

21997/12214

S. R. - II

21 MAY 2010

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

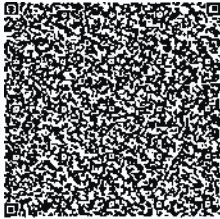


सत्यमेव जयते

e-Stamp

8

Certificate No. : IN-DL030456585127861
Certificate Issued Date : 19-May-2010 04:08 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP JANAK/ DL-DLH
Unique Doc. Reference : SUBIN-DL01-CORPBK061914150151121
Purchased by : MAHESH
Description of Document : Article 23 Sale
Property Description : E-53, KIRTI NAGAR, NEW DELHI
Consideration Price (Rs.) : 14,10,000
(Fourteen Lakh Ten Thousand only)
First Party : ANJANA CHAWLA
Second Party : MOHINDER NATH RAKHEJA
Stamp Duty Paid By : MOHINDER NATH RAKHEJA
Stamp Duty Amount(Rs.) : 84,600
(Eighty Four Thousand Six Hundred only)



E-Stamp Certificate Locked

Please write or type below this line

SALE DEED FOR SUM OF RS. 14,10,000/-

CONTD...P/2.

Chawla

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilsil.nnp.com"





SMT. ANJANA CHAWLA
PAN NO. AACPC3759J



SH. MOHINDER NATH RAKHEJA
PAN NO. AAFPR2755J

STAMP DUTY PAID THROUGH E-STAMP.
VIDE CERTIFICATE NO. IN-DL030456385127861, DATED 19/05/2010,
SALE DEED FOR SUM OF RS. 14,10,000/-

STAMP DUTY UNDER ARTICLE 23 OF THE
INDIAN STAMP ACT @ 3 % RS. 42,300/-

TRANSFER DUTY UNDER SECTION 147 OF
THE DELHI MUNICIPAL CORPORATION
ACT @ 3 % RS. 42,300/-

TOTAL NON JUDICIAL STAMP PAPER @ 6 % RS. 84,600/-

SALE DEED

INFORMATION & CALCULATION IN CASE OF BUILT UP PROPERTY

NAME OF COLONY : KIRTI NAGAR, NEW DELHI-15.
CATEGORY OF COLONY : D
TYPE OF PROPERTY FLAT/PLOT : SECOND FLOOR WITHOUT ROOF/TERRACE
RIGHTS PORTION
MINIMUM RATE OF LAND NOTIFIED BY GOVT. : RS. 21,800/-
COST OF CONSTRUCTION RATE NOTIFIED BY GOVT. : RS. 7,600/-
1. (a) TOTAL COVERED AREA WITH OPEN LAND (SQ. MTRS.) : 125.42
(b) PLINTH AREA IN SQ. MTRS. : 94.07
2. (a) NUMBER OF FLOORS : FOUR
(b) COVERED AREA OF EACH FLOOR : 94.07
(c) LIFT PROVIDED OR NOT, (WHEREVER APPLICABLE) : N/A

CONTD...P/3.

Ahwal

[Signature]

[Signature]



Singam

Right Hand

3. TYPE OF CONSTRUCTION I.E. : PUCCA STF - 1.0
4. YEAR OF CONSTRUCTION : 2001
AGE FACTOR : 1.0
5. TYPE OF COLONY : PRIVATE COLONY
6. (a) STATUS OF BUILDING : RESIDENTIAL
(b) USE FACTOR : 1
7. LOCATION/ LAND MARK :

**CALCULATION OF STAMP DUTY AS PER CIRCLE RATE
COMPUTATION :-**

S.NO.	COMPONENT	VALUE
1.	MINIMUM COST OF LAND = MINIMUM VALUE OF LAND RATE PER SQ.MTR. X AREA X USE FACTOR)	= 21,800 X 125.42 X 1/4 = 6,83,539
2.	MINIMUM COST OF CONSTRUCTION (COST OF CONSTRUCTION X PLINTH AREA X AGE FACTOR X STF)	= 7,600 X 94.07 X 1.0 = 7,14,932
3.	MINIMUM VALUE (1 + 2)	= 6,83,539 + 7,14,932 = 13,98,471
4.	STAMP DUTY @ 6 % OF SR.NO.3	= 83,909
5.	ACTUAL STAMP DUTY PAID IN THE DEED	= 84,600/-

SALE DEED

THIS SALE DEED IS EXECUTED AT DELHI, ON THIS : 21/5/2010

BY: SMT.ANJANA CHAWLA W/O SH.RAJEEV CHAWLA R/O E-53, SECOND FLOOR,
KIRTI NAGAR, NEW DELHI-110015, HEREINAFTER CALLED THE VENDOR,
(WHICH EXPRESSION SHALL MEAN AND INCLUDE HER RESPECTIVE HEIRS,
SUCCESSORS, LEGAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS,
NOMINEES AND ASSIGNEES).

IN FAVOUR OF

SH.MOHINDER NATH RAKHEJA S/O LATE SH.K.B.RAKHEJA R/O L-73, KIRTI
NAGAR, NEW DELHI-110015, HEREINAFTER CALLED THE VENDEE, (WHICH
EXPRESSION SHALL MEAN AND INCLUDE HIS RESPECTIVE HEIRS, SUCCESSORS,
LEGAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, NOMINEES AND
ASSIGNEES).

CONTD...P/4.

