



दिल्ली DELHI

Sh. N.K. Nair
D/01/00/034428
dt. 28/7/05

Sh. Rajinder K.
D/01/00/034428
dt. 28/7/05

Sh. Om Saini
D/01/00/034428
dt. 28/7/05

027321

T-61

SALE DEED FOR Rs. 8,00,000/-

Stamp duty paid @ 5% :	Rs.40,000/-
Transfer duty paid @ 3% :	Rs.24,000/-
Total duty paid :	Rs.64000/-

This SALE DEED is executed at New Delhi, on this 18th day of July 2005, by Shri Charan Kamal Singh Wahi, son of Shri R.S.Wahi, resident of G-7, Lajpat Nagar-III, New Delhi-110024, hereinafter called the Vendor, through his Attorneys (1) Shri Rajinder Parshad Saini, son of Late Bir Singh, resident of 136, Bhagwan Nagar, New Delhi-110014, and (2) Shri Om Prakash Saini, son of Shri Risal Singh, resident of 138, Bhagwan Nagar, New Delhi-110014, appointed vide General Power of Attorney registered in the office of Sub Registrar-V, New Delhi, on 7-8-2003, as document No.6806, in Addl. Book No.4, Volume No.1972, on pages 118 to 120.

IN FAVOUR OF

Shri Narinder Kumar Nair, son of Shri Narayan Nair, resident of 138, Bhagwan Nagar, New Delhi-110014, now residing at 105, Prakash Mohalla, Garhi, New Delhi-110065, hereinafter called the Vendee.

[Signatures] cont. 2

2500x2
1000x1
500x8

6400

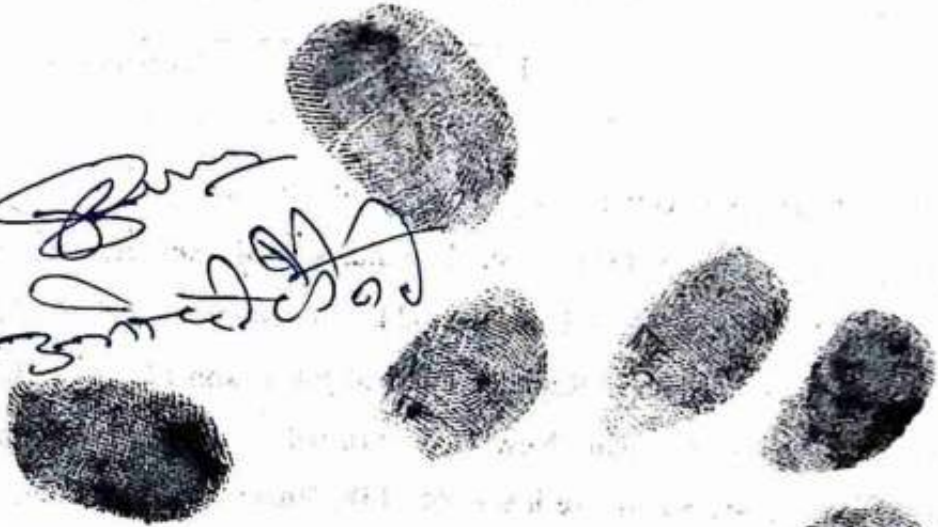
210161... Date... 8/7/05
This paper of Rs...
to... Nandhi K. Khin
S/o... Narayan Nain
Address... 138 Bhr...
through Shri...
d/D

TILAK CHAND
P.N. 199 A
K. K. Datta
Treasurer
Delhi Treasury

[Signature]



[Signature]
[Signature]





दिल्ली DELHI

027320

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The terms - the Vendor and the Vendee - wherever appear in these presents, shall mean and include the Vendor and the Vendee, their respective heirs, successors, legal representatives, administrators, executors, nominees and assigns.

WHEREAS Shri Pawan Kumar Mangla, son of Shri Jagdish Rai Mangla, resident of 38-B, Church Lane, Bhogal, New Delhi-110014, was the owner of property bearing Municipal No.199-A, situated at Jeewan Nagar, New Delhi-110014, with land measuring 75 Sq. Yds. underneath, comprised in Khasra No.747/2 of Village Kilokari, on the basis of Sale Deed registered as document No.1468, in Addl. Book No.I, Volume No.212, on pages 336 to 345, in the office of Sub-Registrar-III, New Delhi, on 18-7-1952.

