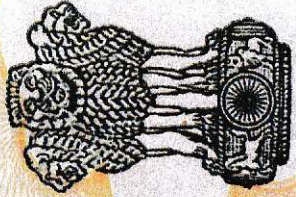


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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp



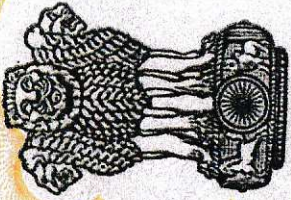
Certificate No. : IN-DL167967507097130
Certificate Issued Date : 03-Nov-2016 04:23 PM
Account Reference : NONACC (BK)/dlcibk02/ JANAKPURI/ DL-DLH
Unique Doc. Reference : SUBIN-DL DLCBIBK02336890651130900
Purchased by : RAHUL SAWHNEY AND OTHER
Description of Document : Article 23 Sale
Property Description : A-1/6 RAJOURI GARDEN NEW DELHI
Consideration Price (Rs.) : 36,00,00,000
(Thirty Six Crore only)
First Party : BATRA HOSPITAL AND MEDICAL RESEARCH CENTRE
Second Party : RAHUL SAWHNEY AND OTHER
Stamp Duty Paid By : RAHUL SAWHNEY AND OTHER
Stamp Duty Amount (Rs.) : 2,16,00,000
(Two Crore Sixteen Lakh only)



LOCKED



Batra Hospital & Medical Research Centre
Ch. Anshuman Batra Public Charitable Trust



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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

18 NOV 2016

Base Certificate No.

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL167967507097130

: IN-DL211809799382850

: 17-Nov-2016 04:29 PM

: NONACC (BK)/ dlcblbk02/ JANAKPURI/ DL-DLH

: SUBIN-DL DLCBIBK02426063277634180

: RAHUL SAWHNEY AND OTHER

: Article 23 Sale

: A-1/6 RAJOURI GARDEN NEW DELHI

: 36,00,00,000

: (Thirty Six Crore only)

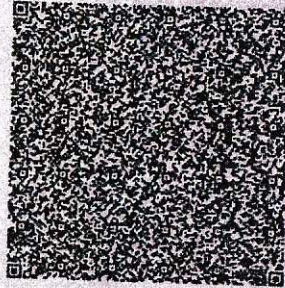
: BATRA HOSPITAL AND MEDICAL RESEARCH CENTRE

: RAHUL SAWHNEY AND OTHER

: RAHUL SAWHNEY AND OTHER

: 25,50,000

: (Twenty Five Lakh Fifty Thousand only)



LOCKED

Please write or type below this line.....

For Batra Hospital & Medical Research Centre
of Ch. Ashi Ram Batra Public Charitable Trust

President of Governing Body

will

VO 0005617132

STAMP DUTY PAID THROUGH E-STAMP
BASE CERTIFICATE NO.IN-DL167967507097130, DATED 03.11.2016
VIDE CERTIFICATE NO.IN-DL211809799382850, DATED 17.11.2016

SALE DEED FOR RS.40,25,00,000/-

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Rajouri Garden, New Delhi
3.	Category	:	'D'
4.	Plot Area in Sq. Yds./ Sq. Mtrs.	:	1506 Sq.Yds. [or say 1259.2 Sq.Mtrs. Approx.]
5.	Share in Plot transferred	:	100%
6.	Covered area of entire building	:	1530 Sq. Mtrs.
7.	Number of Floor	:	3 (three)
8.	Age Factor	:	.9
9.	Type of Property	:	Residential
10.	Valuation as per Circle Rates	:	
	Circle Rate of Per Sq. Mtrs. Land	Land Share	Plot Area
a.	127680 X	X	1259.2
	Circle Rate of Construction	Age Factor	Covered Area Under Sale
b.	11160 X .9	X	1530
c.	Total	(a) + (b)	(b)
11.	(a) Stamp Duty	:	= 17,61,41,976/- (Approx.) i.e.17,62,00,000/-
	(b) Corporation Tax	:	Rs.52,86,000/-
	(c) Total Stamps	:	Rs.1,05,72,000/-
	(d) Actual stamp duty paid	:	Rs.2,41,50,000/-

49,11,22,968

1,76,60,000

3,00,00,239

u/s

[Handwritten Signature]

For Batra Hospital & Medical Research Centre
of Ch. Aishi Ram Batra Public Charitable Trust
[Signature]
President of Governing Body

This Sale Deed is executed at New Delhi on this 18th day of November, 2016, by and between BATRA HOSPITAL & MEDICAL RESEARCH CENTRE, a Unit of Ch. Aishi Ram Batra Public Charitable Trust, (Registered as a Society under the Societies Registration Act, of J&K), having its Registered Office and communication office at 1, Tughlakabad Institutional Area, M.B. Road, New Delhi-110062, through its President Shri A.L. Batra duly authorised vide Resolution passed in the meeting of the Board of Trustees held on 21.09.2016, hereinafter called "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, legal representatives, administrators, executors and assigns etc.) of the One Part.