Anjana

Mohinder Nath Rakheja

Deed Related Detail	
Deed Name SALE	SALE WITHIN MC AREA
Land Detail	
Tehsil/Sub Tehsil SR II JANAKPURI	Area of Building 0 वर्ग फुट
Village/City Basai Darapur	Building Type
Place (Segment) Basai Darapur	
Property Type Residential	
Area of Property 150.00 . वर्ग गज	
Money Related Detail	
Consideration Amount 1,410,000.00 Rupees	Stamp Duty paid 84,600.00 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

S/o W/o

R/o

Anjana Chawla

Rajeev Chawla

E-53, S/F, Kirti Ngr ND

in the office of the Sub Registrar, Delhi this 21/05/2010 day Friday
between the hours of

Registrar/Sub Registrar

SR II JANAKPURI

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Anjana Chawla

and Shri/Ms Mohinder Nath Rakheja

Who is/are identified by Shri/Smt/Km. Shyam Sunder S/o W/o D/o Lt. B.L. Bajaj R/o L-88 Kirti Ngr ND
and Shri/Smt./Km Iqbal Singh S/o W/o D/o S. Makhan Singh R/o C-5, Rajouri Garden ND
(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. 1,410,000.00 Rupees fourteen lakh, nine thousand, nine hundred and ninety Only
The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by

Sh./Ms. Mohinder Nath Rakheja

S/o W/o Lt. K.B. Rakheja

R/o L-73 Kirti Ngr ND

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

Date 21/05/2010



Registrar/Sub Registrar

SR II JANAKPURI

Delhi/New Delhi

WHEREAS THE VENDOR IS THE SOLE, EXCLUSIVE AND ABSOLUTE OWNER AND IN POSSESSION OF FREE HOLD BUILT UP SECOND FLOOR WITHOUT ROOF/ TERRACE RIGHTS PORTION OF PROPERTY BEARING NO.E-53 IN BLOCK-E, AREA MEASURING 150 SQ.YDS.(125.42 SQ.MTRS.), OUT OF TOTAL AREA MEASURING 300 SQ.YDS., SITUATED IN THE AREA OF VILLAGE BASSAI DARAPUR, COLONY KNOWN AS KIRTI NAGAR, NEW DELHI-110015, WITH THE FREE HOLD RIGHTS OF THE LAND UNDER THE SAID PROPERTY, WHICH IS BOUNDED AS UNDER:-

EAST : REMAINING PORTION OF PROPERTY.

WEST : OTHER'S PROPERTY NO.E-51 & 52.

NORTH : SERVICE LANE.

SOUTH : FRONT SIDE ROAD.

AND WHEREAS SMT.ANJANA CHAWLA HAVING PURCHASED THE ABOVE MENTIONED PROPERTY FROM (1) SH.PARAMJIT SINGH, (2) SH.IQBAL SINGH BOTH S/O SH.MAKHAN SINGH BOTH R/O C-5, RAJOURI GARDEN, NEW DELHI, (3) SH.GURMEET SINGH S/O SH.GURCHARAN SINGH R/O J-21, VISHNU GARDEN, NEW DELHI-18, BY VIRTUE OF 'SALE DEED' REGISTERED AS DOCUMENT NO.8372, IN ADDL.BOOK NO.1, VOLUME NO.10005, ON PAGES 74 TO 84, DATED 11/09/2001 IN THE OFFICE OF SUB.REGISTRAR, SUB.DISTT. II, NEW DELHI.

AND WHEREAS THE VENDOR FOR HER BONAFIDE LEGAL NEEDS AND REQUIREMENT HAS AGREED TO SELL AND THE VENDEE HAS AGREED TO PURCHASE FREE HOLD BUILT UP SECOND FLOOR WITHOUT ROOF/TERRACE RIGHTS PORTION OF PROPERTY BEARING NO.E-53 IN BLOCK-E, AREA MEASURING 150 SQ.YDS.(125.42 SQ.MTRS.), OUT OF TOTAL AREA MEASURING 300 SQ.YDS., SITUATED IN THE AREA OF VILLAGE BASSAI DARAPUR, COLONY KNOWN AS KIRTI NAGAR, NEW DELHI-110015, CONSISTING WITH ELECTRIC AND WATER METER SEPERATE IN RUNNING CONDITION, WITH THE FREE HOLD RIGHTS OF LAND UNDER THE SAID PROPERTY, WITH ALL RIGHTS, TITLES AND INTERESTS THEREIN, FOR CONSIDERATION AMOUNT OF RS.14,10,000/- (RUPEES FOURTEEN LACS TEN THOUSAND ONLY) ALONGWITH THE PROPORTIONATE SHARE IN THE LAND BENEATH THERETO ON THE FOLLOWING TERMS AND CONDITIONS:-

CONTD...P/5.

Shawla

[Signature]

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT IN CONSIDERATION OF THE SAID SUM OF RS.14,10,000/-
(RUPEES FOURTEEN LACS TEN THOUSAND ONLY) AS PER THE MARKET
VALUE OF THE ABOVE MENTIONED PORTION OF PROPERTY, WHICH IS PAID
BY THE VENDEE TO THE VENDOR AS PER DETAILS GIVEN BELOW:-

A) RS.14,10,000/- VIDE CHEQUE NO.646247, DATED 19/05/2010,

DRAWN ON STATE BANK OF INDIA, MANSAROVER
GARDEN, NEW DELHI-110015.

AND THE SAME IS PAID BY THE VENDEE TO THE VENDOR AT THE TIME OF
PRESENTATION OF THIS SALE DEED BEFORE THE SUB-REGISTRAR, NEW DELHI.

