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INDIA NON JUDICIAL

S. R. - II
10 JUN 2010

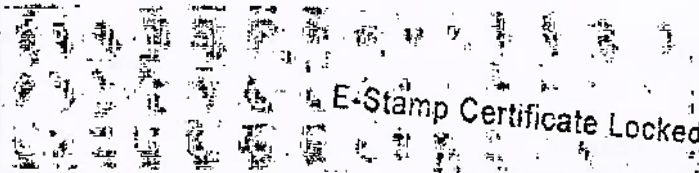


सत्यमेव जयते

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL031530246590381
Certificate Issued Date : 02-Jun-2010 07:29 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP JANAK/ DL-DLH
Unique Doc. Reference : SUBIN-DL01-CORPBK064089993227691
Purchased by : MAHESH
Description of Document : Article 23 Sale
Property Description : B-165, HARI NAGAR CLOCK TOWER NEW DELHI
Consideration Price (Rs.) : 9,00,000
(Nine Lakh only)
First Party : INDU PURI
Second Party : PRAVESH
Stamp Duty Paid By : PRAVESH
Stamp Duty Amount(Rs.) : 36,000
(Thirty Six Thousand only)



Please write or type below this line

K*SALE DEED*K

K*DESCRIPTION OF PROPERTY NO. B-165,
HARI NAGAR, CLOCK TOWER, FOR VALUATION*K

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"



GC No- DL/16/05/174-11
 SUB REGIST. OFF.
 WEST DIST. 174-11



EC No- MEW 08/69/31
 THE SEAL OF
 SUB REGIST. OFF.
 WEST DIST. 08/69/31

A)

Name of Colony/Locality HARI NAGAR, CLOCK TOWER,
 Category of Colony/Locality F
 Rate of Colony 16,100 Sq. Mtrs.
 Plot area of Property 91.98 Sq. Mtrs.
 Total Area/Plot under sale 91.98 Sq. Mtrs.
 Total cost of land = (Rate x Area/floor)
 $16,100 \times 91.98/3 = 4,93,626/-$

B)

Cost of construction as per Colony/Locality 5600 Sq. Mtrs.
 Total Number of Floors THREE
 Floor of Property under sale FIRST FLOOR WITHOUT ROOF RIGHT
 Total Plinth area 69 Sq. Mtrs. under sale
 Year of construction 2010
 Type of construction Pucca,
 Cost of construction:- (Rate x Plinth area x Age)
 $5600 \times 69 = 3,86,400/-$

TOTAL

A+B

8,80,026/-

PVT. Colony
 Status of Building

Residential

K*SALE DEED FOR A SUM OF RS. 9,00,000/-*K

STAMP DUTY @ 2%.....Rs.18,000/-
 CORPORATION TAX @ 2%.....Rs.18,000/-
 TOTAL.....Rs.36,000/-

No. of e-stamp paper:1
 Nos. of plain sheets:6
 Total Nos. of sheets:7

Indu Parri

3/-

प्रवेश



Indu Puri

प्रवेश

Indu Puri



Handwritten signature or mark

Handwritten signature or mark



THIS SALE DEED IS MADE AND EXECUTED by SMT. INDU PURI W/O SH. PRAMOD PURI R/O L-72, KIRTI NAGAR, NEW DELHI, hereinafter called the 'VENDOR/S.'

.....IN FAVOUR OF

SMT. PRAVESH W/O SH. YASHPAL SINGH R/O J-38, BERI WALA BAGH, HARI NAGAR, NEW DELHI, hereinafter called the 'VENDEE/S.'

The expressions VENDOR/S and VENDEE/S where-ever occur in this Sale Deed shall mean and include their legal heirs, successors, nominees, legal representatives, assigns and administrators.

WHEREAS SH. LAL CHAND S/O LATE SH. PUNJAB RAI, was absolute owner of PLOT NO.B-165, MEASURING 220 SQ. YDS.,SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, vide sale deed duly Regd. before Sub-Registrar, Delhi dated 3.4.1951.