[Handwritten signature]

[Handwritten signature: Naveen K. Nair]

cont. 3

Deed Related Detail	
Deed Name SALE WITHIN MC AREA	910/61/1 8/7/05
Land Detail	This paper of Rs. ...
Tehsil/Sub Tehsil Sub Registrar V	to ...
Village/City Jiwan Nagar	S/o ... Area of Building 0 ...
Place (Segment) Jiwan Nagar	Address ... Building Type ...
Property Type Residential	through/Shri ... for ...
Area of Property 75.00 वर्ग गज	TILAK CHAND
Money Related Detail	
Value 800,000.00 Rupees	Value of Stamp Duty 64,000.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Rajinder parshad Saini S/o, W/o Bir Singh R/o 136 Bhagwan Ngr
N.D. in the office ; of the Registrar/ Sub Registrar, Delhi this 18/07/2005 day Monday
between the hours of

Signature of Presente

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

Execution admitted by Shri/Smt/Km. Rajinder parshad Saini , Om Prakash Saini
and Shri/Smt./Km. Narinder Kr. Nair

Who is/are identified by Shri/Smt/Km. Bindu S/o W/o D/o K. Nair R/o 2/5/31 Pkd 5 Sec 2 Rohini
Delhi Shri/Smt./Km Umon Ajitha S/o W/o D/o N.K. Nair R/o 105 Prakash Mohalla Garhi N.D.

(Marginal Witness). Witness No. 1 is known to me. Contents of the document.

Contents of the document explained to the parties who understand the conditions and admit them
Having satisfied myself that this document was duly executed by Shri/Smt./Km Rajinder parshad
in his official capacity, his attendance and signature are dispensed with and document is admitted
Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 800,000.00 Rupees eight lakh
Only.

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

Vendor(s)/Mortgagor(s) by Shri/Smt. Narinder Kr. Nair S/o, W/o Narayan Nair 105 Prakash
Mohalla Garhi N.D. R/o Bindu , Umon Ajitha
vendee(s) in my presence. He/They is/are also identified by the aforesaid
witnesses.

Date 18/07/2005

Registrar/Sub Registrar

Sub Registrar V

Delhi/New Delhi

NO: 5497 dt: 8/7/05

SR-2



03AA 212437

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AND WHEREAS the said Shri Pawan Kumar Mangla sold the said property to the said Shri Charan Kamal Singh Wahi, the Vendor hereto, by virtue of Sale Deed registered as document No.742, in Addl. Book No.1, Volume No.1366, on pages 80 & 83, on 3-2-1998, in the office of Sub- Registrar-V, New Delhi.

AND WHEREAS the Vendor the said Shri Charan Kamal Singh Wahi, appointed the said (1) Shri Rajinder Parshad Saini and (2) Shri Om Prakash Saini, as his General Attorneys in respect of Second and Third Floors of his said property bearing Municipal No.199-A, situated at Jeewan Nagar, New Delhi-110014, vide General Power of Attorney registered on 7-8-2003, mentioned hereinfirst in this Sale Deed.

(Signature of Shri Rajinder Parshad Saini)
(Signature of Shri Om Prakash Saini)

(Signature of Shri Charan Kamal Singh Wahi)

cont. 4



- 4 -

AND WHEREAS the Vendor through his General Attorneys has agreed to sell to the Vendee, the Second Floor (without terrace rights) of the said property bearing Municipal No.199-A, situated at Jeewan Nagar, New Delhi-110014, for a sum of Rs.8,00,000/- (Rupees Eight lac only), and the Vendee has agreed to purchase the same Floor for the said sum paid by him, the receipt whereof is hereby acknowledged by the Attorneys of the Vendor in full and final settlement in the following manner:

- Rs 2,00,000/- cash,
- Rs 3,00,000/- vide B.Ch. No. 014845 dated 16/7/05 issued by Central Bank of India, Lado Sarai, N.Y. favouring Sh. Radendra Prasad Saini, &
- Rs 3,00,000/- vide B.Ch. No. 014845 dated 16/7/05 issued by Central Bank of India, Lado Sarai, N.Y. favouring Sh. Om Prakash Saini.