2. THAT THE VENDOR HEREBY ACKNOWLEDGE THE RECEIPT OF THE SAID
AMOUNT AS HAVING BEEN RECEIVED AND THE SAID VENDOR HEREBY CONVEYS,
TRANSFERS, SELLS AND ASSIGNS HER SHARE IN THE ABOVE MENTIONED
PORTION OF PROPERTY, WITH ALL RIGHTS AND TITLE THEREOF, UNTO THE
SAID VENDEE, WHO SHALL HEREAFTER BE THE ABSOLUTE AND COMPLETE
OWNER OF THE SAME AND SHALL HOLD, USE AND ENJOY ALL THE RIGHTS OF
OWNERSHIP AND POSSESSION ETC. WITHOUT ANY HINDERANCE, INTERRUPTION,
CLAIM OR DEMAND BY OR FROM THE VENDOR OR ANY OTHER PERSON
WHATSOEVER.

3. THAT THE ACTUAL PHYSICAL POSSESSION OF THE ABOVE MENTIONED
PORTION OF PROPERTY HEREBY CONVEYED HAS BEEN DELIVERED BY THE
VENDOR TO THE VENDEE.

4. THAT ALL THE EXPENSES OF STAMP PAPERS, REGISTRATION CHARGES
ETC. SHALL BE BORNE AND PAID BY THE VENDEE.

CONTD...P/6.

Ashwale



5. THAT THE HOUSE TAX, ELECTRIC AND WATER BILLS OR ANY OTHER DUES AND DEMANDS IF ANY UPTO THE DATE OF REGISTRATION OF SALE DEED SHALL BE PAID BY THE VENDOR AND THEREAFTER SHALL BE PAID BY THE VENDEE.

6. THAT THE VENDOR HAVE HANDED OVER THE ORIGINAL DOCUMENTS AS AVAILABLE WITH THE VENDOR INCLUDING THE REGISTRATION DOCUMENTS, RECEIPTS OF PAYMENTS OF ALL THE TAXES, ELECTRICITY, WATER CHARGES AND SHALL FURTHER HAND OVER ALL SUCH AND OTHER DOCUMENTS TILL THE DATE OF SALE DEED AS EXECUTED RELATING TO THE ABOVE MENTIONED PORTION OF PROPERTY WHICH COME IN VENDOR POSSESSION SUBSEQUENTLY, TO THE VENDEE WITHOUT-FAIL.

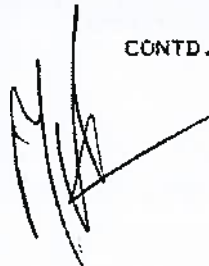
7. THAT THE VENDOR ADMITS THAT SHE AND HER LEGAL HEIRS, SUCCESSORS AND ASSIGNEES HAVE BEEN LEFT WITH NO CLAIM, TITLE AND INTEREST IN THE ABOVE MENTIONED PORTION OF PROPERTY AND THE VENDEE HAS BECOME ITS SOLE, ABSOLUTE, EXCLUSIVE AND COMPLETE OWNER.

8. THAT THE VENDOR ASSURES THE VENDEE THAT THE VENDOR IS THE SOLE, EXCLUSIVE AND ABSOLUTE OWNER OF THE ABOVE MENTIONED PORTION OF PROPERTY AND THE SAME IS FREE FROM ALL KINDS OF ENCUMBRANCES, SUCH AS SALE, MORTGAGE, GIFT, LIEN, LITIGATION, DISPUTE, ATTACHMENT IN THE DECREE OF ANY COURT ETC. ETC. AND IF IT IS PROVED OTHERWISE, OR IF THE WHOLE OR ANY PART OR PORTION OF THE ABOVE MENTIONED PROPERTY HEREBY CONVEYED, TAKEN AWAY OR GOES OUT FROM THE POSSESSION OF THE VENDEE, ON ACCOUNT OF ANY DEFECT IN THE OWNERSHIP RIGHTS OF THE VENDOR HER PROPERTY AND IMMOVABLES SHALL BE LIABLE TO MAKE GOOD THE LOSS THUS SUSTAINED BY THE VENDEE AND KEEP THE VENDEE INDEMNIFIED AGAINST ALL SUCH LOSSES, COSTS, DAMAGES, EXPENSES ETC. THEREBY OCCURING TO THE VENDEE IN THIS CONNECTION.

9. THAT THE VENDOR HAVE GOT FULL POWER, GOOD RIGHTS AND ABSOLUTE AUTHORITY TO SELL THE ABOVE MENTIONED PORTION OF PROPERTY TO THE VENDEE.

CONTD...P/7.

Ahau



THAT THE VENDEE IS ENTITLED TO GET THE ABOVE MENTIONED PORTION OF PROPERTY MUTATED AND TRANSFERRED IN THEIR OWN NAMES ON THE BASIS OF THIS SALE DEED IN THE RECORDS OF MUNICIPAL CORPORATION OF DELHI, DELHI JAL BOARD, NDPL, BSES OR ANY OTHER CONCERNED AUTHORITY/ DEPARTMENT, AND THE VENDOR WILL RENDER ALL POSSIBLE HELP REGARDING THE MUTATION OF THE SAME IN FAVOUR OF THE VENDEE.

11. THAT THE VENDEE IS ENTITLED TO TRANSFER THE ABOVE MENTIONED PORTION OF PROPERTY IN WHOLE OR IN PARTS TO ANY PROSPECTIVE BUYER(S)/ TRANSFEREE(S) BY WAY OF SALE, GIFT, MORTGAGE, COLLABORATION, LEASE OR OTHERWISE AND RECEIVE THE CONSIDERATION AMOUNT IN HIS OWN NAME WITHOUT ANY OBJECTION FROM THE VENDOR.

