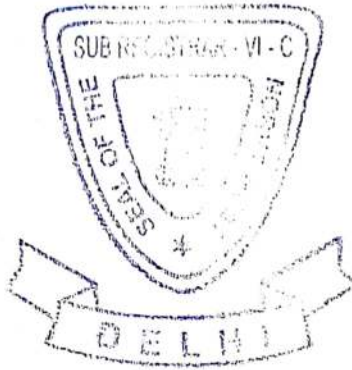




Stamp Paper No.: -IN-DL61213855962509T

CERTIFIED/TRUE COPY

Registration No. 14247 In Addl. Book No. 1 Volume No.2,541
On Pages 15-21 On This Date 26-08-2008 Day Of Tuesday

Sub Registrar VI
North West I

Date Of Application 31-01-2022

Calculated Fee 70

Fee Paid Rs. 70

Vide Slip No. 144,485

Date Of Payment 31-01-2022

Date when Copy Is Ready 03-02-2022

Copy prepared By: VIKASH KUMAR

Copy Checked By: NISHAT

Certified to be true copy SALE

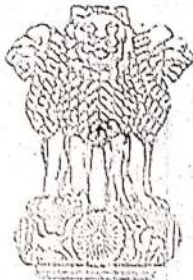
Vikash Kumar
Record Keeper
VIKASH KUMAR

Nishat
Reader
NISHAT

[Signature]
Sub Registrar VI
North West I

23343

8/8/08



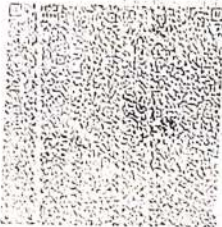
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL00207483293239G
 Certificate Issued Date : 06-Aug-2008 07:14 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP KAMALA/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK00303454036342G
 Purchased by : RAJEEV KUMAR
 Description of Document : Article 23 Sale
 Property Description : 15 SANSKRIT NAGAR CGHS LTD SEC-14 ROHINI DELHI
 Consideration Price (Rs.) : 16,00,000
 (Sixteen Lakh only)
 First Party : BALWINDER KAUR
 Second Party : RAJEEV KUMAR
 Stamp Duty Paid By : RAJEEV KUMAR
 Stamp Duty Amount (Rs.) : 96,000
 (Ninety Six Thousand only)



Please write or type below this line

Certified True Copy



VENDOR (S)

SALE DEED



VENDEE (S)

Pan No. AXYPK7946A

Pan No. AKOPK7753J

Balwinder Kaur

CONTD....P/2....

Statutory Alert:

The e-Stamp of the Stamp Duty may only be verified at authorized Collection Centers (ACCs), Sub Office and Sub-Office (SROs).
 The e-Stamp, e-ACC, SROs and SROs are available on the Website: www.delhi.gov.in



Scanned with OKEN Scanner

IN CASE OF FLATS:-

a) Name of the locality : ROHINI, DELHI.
 b) Area (Plinth) of Flat : 66.54 SQ.MTRS.
 c) Name of the Floor : SECOND FLOOR.
 d) More than Four Storeyed: NO.
 e) Circle Rate : RS.11300/- Per Sq.Mtr.
 f) Land Use : RESIDENTIAL.
 Total cost of Property : RS.7,51,902/-
 (as per circle rate)
 Total Stamp duty as
 per circle Rate : RS.45,115/-

SALE DEED FOR A SUM OF...RS.16,00,000/-

STAMP DUTY @ .3% Rs.48,000/-
 CORPN.TRANSF.DUTY.3%Rs.48,000/-

TOTAL .3%..... Rs.96,000/-

Certificate No IN-PL002074822932296

This SALE DEED is Made & Executed at Delhi on _____ by:
 SMT. BALWINDER KAUR WIFE OF SHRI CHARANJEET SINGH RESIDENT OF
 FLAT NO.15, SANSKRIT NAGAR, SECTOR-14, ROHINI, DELHI-110085,
 (hereinafter called the Vendor(s)).

