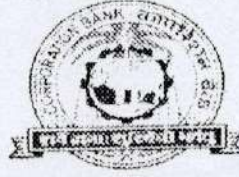


कार्पोरेशन बैंक

(सार्वजनिक क्षेत्र का अग्रणी बैंक)

एम 3-4, शॉपिंग सेंटर, ग्रेटर कैलाश-II, नई दिल्ली-110048



Corporation Bank

(A Premier Public Sector Bank)

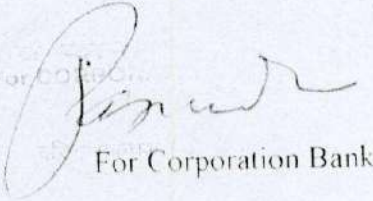
M 3-4, Shopping Centre, Greater Kailash-II, New Delhi-110048

Ref. OR/ADV/NOC/CHOME/30018

28.09.2015

TO WHOM SO EVER IT MAY CONCERN

This is to certify that the Home Loan Account no CHOME/1/30018 in the name of Mr ADITYA MOHAN CHHABRA, r/o B-19, Pamposh Enclave has been closed & there are no dues payable/outstanding in the name of the borrower


For Corporation Bank

Greater Kailash II (0286)

M 3-4, Shopping Centre, Greater Kailash-II, New Delhi -110048
☎ +91- 11- 2921 1940, 2922 3701, 4100 3895 Fax: 011-29216923
E Mail cb286@corpbank.co.in Website www.corpbank.com



03DD 828122



B19PCT(S)

SALE DEED FOR RS. 45,00,000/-

STAMP DUTY	RS. 2,25,000/-
CORPORATION TAX	RS. 1,35,000/-
TOTAL STAMPS	RS. 3,60,000/-

-1-

Carilam

Aditya T. Chhabra

Aditya T. Chhabra



03DD 828121

This Sale Deed is executed at New Delhi on this 10th day of Nov-2003, by Shri Vijay Kumar Kilam S/o late Shri Moti Lal Kilam R/o B-19, Pamposh Enclave, New Delhi, hereinafter called "THE VENDOR" (which expression shall mean and include the Vendor, his HUF, its members/co-parceners, their heirs, successors, legal representatives, administrators, executors, nominees and assigns).

-2-

Gurukulam *Aditya T. Chhabra* *Nisha T. Chhabra*



03DD 828120

IN FAVOUR OF

- 1) Shri Aditya Mohan Chhabra;
(95% undivided share) and
- 2) Shri Nitin Mohan Chhabra;
(5% undivided share)

both sons of Shri M.M. Chhabra, both residents of B-19
(Ground Floor), Pamposh Enclave, New Delhi, hereinafter
collectively called "THE VENDEES" (which expression
shall mean and include them, their respective legal
heirs, successors, legal representatives,
administrators, executors, nominees and assigns).

Gaurilal

Aditya T. Chhabra



03DD 828119

WHEREAS by virtue of Perpetual Sub-Lease Deed the President of India (the then Lessor), through the Kashmiri Co-operative House Building Society Limited (the then Lessee), granted unto Shri Moti Lal Kilam, son of Shri Vidh Kaul Kilam (the then Sub-Lessee), sub-leasehold rights in perpetuity in respect of a residential plot of land bearing No. 19, in Block 'B', measuring 451.58 Sq. Yds., situated in the lay-out plan of the said Society, in the colony known as Pamposh Enclave, New Delhi, within the limits of Municipal Corporation of Delhi (hereinafter referred to as 'THE SAID PLOT OF LAND') vide Perpetual Sub-Lease Deed dated 05.11.1971, duly registered as Document No. 7468, in Addl. Book No. I, Volume No. 2765, on pages 52 to 58, on 17.11.1971, in the office of the Sub-Registrar, New Delhi and bounded as under;

EAST ; Plot No. B-18
 WEST ; Plot No. B-20
 NORTH; 45' Road Way
 SOUTH; 20' Service Lane

Handwritten signatures and notes:
 Kilam
 Chhabra
 Nitin J. Chhabra



03DD 828118

AND WHEREAS the said Shri Moti Lal Kilam had at his own cost and out of his personal earnings after obtaining the necessary approvals and sanctions from Delhi Development Authority, vide File No. F 95(8)/72 dated 15.02.1972, constructed a residential building on the said plot of land. Later on Completion Certificate was also granted by Municipal Corporation of Delhi, vide their Letter No. 294/CC/90 dated 26.02.1991. (The said plot of land alongwith super-structure standing thereon are hereinafter collectively referred to as 'THE SAID PROPERTY', which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of, all water, electricity, power and sewerage connections therein and deposits relative thereto).