12. THAT THE VENDEE HAVE FULL RIGHTS AND ABSOLUTE AUTHORITY TO USE THE STAIR CASE LEADING FROM GROUND FLOOR TO TOP FLOOR FOR THE PURPOSE TO USE AND REPAIR THE WATER TANK AND DISH ANTENA ON THE TOP OF THE BUILDING AND ALSO TO USE ALL OTHER COMMON FACILITIES OF THE ABOVE SAID BUILDING.

13. THAT THE VENDOR AND THE VENDEE ARE CITIZENS OF INDIA.

IN WITNESSES WHEREOF, THE VENDOR AND THE VENDEE HAVE SIGNED THIS SALE DEED AT DELHI, ON THE DATE MENTIONED ABOVE, IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

1.

SH. SHYAM SUNDER BAJAJ
S/O LATE SH. B. L. BAJAJ
R/O L-88, KIRTI NAGAR,
NEW DELHI-110015.
D.L.NO.P-04062002306728,
DT.06/06/2007 TO 05/06/2012.

VENDOR

Anjana

(SMT. ANJANA CHAWLA)

2.

S. IQBAL SINGH
S/O S. MAKHAN SINGH
R/O C-5, RAJOURI GARDEN,
NEW DELHI-110027.
E.C.NO.DL/02/015/105056,
DATED 05/05/1995.

VENDEE

Mohinder Nath Rakheja

(SH. MOHINDER NATH RAKHEJA)

DRAFTED BY

M

H. S. MEHTA
ADVOCATE, DELHI

Reg. No. 12214 Reg. Year 2010-2011 Book No. 1



Ist Party

विक्रेता



IIInd Party

क्रेता



Witness

गवाह

Ist Party

IIInd Party

Ist Party विक्रेता :- Anjana Chawla

IIInd Party क्रेता :- Mohinder Nath Rakheja

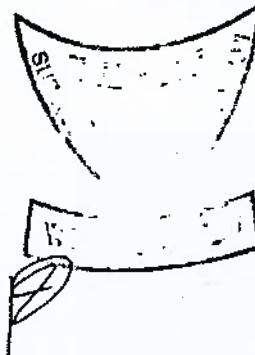
Witness गवाह Shyam Sunder, Iqbal Singh

Certificate (Section 60)

Registration No.12,214 in additional Book No.1 Vol No 17,666
on page 48 to 54 on this date 21/05/2010 day Friday
and left thumb impressions has/have been taken in my presence.

Date 21/05/2010

Sub Registrar
SR II JANAKPURI
New Delhi/Delhi



141

13932



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

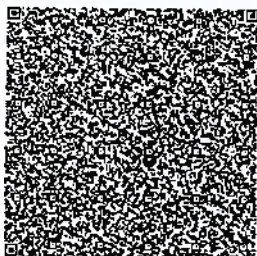
e-Stamp

STAMP REGISTRATION

20 MAY 2013

JANAK PURI, N. D.

Certificate No. : IN-DL19329791551009L
 Certificate Issued Date : 29-May-2013 11:39 AM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP JANAK/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-CORPBK37841693781380L
 Purchased by : MAHESH
 Description of Document : Article 23 Sale
 Property Description : E-53 KIRTI NAGAR NEW DELHI
 Consideration Price (Rs.) : 42,20,000
 (Forty Two Lakh Twenty Thousand only)
 First Party : MOHINDER NATH RAKHEJA
 Second Party : RAJEEV CHAWLA AND OTHER
 Stamp Duty Paid By : RAJEEV CHAWLA AND OTHER
 Stamp Duty Amount(Rs.) : 2,11,000
 (Two Lakh Eleven Thousand only)



E-Stamp Certificate Locked

Please write or type below this line

SALE DEED FOR SUM OF RS. 42,20,000/-

CONTD...P/2.

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com



SH. MOHINDER NATH RAKHEJA
ADHAR. 117115150103169
PAN NO. AAFPR2755J



SH. RAJEEV CHAWLA
ADHAR. 414258245608
PAN NO. AAEPB030E



SMT. ANJANA CHAWLA
ADHAR. 433642651125
PAN NO. AACPC3759J

STAMP DUTY PAID THROUGH E-STAMP,
VIDE CERTIFICATE NO. IN-DL19329791551009L, DATED 29/05/2013,
SALE DEED FOR SUM OF RS. 42,20,000/-

STAMP DUTY ON RS. 21,10,000/-
(MEN VENDEE)

STAMP DUTY UNDER SECTION
23 OF INDIAN STAMPS ACT
@ 3 %.....RS. 63,300/-

TRANSFER DUTY U/S 147 OF
DELHI MUNICIPAL CORPORATION
ACT @ 3 %.....RS. 63,300/-

TOTAL...RS. 1,26,600/-

STAMP DUTY ON RS. 21,10,000/-
(WOMEN VENDEE)