.....IN FAVOUR OF.....

SHRI RAJEEV KUMAR SON OF SHRI BRAHM SINGH RESIDENT OF B-
 158, PRASHANT VIHAR, DELHI-110085, (hereinafter called the
 Vendee(s)).

The expressions of the Vendor and the Vendee shall mean
 and include their respective legal heirs, successors,
 executors, administrators, representatives and assigns etc.

Contd....P/3...

Balwinder Kaur.

[Signature]
 Certified True Copy

3

WHEREAS, the Sanskritnagar Co-Operative Group Housing Society Ltd., allotted a Built Up MIG Flat bearing No.15, on Second Floor, Area measuring 66.54 Sq.Mtrs., built on Plot No.3, Sector-14, situated in Rohini Residential Scheme, Rohini, Delhi-110085, with the leasehold rights of the land under the said property to Dr. Bhaskar Mishra son of Dr. Madan Mishra against Membership No.75.

AND WHEREAS, said Dr. Bhaskar Mishra sold the above said flat to Sh. Narendra Pratap son of Shri Nag Sharan Singh vide vide Agreement to Sell Dated 5/5/1992 duly attested by Notary Public, Delhi, and executed a General Power of Attorney in his favour vide GPA Regd. as document No.1416 Regd. on Dated 7/5/1992 in the office of Sub-Registrar, Hatin, Faridabad, and received the consideration amount and delivered the physical possession.

AND WHEREAS, said Sh. Narendra Pratap further sold the above said property to Smt. Balwinder Kaur wife of Shri Charandeet Singh vide Agreement to Sell Dated 9/12/1998 duly attested by Notary Public, Delhi, and also executed a General Power of Attorney in her favour vide GPA Regd. as document No.65767 in Addl. Book No.IV, Volume No.1871 on Pages No.99 to 100 on Dated 9/12/1998 in the office of Sub-Registrar-VI, Delhi, and received the consideration amount and delivered the physical possession.

AND WHEREAS, thereafter, said Smt. Balwinder Kaur, applied to the Delhi Development Authority for conversion the said property from leasehold to freehold in her favour on payment of the conversion charges and after the receipt of the such charges, the Delhi Development Authority, New Delhi sold and transferred the reversionary interest and rights in the aforesaid land under the said property in her favour, and executed a CONVEYANCE DEED, Regd. as document No.3156 in Addl. Book No.I, Vol.No.2865 on pages No.27 to 28 on dated 19/02/2008 in the office of Sub-Registrar-VII, New Delhi executed by Lessor Delhi Development Authority, through President of India.

AND WHEREAS, on the basis of above said facts and documents the above said Vendor, Smt. Balwinder Kaur have become the lawful owner and in possession of above said property, and have full power & unrestricted rights to sell and transfer the same to any person.

CONTD.... P4...

Balwinder Kaur.

Certified True Copy

AND WHEREAS the Vendor in sound and disposing mind and without undue influence, coercion or fraud and for his bonafide needs and requirements has agreed to Sell & Transfer the SOCIETY BUILT UP FREEHOLD MIG FLAT BEARING NO.15, ON SECOND FLOOR, AREA MEASURING 66.54 SQ.MTRS., SITUATED IN THE LAYOUT PLAN OF SANSKRITNAGAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD., NOW KNOWN AS SANSKRIT NAGAR, BUILT ON PLOT NO.3, SECTOR-14, ROHINI RESIDENTIAL SCHEME, ROHINI, DELHI-110085, with the proportionate freehold rights of the land underneath, fitted with Electric & Sanitary Connections & all fitting & fixtures and appurtenances thereto (hereinafter called the property undersale), unto the Vendee(s), for the consideration of Rs.16,00,000/- (Rupees Sixteen Lakhs only) and the Vendee has also agreed to purchase the same for the said consideration amount.