Concurrence

Antyagat Chhabra

Shri T. Chhabra



03DD 828117

AND WHEREAS the said Shri Moti Lal Kilam died intestate on 27.08.1973, leaving behind the following as his only legal heirs;

- | | | |
|----|------------------------|----------|
| 1. | Smt. Dhenawati Kilam | Widow |
| 2. | Shri Vijay Kumar Kilam | Son |
| 3. | Smt. Durga Devi Sumbly | Daughter |
| 4. | Smt. Kameshuri Koul | Daughter |

AND WHEREAS consequent upon the death of Shri Moti Lal Kilam and on the basis of decree passed by Munsif Magistrate, 1st Class, Anantnag, on 17.10.1973 sub-leasehold rights in respect of the said plot of land were duly mutated in the name of Shri Vijay Kumar Kilam (the Vendor herein), as owner/sub-lessee in the records of D.D.A., vide their Letter No. F.13(39)78/CS/DDA/1586 dated 11.03.1986.

Lalulam

Aditya of Chhabre

Nitin T. Chhabre



03DD 828116

AND WHEREAS the said property was also duly mutated in the name of the Vendor in the records of M.C.D., vide their Letter No. TAX/RKP/SAU/481 dated 27.12.2002.

AND WHEREAS the Vendor also got the sub-leasehold rights in respect of the said plot of land converted into freehold in his own name, from the President of India, through Delhi Development Authority, vide Conveyance Deed dated 31.01.2003, duly registered as Document No. 8845, in Addl. Book No. I, Volume No. 885, on pages 101 to 102, on 31.01.2003, in the office of the Sub-Registrar-VII, New Delhi.

Sanjiv Kumar

-7-

Artya P. Chhabra

Vinod K. Chhabra



03DD 828115

AND WHEREAS the Vendor has represented, held out and confirmed that in the manner aforesaid, the Vendor became the sole, absolute and exclusive owner of the said property, alongwith the ownership rights in respect of the said plot of land and further the Vendor has full right, absolute authority to sell, dispose off and transfer the portion under sale in whole or in parts and none else except the Vendor has any right, title or interest in the same.

Laminam

-8-

Aditya T. Chhabra

Nitin T. Chhabra





03DD 828114

AND WHEREAS the Vendor has agreed to sell, transfer, convey and assign to the Vendees and the Vendees have agreed to purchase the Entire First Floor of the said property including First Floor (Annexe) of Garage Block, alongwith 35% undivided, indivisible and impartible ownership rights in the said plot of land measuring 451.58 Sq. Yds., bearing No. B-19, situated at Pamposh Enclave, New Delhi, with all rights of ownership, possession, privileges, appurtenances, easements, patent or latent, enjoyed and reputed to be enjoyed in respect thereof, with all fittings, fixtures, connections, structure standing thereon, with all rights in common entrances, passages, driveway and all other common areas and other facilities and amenities as are provided in the said building, hereinafter referred to as 'THE SAID PORTION OF THE SAID PROPERTY' for a total consideration of Rs. 45,00,000/- (Rs. Forty Five Lacs Only).

claim

Aditya T. Chhabra

Nitin T. Chhabra



03DD 828113

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of the sum of Rs. 45,00,000/- (Rs. Forty Five Lacs Only) which has been received by the Vendor from the Vendees, vide P.O. No. 007232/2003 (205619), dated 06.11.2003, drawn on Corporation Bank, Greater Kailash Part-II, New Delhi, the receipt of which the Vendor hereby admits and acknowledges, in full and final settlement, the Vendor doth hereby sell, convey, transfer, assign, assure, grant by way of absolute sale the said portion of the said property (fully described above) alongwith 35% undivided, indivisible and impartible ownership rights in the said plot of land measuring 451.58 Sq. Yds., with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances, unto the Vendees TO HAVE AND TO HOLD the said portion of the said property hereby conveyed to the Vendees absolutely and forever.

Witness *Aditya P. Chhabra* *Vinod T. Chhabra*



03DD 828112

That the actual physical vacant possession of the said portion of the said property has been delivered by the Vendor to the Vendees, on the spot.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendees have become the absolute owners of the said portion of the said property, with full right to use, enjoy, sell and transfer the same as absolute owners without any objection/ hindrance by the Vendor or any other person claiming through or under the Vendor.

That the Vendor hereby assures the Vendees that the Vendor has neither done nor been party to any act whereby the Vendor's right and title to the said portion of the said property may in any way be impaired or whereby the Vendor may be prevented from transferring the said portion of the said property.