STAMP DUTY UNDER SECTION
23 OF INDIAN STAMP ACT
@ 2 %.....RS. 42,200/-

TRANSFER DUTY U/S 147 OF
DELHI MUNICIPAL CORPORATION
ACT @ 2 %.....RS. 42,200/-

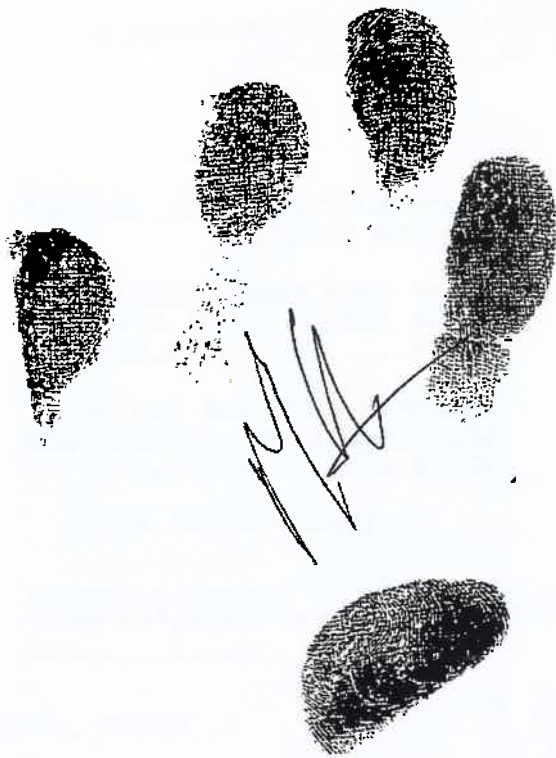
TOTAL...RS. 84,400/-

TOTAL NON JUDICIAL STAMP PAPER @ 5 %.....RS. 2,11,000/-

CONTD...P/3.

Shawla

my



SALE DEED

INFORMATION & CALCULATION IN CASE OF BUILT UP PROPERTY

NAME OF COLONY	: KIRTI NAGAR, NEW DELHI-110015.
CATEGORY OF COLONY	: D
MINIMUM RATE OF LAND NOTIFIED BY GOVT.	: RS.1,06,400/-
COST OF CONSTRUCTION RATE NOTIFIED BY GOVT.	: RS.9,300/-
1. (a) TOTAL COVERED AREA WITH OPEN LAND i.e TOTAL AREA OF PLOT (SQ.MTRS.)	: 125.42
(b) TOTAL PLINTH AREA IN PROPERTY (SQ.MTRS.)	: 376.28
(c) PLINTH AREA UNDER SALE (SQ.MTRS.)	: 94.07
(d) PROPERTY UNDER SALE	: SECOND FLOOR WITHOUT ROOF/TERRACE RIGHTS PORTION
2. (a) NUMBER OF FLOORS	: FOUR
(b) LIFT PROVIDED OR NOT, (WHEREVER APPLICABLE)	: NOT
3. TYPE OF CONSTRUCTION I.E.	: PUCCA STF - 1.0
4. YEAR OF CONSTRUCTION	: 2001
AGE FACTOR	: 1.0
5. TYPE OF COLONY	: PRIVATE COLONY
6. (a) STATUS OF BUILDING	: RESIDENTIAL
(b) USE FACTOR	: 1
7. LOCATION/ LAND MARK	: KIRTI NAGAR

CONTD...P/4.



[Handwritten signature]



Shawla

Deep Singh

— Anant Hans —



Deed Name SALE		Deed Related Detail SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil	SR II Basai Darapur	Building Type	
Village/City	Kirti Nagar	Property Type	Residential
Place (Segment)	Kirti Nagar		
Property Address	House No.: E-53 BlkE, Road No.: , Kirti Nagar		
Area of Property	150.00 Sq. Yard		
Money Related Detail			
Consideration Amount	4,220,000.00 Rupees	Stamp Duty paid	211,000.00 Rupees
Value of Registration Fee	42,200.00 Rupees	Pasting Fee	100.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

Mohinder Nath Rakheja

Late Sh K B Rakheja

L-73 Kirti Nagar nD

in the office of the Sub Registrar, Delhi this 29/05/2013 day Wednesday
between the hours of

Registrar/Sub Registrar

SR II Basai Darapur

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Mohinder Nath Rakheja

and Shri/Ms Rajeev Chawla, Smt Anjana Chawla

Who is/are identified by Shri/Smt/Km. Sh iqbal singh S/o W/o D/o sh makhan singh R/o C5 Rajouri garden nd

and Shri/Smt./Km Navneet kumar S/o W/o D/o Late Sh Shanker Lal R/o A5A/80 janta flats janak Puri Nd

(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.

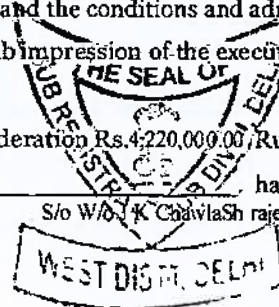
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 4,220,000.00 Rupees Forty Two Lakh Twenty Thousand Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Rajeev Chawla, Smt S/o W/o K Chawla Sh rajeev chawla

R/o E53 SF Kirti Nagar nD E53 SF Kirti Nagar nD



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

Registrar/Sub Registrar

SR II Basai Darapur

Delhi/New Delhi

Date 01/06/2013 19:18:06

CALCULATION OF STAMP DUTY AS PER CIRCLE RATE
COMPUTATION :-

S.NO.	COMPONENT	VALUE
1.	MINIMUM COST OF LAND = MINIMUM VALUE OF LAND RATE PER SQ-MTR. X AREA X USE FACTOR)	= 1,06,400 X 125.42 X 1/4 = 33,36,172
2.	MINIMUM COST OF CONSTRUCTION (COST OF CONSTRUCTION X PLINTH AREA X AGE FACTOR X STF)	= 9,300 X 94.07 X 1.0 = 8,74,851
3.	MINIMUM VALUE (1 + 2)	= 33,36,172 + 8,74,851 = 42,11,023
4.	STAMP DUTY @ 5 % OF SR.NO.3	= 2,10,551
5.	ACTUAL STAMP DUTY PAID IN THE DEED	= 2,11,000/-