AND WHEREAS SH. LAL CHAND S/O LATE SH. PUNJAB RAI, expired on 20.1.1988, leaving behind a WILL bequeathing the PROPERTY NO. B-165, WITH ROOF RIGHT, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX.,OUT OF TOTAL 220 SQ. YDS., SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, in favour of his sons 1) SH. SUSHEEL KUMAR VERMA, 2) SH. KRISHAN KUMAR VERMA AND 3) SH. SAWTANTER KUMAR VERMA ALL S/O LATE SH. LAL CHAND, vide WILL dated 19.11.1990

AND WHEREAS 1) SH. SUSHEEL KUMAR VERMA AND 2) SH. KRISHAN KUMAR VERMA BOTH S/O LATE SH. LAL CHAND, delegated their powers to sell, manage and lookafter 1/3rd undivided share in the said property to SH. SAWTANTER KUMAR VERMA S/O LATE SH. LAL CHAND, vide General Attorney duly attested by Notary Public, Delhi, on 6.3.1999

AND WHEREAS SH. SAWTANTER KUMAR VERMA S/O LATE SH. LAL CHAND, sold the ENTIRE PROPERTY NO. B-165, WITH ROOF RIGHT, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX.,HAVING KHASRA NO. 2012, SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, to SMT. PRITAM KAUR W/O LATE SH. MEHAR SINGH, vide sale deed duly Regd. as document No. 19373, in Addl. book No. 1, volume No. 16328, at pages 47 to 52, on 19.8.2008, before Sub-Registrar, Delhi

AND WHEREAS SMT. PRITAM KAUR W/O LATE SH. MEHAR SINGH, delegated her powers to sell, manage and lookafter ENTIRE UPPER GROUND FLOOR AND FIRST FLOOR WITHOUT ROOF RIGHT OF PROPERTY NO. B-165, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX., SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, to SMT. INDU PURI W/O SH. PRAMOD PURI, vide General Attorney duly Regd. as document No. 4599 in Addl. book No. 4, volume No. 12492 at pages 51 to 54 on 19.5.2009, before Sub-Registrar, Janak Puri, New Delhi

Indu Puri

4/-

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Deed Related Detail	
Deed Name SALE	SALE WITHIN MC AREA
Land Detail	
Tehsil/Sub Tehsil SR II JANAKPURI	Area of Building 0 वर्ग मीटर
Village/City Hari Nagar	Building Type
Place (Segment) Hari Nagar	
Property Type Residential	
Area of Property 91.98 वर्ग मीटर	
Money Related Detail	
Consideration Amount 900,000.00 Rupees	Stamp Duty paid 36,000.00 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

S/o W/o

R/o

Indu Puri

Pranod Puri

L-72, Kirti Ngr ND

in the office of the Sub Registrar, Delhi this 10/06/2010 day Thursday
between the hours of

Registrar/Sub Registrar

SR II JANAKPURI

Delhi-New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Indu Puri

and Shri/Ms Praveesh

Who is/are identified by Shri/Smt/Km. Rajinder Singh S/o W/o D/o Prehlad Singh R/o A-2/12, Rajouri Gardn. ND

and Shri/Smt./Km Jitender Pal S/o W/o D/o Shyam Singh R/o J-31, Beriwalla Bagh Hari Nagar 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. 900,000.00 Rupees nine lakh Only

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

Vendor(s)/Mortgagor(s) by Sh/Ms. Praveesh

S/o W/o Yashpal Singh

R/o 38, BLK-J Beriwalla Bagh Hari Ngr ND

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

Registrar/Sub Registrar

SR II JANAKPURI

Delhi-New Delhi

Date 10/06/2010

AND WHEREAS SMT.INDU PURI (VENDOR) for their legal requirements and bonafide needs offered for sale the ENTIRE FIRST FLOOR WITHOUT ROOF RIGHT OF PROPERTY NO. B-165, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX., HAVING KHASRA NO. 2012, WITH ONE CAR PARKING IN COMMON PARKING AND COMMON PASSAGE, SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, alongwith Proportionate land right underneath the said property, falling in the West District of National Capital Territory of Delhi and the VENDEE/S has/have agreed to purchase the same for a total sale consideration of Rs.9,00,000/- (Rupees NINE LAC ONLY) free from all encumbrances like sale, mortgage, gift, lien, court order, court injunction, acquisition and requisition with all its appurtenances easements, rights of ingress and egress and all fixture and fitting in the said PROPERTY.