Witness
Attest of Chhabra
Attn: T. Chhabra



03DD 828111

That the Vendor hereby further assures,
represents and covenants with the Vendees as follows:

- a) That the said portion of the said property is free from all liens, mortgages, charges and encumbrances and lis-pendens and there is no notices of attachment, acquisition or requisition or notices thereto, relating to the said portion of the said property.
- b) That the Vendor has good and marketable title to the said portion of the said property and none other than the Vendor has any interest, right, title thereto.
- c) That there are no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the said portion of the said property.
- d) That the Vendor has not entered into any Agreement with any other person(s) for the sale of the said portion of the said property.

Handwritten signatures and text:
 Louisaan
 Aditya T. Chhabra
 T. Chhabra



03DD 828110

- e) 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 portion of the said property, in favour of the Vendees.
- f) That this sale is for legal necessity and benefit of estate.

That the Vendor hereby further assures the Vendees that the said portion of the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, loan, surety, security, stay order, notices, claims, demands, Will, Lease, Trust, Exchange, prior agreement to sell etc. etc. and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the Vendees on account of any legal defect in the ownership or title of

Sanilam *Aditya T Chhabra* *Nitin J. Chhabra*



03DD 828109

the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendees and shall keep the Vendees saved, harmless and indemnified against all such losses, costs, damages and expenses accruing thereby to the Vendees.

That the Vendor hereby further covenants with the Vendees that in case the said portion of the said property or any part thereof, is lost from the Vendees and title or the possession or quiet enjoyment of the said portion of the said property by the Vendees in any way is disturbed on account of some act or omission of the Vendor or if any one else claims any right, title and interest paramount to the Vendor, then the Vendor shall be liable and responsible for all the losses, damages, costs and expenses sustained by the Vendees and the Vendor shall keep the Vendees fully indemnified, saved and harmless with respect to the same.

Lawrence Ashby of Chhabra *Nitin F. Chhabra*



02AA 723710

That the Vendees can get the said portion of the said property mutated in their own names in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, property tax, water and electricity charges, and other dues and demands of whatsoever nature if any payable in respect of the said portion of the said property shall be paid and borne by the Vendor upto the date of the execution of this Sale Deed and thereafter the Vendees will be responsible for the payment of the same.

Sanilam *Aditya T. Chhabra* *Nitin T. Chhabra*

That the owners/occupants of the said portion of the said property shall have the right of access through staircase leading to the top terrace at all reasonable times only to get the overhead tank repaired/ cleaned and to install T.V. Antenna as and when required. That similar condition shall apply to underground water tank and booster pump etc.

That the Vendees shall have, as a matter of right, right to use all entrances, passages and other common facilities as are available in the said building.

That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the concerned departments. The Vendees shall be entitled to get the existing electricity and water connections installed in the said portion of the said property transferred in their favour alongwith the security deposit with the Electricity and Water Department.

That the Vendor has executed this Sale Deed for self and on behalf of his HUF being its karta and in this regard hereby declare that with the execution hereof neither the Vendor nor his HUF have been left with any right, title or interest of any nature whatsoever in, to, upon or otherwise relating to the said portion of the said property and the Vendees have become the absolute owners of the said portion of the said property.

Lachman

Aditya T. Chhabre

Witin T. Chhabre

The Vendor hereby further covenants that the Vendees and their heirs and successor-in-interest shall and may at all times hereafter peacefully and quietly possess and enjoy the said portion of the said property and every part thereof without any eviction, interruption, claim or demand whatsoever from or by the Vendor or any person claiming under him or by any member of the Vendor's Hindu Undivided Family and the Vendor undertakes to keep the Vendees fully indemnified from and against any such claim and against any defect in title of the Vendor in the said portion of the said property.

That all relevant documents in original in respect of the said property have been handed over by the Vendor to the Vendees.

That the Vendor from time to time and at all times hereafter at the request and cost of the Vendees shall do all acts, deeds, matters and things as may be required by the Vendees to convey, transfer and assign and or secure and or to more perfectly convey, transfer, assign and or to assure unto the Vendees the said portion of the said property and every part thereof.

That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the Vendees.