SALE DEED

THIS SALE DEED IS EXECUTED AT DELHI, ON THIS :29/05/2013,

BY

SH. MOHINDER NATH RAKHEJA S/O LATE SH. K. B. RAKHEJA R/O L-73, KIRTI NAGAR, NEW DELHI-110015, HEREINAFTER CALLED THE VENDOR, (WHICH EXPRESSION SHALL MEAN AND INCLUDE HIS RESPECTIVE HEIRS, SUCCESSORS, LEGAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, NOMINEES AND ASSIGNEES).

IN FAVOUR OF

(1) SH. RAJEEV CHAWLA S/O SH. J. K. CHAWLA AND (2) SMT. ANJANA CHAWLA W/O SH. RAJEEV CHAWLA BOTH R/O E-53, SECOND FLOOR, KIRTI NAGAR, NEW DELHI-110015, HEREINAFTER CALLED THE VENDEES, (WHICH EXPRESSION SHALL MEAN AND INCLUDE THEIR RESPECTIVE HEIRS, SUCCESSORS, LEGAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, NOMINEES AND ASSIGNEES).

CONTD...P/5-

WHEREAS THE VENDOR IS THE SOLE, EXCLUSIVE AND ABSOLUTE OWNER AND IN POSSESSION OF FREE HOLD BUILT UP SECOND FLOOR WITHOUT ROOF/ TERRACE RIGHTS PORTION OF PROPERTY BEARING NO.E-53 IN BLOCK-E, AREA MEASURING 150 SQ.YDS.(125.42 SQ.MTRS.), OUT OF TOTAL AREA MEASURING 300 SQ.YDS., SITUATED IN THE AREA OF VILLAGE BASSAI DARAPUR, COLONY KNOWN AS KIRTI NAGAR, NEW DELHI-110015, CONSISTING WITH ELECTRIC AND WATER METER SEPERATE IN RUNNING CONDITION, WITH THE FREE HOLD RIGHTS OF THE LAND UNDER THE SAID PROPERTY, WHICH IS BOUNDED AS UNDER:-

EAST : REMAINING PORTION OF PROPERTY.

WEST : OTHER'S PROPERTY NO.E-51 & 52.

NORTH : SERVICE LANE.

SOUTH : FRONT SIDE ROAD.

WHEREAS THE VENDOR SH.MOHINDER NATH RAKHEJA HAVING PURCHASED THE ABOVE MENTIONED PROPERTY FROM SMT.ANJANA CHAWLA W/O SH.RAJEEV CHAWLA R/O E-53, SECOND FLOOR, KIRTI NAGAR, NEW DELHI-110015, BY VIRTUE OF 'SALE DEED' REGISTERED AS DOCUMENT NO.12214, IN BOOK NO. 1, VOLUME NO.17,666, ON PAGES 48 TO 54, DATED 21/05/2010 IN THE OFFICE OF SUB.REGISTRAR, SUB.DISTT.II, JANAK PURI, NEW DELHI.

AND WHEREAS SMT.ANJANA CHAWLA HAVING PURCHASED THE ABOVE MENTIONED PROPERTY FROM (1) SH.PARAMJIT SINGH, (2) SH.IQBAL SINGH BOTH S/O SH.MAKHAN SINGH BOTH R/O C-5, RAJOURI GARDEN, NEW DELHI, (3) SH.GURMEET SINGH S/O SH.GURCHARAN SINGH R/O J-21, VISHNU GARDEN, NEW DELHI-18, BY VIRTUE OF 'SALE DEED' REGISTERED AS DOCUMENT NO.8372, IN ADDL.BOOK NO.1, VOLUME NO.10005, ON PAGES 74 TO 84, DATED 11/09/2001 IN THE OFFICE OF SUB.REGISTRAR, SUB.DISTT. II, NEW DELHI.

CONTD...P/6.

AND WHEREAS THE VENDOR FOR HIS BONAFIDE LEGAL NEEDS AND REQUIREMENT HAS AGREED TO SELL AND THE VENDEES HAS AGREED TO PURCHASE FREE HOLD BUILT UP SECOND FLOOR WITHOUT ROOF/TERRACE RIGHTS PORTION OF PROPERTY BEARING NO.E-53 IN BLOCK-E, AREA MEASURING 150 SQ.YDS.(125.42 SQ.MTRS.),OUT OF TOTAL AREA MEASURING 300 SQ.YDS.,SITUATED IN THE AREA OF VILLAGE BASSAI DARAPUR,COLONY KNOWN AS KIRTI NAGAR, NEW DELHI-110015, CONSISTING WITH ELECTRIC AND WATER METER SEPERATE IN RUNNING CONDITION, WITH THE FREE HOLD RIGHTS OF LAND UNDER THE SAID PROPERTY,WITH ALL RIGHTS,TITLES AND INTERESTS THEREIN,FOR CONSIDERATION AMOUNT OF RS.42,20,000/-(RUPEES FORTY TWO LACS TWENTY THOUSAND) ALONGWITH THE PROPORTIONATE SHARE IN THE LAND BENEATH THERETO ON THE FOLLOWING TERMS & CONDITIONS:-