AND WHEREAS the Vendor(s) hereby further assure, represent and covenant with the Vendee as follows :-

a) That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever.

b) That there is no attachemnt by the Income Tax Authority or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.

c) That the aforesaid property is not the property of H.U.F. and the children of the Vendor(s) and no body else has any right, title, interest, claim or demand whatsoever or howsoever in the aforesaid property.

d) That there is no subsisting agreement for sale except the Agreement to Sell entered between the Vendor(s) and the Vendee in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the Vendor(s) have good marketable title.

(e) That there is no notice of default or breach on the part of the Vendor(s) or his/her/their pre-deceasors in interest of any provisions of law in respect of the aforesaid property.

(f) That there is no legal impediment or bar whereby the Vendor(s) can be prevented from selling, transferring or alienating the aforesaid Property in favour of the Vendee(s).

CONTD.....P/5....

Balwinder Kaur.

 Certified True Copy

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the Vendor(s) has received the entire sale consideration amount of Rs.16,00,000/- (Rupees Sixteen Lakhs only) from the Vendee(s), in full and final settlement prior to the execution of this Sale Deed and hereby acknowledge the receipt of the same before the Sub-Registrar-VI-C, Rohini, Delhi, as per following details:-

- a) Rs.60,000/- in cash in advance.
- b) Rs.2,00,000/- vide Pay Order No.018093 Dated 6/8/2008 drawn on State Bank of Savrashtta, Lodi Road, New Delhi.
- c) Rs.13,40,000/- vide Pay Order No.060364 Dated 05/08/2008, drawn on AXIS Bank Ltd., Gurgaon, Haryana.

2. That in consideration of the above said amount, the Vendor(s) do hereby sells, conveys, transfers and assigns the aforesaid property under sale with all his rights, titles, interests, option, privileges, easements & appurtenances thereto in favour of the Vendee(s) and the Vendee(s) shall hereafter be and remain the absolute owner of the said property under sale and TO HOLD, USE AND ENJOY the same permanently in any manner without any hindrance, claim or title of the others.

3. That the Vendor(s) has handed over the actual, physical & vacant peaceful possession of the said property under sale to Vendee(s) and the Vendee(s) has also occupied the same on the spot.

4. That all the expenses of this Sale Deed such as Stamp Duty and Registration charges have been paid and borne by the Vendee(s).

5. That the Vendor(s) hereby agreed and assured to help and assist the Vendee(s) in getting the above said property mutated in his/her/their own name in all the relevant records of Govt. Revenue Department and any other statutory authority concerned, and shall be ready and willing to do and write any or all documents that may be required in this behalf from time to time and also to present at place/s where the Vendor(s) is/are called by the Department/Authority concerned and to give such statement as is required by the authority concerned to mutate the said property in favour of the Vendee(s), and/or in the alternative the Vendee(s), can get the above said property under sale mutated on the basis of this Sale Deed even in the absence of the Vendor(s). The Vendor(s) has No Objection if the above said property is mutated/transferred by the MCD or any other concerned authority in favour of the Vendee(s).

CONTD...

Certified True Copy

Balwinder Kaur.

6. That all the dues, such as House-Tax, water/electricity bills etc. etc. till date regarding the said property under sale, shall be paid by the Vendor(s) and thereafter the same shall be paid by the Vendee(s).

7. That the Vendor(s) has/have handed over the original Sale Deed/ Conveyance Deed & other previous documents regarding the above said property to the Vendee(s).

8. That the Vendor(s) hereby assures the Vendee(s) that the said property under sale is free from all sorts of encumbrances, such as Sale, Mortgage, Gift, Lease, Lien, Decree, Notification, Security, claim and family disputes etc. & there is no legal defect in the ownership title of the Vendor(s), and if it is ever proved otherwise in whole or in part then the Vendor(s) will be liable to indemnify & pay to the Vendee(s) all the losses, costs, damages and expenses incurred by the Vendee(s), in all respects and the Vendee(s) is entitled to recover all losses, expenses, damages, costs etc. from the Vendor(s) or from his/her/their movable & immovable properties and other resources.

