impression of the person
has been obtained by
(Signature)