Nalendra K. Nair

30/07/05

Rm

Nalendra K. Nair

30/07/05



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NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees Eight lac only) received as above, the Vendor through the Attorneys doth hereby sell, convey, transfer and assign the Second Floor (without terrace rights) of property bearing Municipal No.199-A, situated at Jeewan Nagar, New Delhi-110014, together with fittings & fixtures, electricity & water connections, proportionate ownership rights in the land measuring 75 Sq. Yds. underneath comprised in Khasra No.747/2 of Village Kilokari, as also rights to use in common the water OHT, pump, staircase, passage and other facilities/services available thereon (hereinafter for brevity sake referred to as "the said floor") unto the Vendee absolutely and forever.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature: M. S. K. Nair]

cont. 6



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2. That the Attorneys of the Vendor have delivered the vacant physical possession of "the said floor" to the Vendee, who has occupied the same on the spot.

3. That the Attorneys of the Vendor have assured the Vendee that "the said floor" hereby sold is till day free from all sorts of encumbrances and charges of prior sale, gift, mortgage, lien, notification, attachment, stay, security & surety; and if it is proved otherwise, the Vendor/Attorneys shall be liable to indemnify all the losses & damages suffered by the Vendee in this regard.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature: Narendra K. Nair]
 cont. 7



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4. That after the execution and registration of this Sale Deed the Vendor/Attorneys shall be left with no right, title or interest claim of any nature in "the said floor", and the Vendee shall become the absolute owner of the same without any interruption, claim or demand from the Vendor or any other person(s) whosoever, claiming through or under him.

5. That the Vendee shall be fully competent to use, hold, sell or otherwise transfer "the said floor" in any manner he like.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature: Narendra K. Nair]
 cont. 8

500Rs.



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6. That the Vendee can get "the said floor" transferred/mutated in his name as owner in the Revenue, Municipal and other relevant records on the basis of this Sale Deed or it's true copy.

7. That the Vendee can obtain electricity, water and other connections for the "the said floor" in her name from the concerned authorities, and can also get the existing ones transferred in his name at his own costs and expenses.

[Handwritten signature]
[Handwritten signature]

[Handwritten signature: Narendar K. Nair]
cont..9

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये

FIVE HUNDRED RUPEES

- 9 -

8. That hereinafter the Vendee shall pay the property tax, electricity & water charges, and other dues and demands of the concerned authorities in respect of "the said floor", but prior to the execution hereof the same shall ever remain the liability of the Vendor/Attorney.

9. That all the expenses over this Sale Deed viz. Stamp Duty, Registration Fee, documentation and other charges have been paid and borne by the Vendee.

[Signature]
[Signature]

[Signature]
cont. 10

500Rs.



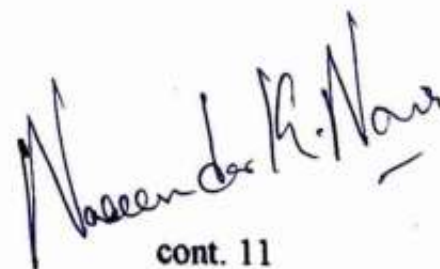
- 10 -

10. That Vendee and his agents/representative shall have rights to access top terrace of the said property for repair/inspection of water OHT at reasonable hours.

11. That Attorneys of the Vendor have delivered the documents relating to "the said floor"/property to the Vendee.

12. That the Vendor and the Vendee are Indian Nationals.



cont. 11



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12. That Land Status Report (NOC) in respect of "the said Flat"/property has been obtained from Tehsildar (N), Distt. South, New Delhi, vide No.5499, dated 8-7-2005.

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

WITNESSES:

1.

Bindu
Dp sh. K. Nair
R/o 2/5/31, Pkt-5, sec. R,
Rohini, Delhi
LP 0845222

2.

Urmah Asitha
U. sh. K. Nair
R/o 105, Prakash Mohalla
Gurgaon, N.D.
DL/03/021/168559

VENDOR
through the Attorneys

VENDEE

Drafted by:

M.L. GUPTA
M.A.(ENG.), LL.B.
ADVOCATE

Reg. No. 10828 Reg. Year 2005-2006 Book No. 1

8/06/11/0 Date 8/6/05
This paper of Rs. 100/-
to...
S/o...
Address...
through/Shri...



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party 1st Party 2nd Party 2nd Party

Ist Party विक्रेता :- Rajinder parshad Saini Om Prakash Saini

IInd Party क्रेता :- Narinder Kr. Nair

Witness गवाह Bindu Umon Ajitha

Certificate (Section 60)

Registration No. 10,828 in Book No. 1 Vol No 5,192

on page 177 to 187, on this date 18/07/2005 day Monday
and left thumb impressions have/has been taken in my presence.

Date 18/07/2005

Sub Registrar
Sub Registrar V
New Delhi/Delhi



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