PROPERTY OFFERED FOR SALE:

"ENTIRE FIRST FLOOR WITHOUT ROOF RIGHT OF PROPERTY NO. B-165, BUILT ON LAND MEASURING 110 SQ. YDS., APPROX., HAVING KHASRA NO. 2012, WITH ONE CAR PARKING IN COMMON PARKING AND COMMON PASSAGE, SITUATED AT VILLAGE TIHAR, COLONY KNOWN AS HARI NAGAR, CLOCK TOWER, NEW DELHI, alongwith Proportionate land right underneath the said property, hereinafter be referred as PROPERTY".

NOW THIS SALE DEED WITNESSES AS UNDER:-

1. That in pursuance to the said Agreement the VENDOR/S has/have received the entire sum of Rs.9,00,000/- (Rupees NINE LAC ONLY) from the VENDEE/S in the following manners:

i) Rs. 2,00,000/-vide cheque No. 656628, dated 19.4.2010, drawn on Bank of India, Tilak Nagar Branch, New Delhi

ii) Rs. 1,00,000/-vide cheque No. 656633, dated 8.6.2010, drawn on Bank of India, Tilak Nagar, New Delhi

iii) Rs. 4,50,000/-vide cheque No. 656634, dated 8.6.2010, drawn on Bank of India, Tilak Nagar, New Delhi

iv) Rs. 1,50,000/-vide cheque No. 110334, dated 8.6.2010, drawn on HDFC Bank, Naraina Industrial Area, New Delhi

and the VENDOR/S hereby acknowledges the receipt of the same before the Sub-Registrar, New Delhi, at the time of presentation of this Sale Deed for registration.

5/-

Indu Puri
c.

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2. That in consideration of the above said amount of Rs.9,00,000/- (Rupees NINE LAC ONLY) paid by the VENDEE/S to the VENDOR/S in the manner stated above, the VENDOR/S hereby transfers, conveys and assigns unto the VENDEE/S the said PROPERTY, with the super structure (and proportionate land rights) and all appurtenances, title, easements, rights of ingress and egress, fixtures and fittings of all sorts in and around the said PROPERTY, and VENDOR/S has/have placed the VENDEE/S in actual peaceful physical possession of the same for ever and absolutely TO HAVE AND TO HOLD the same as absolute owner/s.

3. That the VENDOR/S has/have delivered the vacant physical possession of the said PROPERTY hereby sold to the VENDEE/S, who has/have occupied the same.

4. That the VENDEE/S has/have become sole and absolute owner/s of the said PROPERTY under sale by way of this Sale Deed and he/she/they shall be fully entitled, empowered, authorised to use, occupy, enjoy, hold sell, mortgage, gift, exchange, lease out or to transfer or to dispose of the same or to make any additions, alterations, changes, therein in any manner as the VENDEE/S shall deem fit and proper to do so as his/her/their own PROPERTY without any claim, demand, objection, interference of the VENDOR/S, any of his/her/their legal heirs or any other person claiming under the VENDOR/S.

5. That the VENDOR/S hereby assures the VENDEE/S that the PROPERTY hereby sold is free from all sorts of encumbrances, charges or lien such as sale, mortgage, gift, court decree, attachment, etc, and if proved otherwise or the VENDEE/S suffers any loss due to any defect in the title of the VENDOR/S or the PROPERTY in whole or part thereof goes out of the possession of the VENDEE/S on account of any defect in the title of the VENDOR/S then the VENDOR/S shall indemnify the VENDEE/S to the extent of loss suffered by the VENDEE/S.

6. That the VENDOR/S has/have been left with no rights, title, claim concern, interest whatsoever in the said PROPERTY under sale after execution of this Sale Deed.

7. That the VENDOR/S, his/her/their heirs, successors and assigns have been left with no claim, rights, or concerns in the said PROPERTY hereby conveyed. In case any legal heirs of the VENDOR/S come forward and stake a claim to the whole PROPERTY, or any portion thereof then such claims shall be considered as Null, Void and ineffective.