9. That the Vendor(s) hereby assure the Vendee(s) that no restriction has been imposed by Govt. or any other Authority for the sale of the above said property.

10. That the Vendee(s) has become the sole and absolute owner of the said property & appurtenances thereto and shall hereafter peaceably HOLD, USE AND ENJOY the said property and can Sell, Gift, Mortgage, and Transfer the said property and appurtenances thereto in any manner without any hindrance, interruption, claim or demand by or from the Vendor(s) or any other person.

11. That the Vendor(s) and Vendee(s) are Indian Citizen and have not been debarred by prevailing Indian Laws to execute this Sale Deed.

12. That the Vendor(s) hereby assures and confirms that he is selling his said Property without any threat, fear, coercion, allurement, fraud, pressure, influence etc., from any side/corner rather he is selling the said Property out of his own sweet will, desire and bonafide requirements and after receiving the full & final sale consideration/proceeds from the Vendee(s).

CONTD.....P/7...

Balwinder Kaur.


Certified True Copy

13. That the Vendee(s) has satisfied himself regarding the title of the said property.

14. That any mistake, error, omission or mis-statement of facts in this document shall not render this Sale Deed as null and void and the same shall remain binding on both the Vendor(s) & Vendee(s).

15. That the Vendor(s), his legal heirs, successors and assigns have been left with no right, title or interest in the said property under sale and the Vendee has become its absolute lawful owner.

16. That this document has been drafted by the advocate as per my/our instructions and I/we have read and understood the contents of the said document.

IN WITNESS WHEREOF the Vendor(s) & Vendee(s) have signed this Sale Deed on the date, month and year above first written, in the presence of the following witnesses.

WITNESSES:-

Radu

Balwinder Kaur.

1. *Rajy S/O Sh. Kashanir Lal*
B-47, Parshant Vihar
Delhi-85

VENDOR

[Signature]

DL/03/020/096346

2. *Charanjeet Singh*

VENDEE

Charanjeet

Drafted by

S/O Sh. Guran Singh

29/17 Shakti Nagar

Balwinder Kaur.

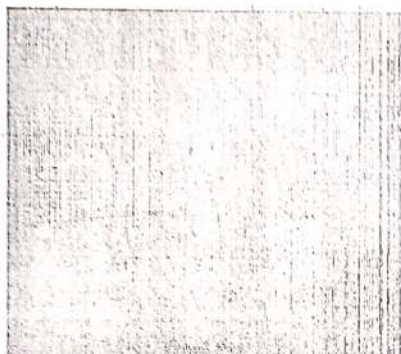
Delhi.

DL/06/063/20379

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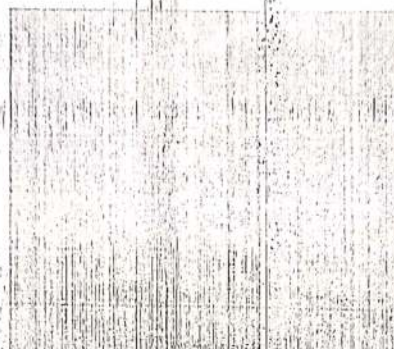
\$

Reg. No. 14247 Reg. Year 2008-2009 Book No. 1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party

विक्रेता :-

Smt. Balwinder Kaur

IInd Party

क्रेता :-

Shri Rafeev Kr.

Witness

गवाह

Raju, Charanjeet

Certificate (Section 60)

Registration No. 14,247 in additional Book No. Vol No 2,541

on page 15 to 21 on this date 26/08/2008 day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 26/08/2008

Sub Registrar

Sub Registrar

New Delhi/Delhi