Aditya T. Chhabse


Nitin T. Chhabse

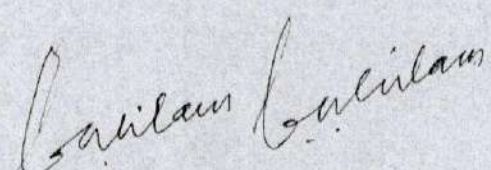
That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

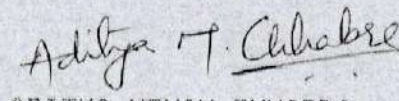
IN WITNESS WHEREOF, the Vendor and the Vendees have signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES:

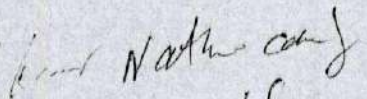
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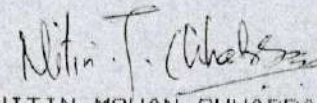

Hem Raj Singh
Nand Lal R/o
510/24, Bhajanpura
Delhi
D.C. T-92080900


VIJAY KUMAR KILAM
VENDOR


ADITYA MOHAN CHHABRA

2.


A.N. Chhabra
Singh A. Chhabra
R/o C-112, Model
Bund Extra Badli
N.D.
D.C. T-01102002D8243


NITIN MOHAN CHHABRA
VENDEES

कार्पोरेशन बैंक

(सार्वजनिक क्षेत्र का अग्रणी बैंक)

एम 3-4, शॉपिंग सेंटर, ग्रेटर कैलाश-II, नई दिल्ली-110048



Corporation Bank

(A Premier Public Sector Bank)

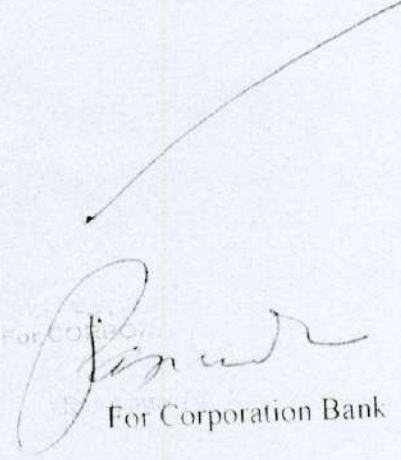
M 3-4, Shopping Centre, Greater Kailash-II, New Delhi-110048

Ref OR/ADV/NOC/CHOME/30018

28.09.2015

TO WHOM SO EVER IT MAY CONCERN

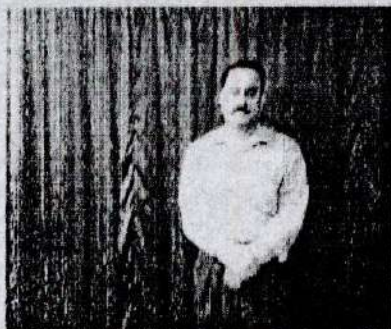
This is to certify that the Home Loan Account no CHOME/1/30018 in the name of Mr ADITYA MOHAN CHHABRA, r/o B-19, Pamposh Enclave has been closed & there are no dues payable/outstanding in the name of the borrower.


For Corporation Bank

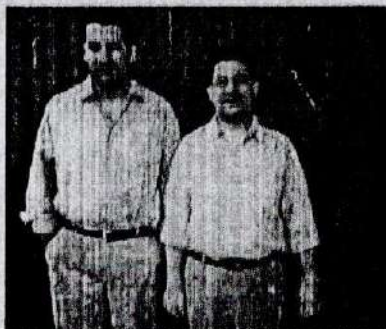
Greater Kailash II (0286)

M 3-4, Shopping Centre, Greater Kailash-II, New Delhi -110048
☎ +91- 11- 2921 1940, 2922 3701, 4100 3895 Fax: 011-29216923
E Mail cb286@corpbank.co.in Website www.corpbank.com

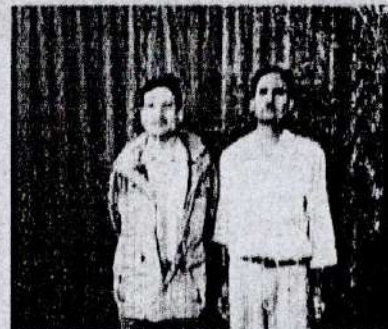
Reg. No.	Reg. Year	Book No.
10195	2003-2004	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह



Ist Party

IInd Party

Ist Party विक्रेता :- V. K. Kilam

IInd Party क्रेता :- A. M. Chhabra N. M. Chhabra

Witness गवाह Hem Raj A. N. Chaudhary

Certificate (Section 60)

Registration No.10,195 in Book No.1 Vol No 3,649
on page 22 to 39 on this date 10/11/2003 day Monday
and left thumb impressions have/has been taken in my presence.