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT IN CONSIDERATION OF THE SAID SUM OF RS.42,20,000/- (RUPEES FORTY TWO LACS TWENTY THOUSAND) AS PER THE MARKET VALUE OF THE ABOVE MENTIONED PORTION OF PROPERTY, WHICH IS PAID BY THE VENDEES TO THE VENDOR AS PER DETAILS GIVEN BELOW:-

- A) RS.7,00,000/- VIDE CHEQUE NO.432814,DATED 24/05/2013,
- B) RS.6,00,000/- VIDE CHEQUE NO.432815,DATED 25/05/2013,
- C) RS.8,10,000/- VIDE CHEQUE NO.432816,DATED 26/05/2013,

(PAID BY SH.RAJEEV CHAWLA)

- D) RS.7,00,000/- VIDE CHEQUE NO.863688,DATED 24/05/2013,
- E) RS.6,00,000/- VIDE CHEQUE NO.863689,DATED 25/05/2013,
- F) RS.8,10,000/- VIDE CHEQUE NO.863690,DATED 26/05/2013,

(PAID BY SMT.ANJANA CHAWLA)

ALL THE ABOVE SAID CHEQUES DRAWN ON DENA BANK,A-3,KIRTI NAGAR, NAJAFGARH ROAD,NEW DELHI-110015.

CONTD...P/7.

AND THE SAME IS PAID BY THE VENDEES TO THE VENDOR AT THE TIME OF PRESENTATION OF THIS SALE DEED BEFORE THE SUB-REGISTRAR, NEW DELHI.

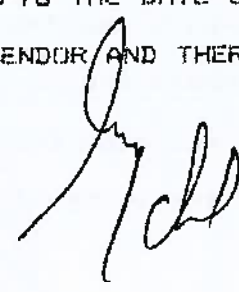
2. THAT THE VENDOR HEREBY ACKNOWLEDGE THE RECEIPT OF THE SAID AMOUNT AS HAVING BEEN RECEIVED AND THE SAID VENDOR HEREBY CONVEYS, TRANSFERS, SELLS AND ASSIGNS HIS SHARE IN THE ABOVE MENTIONED PORTION OF PROPERTY, WITH ALL RIGHTS AND TITLE THEREOF, UNTO THE SAID VENDEES, WHO SHALL HEREAFTER BE THE ABSOLUTE AND COMPLETE OWNERS OF THE SAME AND SHALL HOLD, USE AND ENJOY ALL THE RIGHTS OF OWNERSHIP AND POSSESSION ETC. WITHOUT ANY HINDERANCE, INTERRUPTION, CLAIM OR DEMAND BY OR FROM THE VENDOR OR ANY OTHER PERSON WHATSOEVER.

3. THAT THE ACTUAL PHYSICAL POSSESSION OF THE ABOVE MENTIONED PORTION OF PROPERTY HEREBY CONVEYED HAS BEEN DELIVERED BY THE VENDOR TO THE VENDEES.

4. THAT ALL THE EXPENSES OF STAMP PAPERS, REGISTRATION CHARGES ETC. SHALL BE BORNE AND PAID BY THE VENDEES.

5. THAT THE HOUSE TAX, ELECTRIC AND WATER BILLS OR ANY OTHER DUES AND DEMANDS IF ANY UPTO THE DATE OF REGISTRATION OF SALE DEED SHALL BE PAID BY THE VENDOR AND THEREAFTER SHALL BE PAID BY THE VENDEES.

CONTD...P/8.

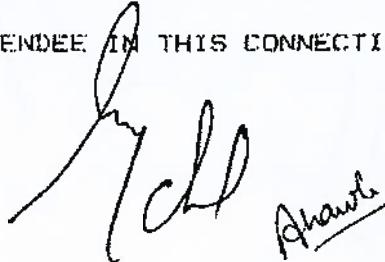


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6. THAT THE VENDOR HAVE HANDED OVER THE ORIGINAL DOCUMENTS AS AVAILABLE WITH THE VENDOR INCLUDING THE REGISTRATION DOCUMENTS, RECEIPTS OF PAYMENTS OF ALL THE TAXES, ELECTRICITY, WATER CHARGES AND SHALL FURTHER HAND OVER ALL SUCH AND OTHER DOCUMENTS TILL THE DATE OF SALE DEED AS EXECUTED RELATING TO THE ABOVE MENTIONED PORTION OF PROPERTY WHICH COME IN VENDOR POSSESSION SUBSEQUENTLY, TO THE VENDEES WITHOUT-FAIL.

7. THAT THE VENDOR ADMITS THAT HE AND HIS LEGAL HEIRS, SUCCESSORS AND ASSIGNEES HAVE BEEN LEFT WITH NO CLAIM, TITLE AND INTEREST IN THE ABOVE MENTIONED PORTION OF PROPERTY AND THE VENDEES HAS BECOME ITS SOLE, ABSOLUTE, EXCLUSIVE AND COMPLETE OWNERS.