8. That the VENDOR/S hereby declares and assures that the said PROPERTY hereby sold is the exclusively owned by the VENDOR/S, and that none else except the VENDOR/S has any right, title and interests therein and the title which is hereby transferred, subsists and the VENDOR/S has full power, good title and absolute authority and is fully competent to transfer the same.

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9. That the VENDEE/S can get the said PROPERTY mutated in his/her/their name in the records of Property-Tax, Deptt. of Municipal Corporation of Delhi at his/her/their own expense on the basis of this Sale Deed or its Certified True Copy.

10. That all the dues and demands outstanding if any, like Property-Tax, electric/water charges against the said PROPERTY hereby sold upto the date of registration of this Sale Deed shall be paid and borne by the VENDOR and thereafter by the VENDEE.

11. That the VENDOR/S has/have handed over the Photocopies/Original Documents of the said PROPERTY to the VENDEE/S.

12. That all costs of stamps and registration fee of this Sale Deed has/have been paid and borne by the VENDEE/S.

13. That the VENDOR declares and represents that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor and no minor has any right, title and interest and claim or concern of any nature with the said property and further none else other than the VENDOR has any right, title or interest of any kind whatsoever in the whole or any part of the said property and further there is no impediment in the VENDORS right to transfer the same

14. That the VENDOR hereby further assures, represents and covenants with the VENDEE as follows :

i) That the said property is free from all liens, mortgages, tenancies, charges and encumbrances and lis-pendences and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the said property

ii) That the VENDOR has good and marketable title to the said property and none other than the VENDOR has any interest, right, title thereto

iii) That there are no outstanding Govt. dues of whatsoever nature including the attachment by the Income Tax Authority or under any law in force, in respect of the said property

iv) That the VENDOR has not entered into any Agreement with any other person (s) for the said property

v) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property in favour of the VENDEE

15. That the sale consideration includes the consideration for electricity and water connections and the security deposit made with the said departments. The VENDEE shall be entitled to get the existing electricity and water connection installed in the said property transferred in his/her favour alongwith the security deposit with electricity and water deptt. etc.

Indu Puri

7/-

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16. That the stairs shall remain common for all the occupants of the said building.

17. That the VENDEE/S has right to use the roof of the said PROPERTY for the installation of T.V. Antenna/Dish Antenna and to repair and maintenance of Over head water tank.

IN WITNESSES WHEREOF, this Sale Deed is executed and signed by the VENDOR/S and VENDEE/S in the presence of the following witnesses of Delhi on this 10th Day of June, 2010 after carefully reading and understanding the contents thereof without pressure or influence of anybody else.

WITNESSES:

1. Rajinder Singh S/o Gokesh. PREHAD SINGH

R/o A-2/12 Rajouri Garden N.D.

DL-96020197

Indu Puri
VENDOR/S

प्रवेश

VENDEE/S

2. Jitender Pal S/o Shyam Singh

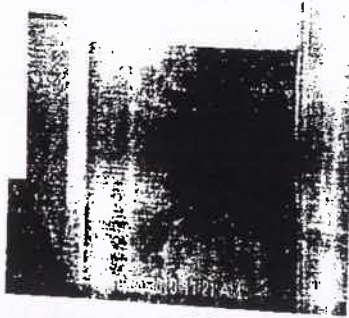
R/o J-31, Behi Wala Bagh HARI NAGAR
N.D.

DL-P04052000191472

Reg. No.
14486

Reg. Year
2010-2011

Book No.
1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

2012

Ist Party

IInd Party

st Party विक्रेता :-

Indu Puri

IInd Party क्रेता :-

Pravesh

Witness गवाह

Rajinder Singh, Jitender Pal

Certificate (Section 60)

Registration No. 14,486 in additional Book No. I Vol No 17,738
on page 185 to 191 on this date 10/06/2010 day Thursday
and left thumb impressions has/have been taken in my presence.

ate 10/06/2010

Sub Registrar

SR II JANAKPURI

New Delhi/Delhi