Sub Registrar

Sub Registrar V

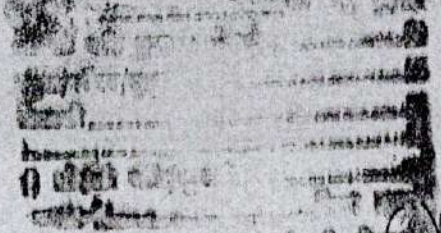
New Delhi/Delhi

Date 10/11/2003





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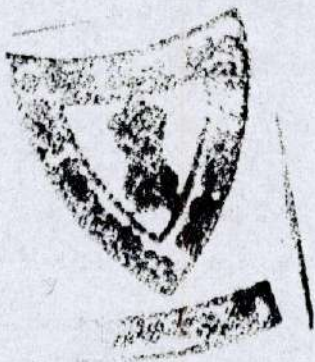
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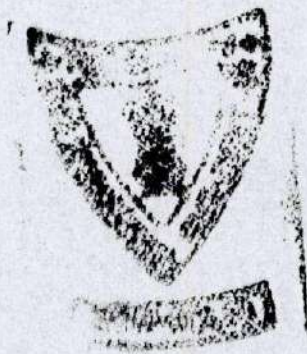
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Charam



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Chasem



Deed Related Detail	
Deed Name SALE WITHIN MC AREA 19614	
Land Detail	
Tehsil/Sub Tehsil Sub Registrar V	Area of Building 0 वर्ग फुट
Village/City Pomposh Enclave	Building Type
Place (Segment) Pomposh Enclave	
Soil Type Residential	
Area of Soil 451.58 वर्ग गज	
Money Related Detail	
Value 4,500,000.00 Rupees	Value of Stamp Duty 360,000.00 Rupees
Value of Registration Fee 100	Pasting Fee 1.00 Rupees

Presented by Shri/K. Kilam S/o, W/o M. L. Kilam R/o B-19 Pamposh Enclave ND in the office of the Registrar/ Sub Registrar, Delhi on 10/11/2003 day Monday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. V. K. Kilam and Shri/Smt/Km. A. M. Chhabra

Who is/are identified by Shri/Smt/Km. Hem Raj S/o W/o D/o Nand Lal R/o 510/24 Bhajanpura Delhi and Shri/Smt/Km A. N. Chaudhary S/o W/o D/o M. A. Chaudhary R/o C-112 Molar Band Extn Badarpur ND (Marginal Witness). Witness No. II is known to me contents of the document.

Contents of the document explained to the parties who understand the conditions and admit them as correct Having satisfied myself that this document was duly executed by Shri/Smt/Km V. K. Kilam

in his official capacity, his attendance and signature are dispensed with and document is admitted to register Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 4,500,000.00 Rupees forty five lakh Only.

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Smt.A. M. Chhabra S/o, W/o M. M. Chhabra B-19 Pamposh Enclave ND R/o Hem Raj Chaudhary vendee(s)/Mortgagee(s) presence. He/They is/are also identified by the aforesaid witnesses.

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Date 10/11/2003

5/11/53

19614

25000014

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Activity 4

Moham Chhatars

S/O

Sr. M.M. Chhatars

B-10

B-19 C.G. F.J

S/O

Pan Posh, Erding

Y

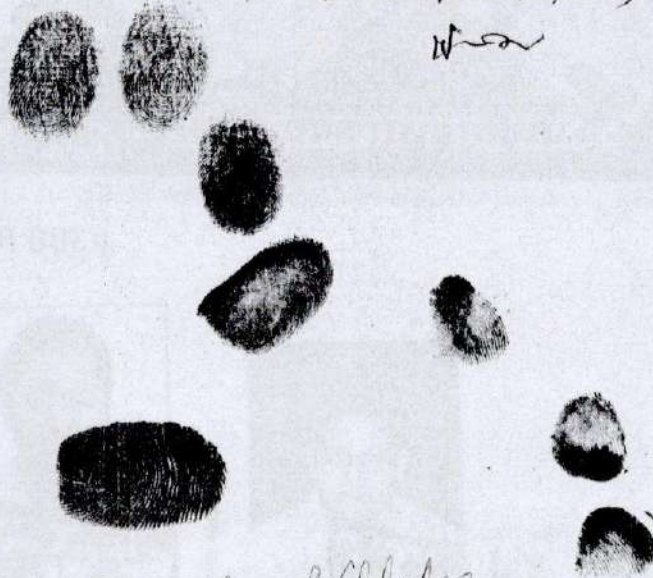
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N. D. D.

B-14

Pan Posh, Erding

W.S.



Activity 4 Chhatars



Amrith N. D. D.



Nitin F. Chhatars



Amrith N. D. D.