8. THAT THE VENDOR ASSURES THE VENDEES THAT THE VENDOR IS THE SOLE, EXCLUSIVE AND ABSOLUTE OWNER OF THE ABOVE MENTIONED PORTION OF PROPERTY AND THE SAME IS FREE FROM ALL KINDS OF ENCUMBRANCES, SUCH AS SALE, MORTGAGE, GIFT, LIEN, LITIGATION, DISPUTE, ATTACHMENT IN THE DECREE OF ANY COURT ETC. ETC. AND IF IT IS PROVED OTHERWISE, OR IF THE WHOLE OR ANY PART OR PORTION OF THE ABOVE MENTIONED PROPERTY HEREBY CONVEYED, TAKEN AWAY OR GOES OUT FROM THE POSSESSION OF THE VENDEES, ON ACCOUNT OF ANY DEFECT IN THE OWNERSHIP RIGHTS OF THE VENDOR HIS PROPERTY AND IMMOVABLES SHALL BE LIABLE TO MAKE GOOD THE LOSS THUS SUSTAINED BY THE VENDEES AND KEEP THE VENDEES INDEMNIFIED AGAINST ALL SUCH LOSSES, COSTS, DAMAGES, EXPENSES ETC. THEREBY OCCURING TO THE VENDEE IN THIS CONNECTION.

CONTD...P/9.

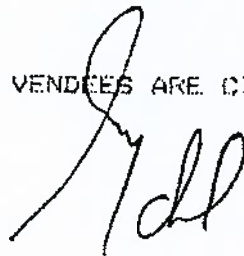
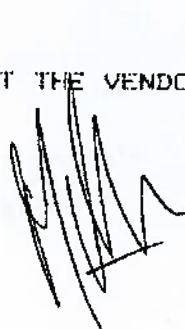
9. THAT THE VENDOR HAVE GOT FULL POWER, GOOD RIGHTS AND ABSOLUTE AUTHORITY TO SELL THE ABOVE MENTIONED PORTION OF PROPERTY TO THE VENDEES.

10. THAT THE VENDEES ARE ENTITLED TO GET THE ABOVE MENTIONED PORTION OF PROPERTY MUTATED AND TRANSFERRED IN THEIR OWN NAMES ON THE BASIS OF THIS SALE DEED IN THE RECORDS OF MUNICIPAL CORPORATION OF DELHI, DELHI JAL BOARD, NDPL, BSES OR ANY OTHER CONCERNED AUTHORITY/ DEPARTMENT, AND THE VENDOR WILL RENDER ALL POSSIBLE HELP REGARDING THE MUTATION OF THE SAME IN FAVOUR OF THE VENDEES.

11. THAT THE VENDEES ARE ENTITLED TO TRANSFER THE ABOVE MENTIONED PORTION OF PROPERTY IN WHOLE OR IN PARTS TO ANY PROSPECTIVE BUYER(S)/ TRANSFEREE(S) BY WAY OF SALE, GIFT, MORTGAGE, COLLABORATION, LEASE OR OTHERWISE AND RECEIVE THE CONSIDERATION AMOUNT IN THEIR OWN NAMES WITHOUT ANY OBJECTION FROM THE VENDOR.

12. THAT THE VENDEES AND OTHER OCCUPANTS OF THE BUILDING HAVE FULL RIGHTS AND ABSOLUTE AUTHORITY TO USE THE STAIR CASE LEADING FROM GROUND FLOOR TO TOP FLOOR FOR THE PURPOSE TO USE AND REPAIR THE WATER TANK AND DISH ANTENA ON THE TOP OF THE BUILDING AND ALSO TO USE ALL OTHER COMMON FACILITIES OF THE ABOVE SAID BUILDING.

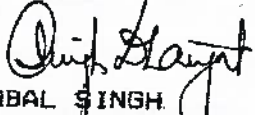
13. THAT THE VENDOR AND THE VENDEES ARE CITIZENS OF INDIA.

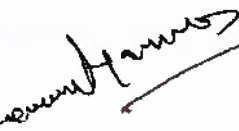

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CONTD...P/10-

IN WITNESSES WHEREOF, THE VENDOR AND THE VENDEES HAVE SIGNED
THIS SALE DEED AT DELHI, ON THE DATE MENTIONED ABOVE, IN THE
PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

1. 
SH. IQBAL SINGH
S/O SH. MAKHAN SINGH
R/O C-5, RAJOURI GARDEN,
NEW DELHI-110027.
ADHAR NO.


2. (Sh. Navneet Kumar)
S/o Late Sh. Shuntrao Lal
R/o A-5-A/80, Jandla Wall.
Jandla Ravi U.P.
Adhar no:- 995791068304


VENDOR


(SH. MOHINDER NATH RAKHEJA)

VENDEES


(1) SH. RAJEEV CHAWLA

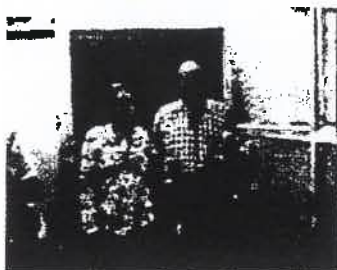

(2) SMT. ANJANA CHAWLA


DRAFTED BY
H. S. MEHTA
ADVOCATE DELHI

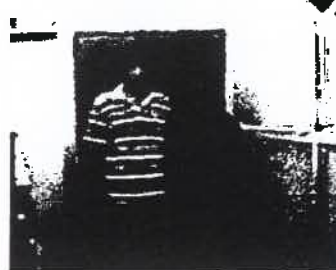
Reg. No. 11644 Reg. Year 2013-2014 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Mohinder Nath Rakheja

IInd Party Rajeev Chawla, Smt Anjana Chawla

Witness Sh iqbal singh, Navneet kumar



Certificate (Section 60)

Registration No.11,644 in Book No.1 Vol No 20,966

on page 131 to 140 on this date 01/06/2013 19:15:04
and left thumb impressions has/have been taken in my presence.

day Saturday

Date 01/06/2013 19:18:19

Sub Registrar
SR II Basai Darapur
New Delhi/Delhi