IN FAVOUR OF

- (1) MR RAHUL SAWHNEY son of SHRI RAJIV KUMAR SAWHNEY AND
- (2) MR VISHAL SAWHNEY son of SHRI SANJIV SAWHNEY both resident of House No.8, Eastern Avenue, Maharani Bagh, New Delhi, hereinafter collectively called "**THE VENDEES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns etc.) of the Other Part.

A. **WHEREAS** M/s National Chemical Industries, a Partnership Firm, purchased freehold plots of land bearing Nos.6 & 7, in Block 'A-1', total measuring 3007 Sq. Yds., (i.e. 1506 Sq.Yds. for A-1/6 and 1501 Sq.Yds. for A-1/7) situated in the residential colony known as Rajouri Garden, New Delhi, in the Revenue Estate of Village Basai Darapur, (hereinafter referred to as '**THE PLOTS OF LAND**') and bounded as under;

For Batra Hospital & Medical Research Centre
of Ch. Aishi Ram Batra Public Charitable Trust

President of Governing Body

wlc

(Signature)

S No. 13682

Date 18/11/2016 4:32:06PM

Deed Name SALE		SALE WITHIN MC AREA	
<u>Deed Related Detail</u>			
<u>Land Detail</u>			
Tehsil/Sub Tehsil SR II Basai Darapur			
Village/City	Rajouri Garden	Building Type	RESIDENTIAL
Place (Segment)	Kajouri Garden	Property Type	Commercial
Property Address	House No.: A-1/6,	Road No.:	Rajouri Garden
Area of Property	1,506.00 Sq. Yard		
		<u>Money Related Detail</u>	
Consideration Amount	402,500,000.00 Rupees	Stamp Duty Paid	24,150,000.00 Rupees
Value of Registration Fee	4,025,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt.

BATRA HOSPITAL AND MEDICAL

RESEARCH CENTRE THROUGH

in the office of the Sub Registrar, Delhi this 18/11/2016 4:18:16PM day Friday

S/o W/o

R/o

1, Tughlakabad Institutional area MB road
between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

BATRA HOSPITAL AND MEDICAL RESEARCH CENTRE through Sh A L Batra

and Shri / Ms.

Sh Rahul Sawhney, Sh Vishal Sawhney

Who is/are identified by Shri/Smt/Km. Dharam Vir Batra S/o W/o D/o Late Aishi Ram Batra R/o W-11, Greater Kailash-II
Delhi

and Shri/Smt./Km Sanjiv Sawhney S/o W/o D/o Sh T R Sawhney R/o Hno-8, Eastern Avenue Maharani Bagh ND

(Marginal Witness). Witness No. It 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. 402,500,000.00 Only Forty Crore Twenty Five Lakh

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

Vendor(s)/Mortgagor(s) by.

Sh./Ms. Sh Rahul Sawhney, Sh Vishal S/o, W/o, Sh Rajiv Kumar Sawhney, Sh Sanjiv
Sawhney

R/o, Hno-8, Eastern Avenue Maharani Bagh ND, Hno-8, Eastern Avenue Maharani Bagh ND

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

Date 18/11/2016 16:43:17

Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

	Plot No. A-1/6	Plot No. A-1/7
EAST	Road	Road
WEST	Plot No. A-1/2 & 3	Plot No. A-1/A & 2
NORTH	Plot NO.A-1/7	Plot No.A-1/8
SOUTH	Plot No. A-1/5	Plot No. A-1/6

from M/s D.L.F. Housing & Construction Limited, vide Sale Deed dated 11.06.1958, duly registered as Document No.5013, in Addl. Book No. I, Volume No.63, on pages 89 to 92 on 07.08.1958, in the office of the Sub-Registrar, New Delhi.

B. **AND WHEREAS** by virtue of Agreement to Sell dated 12.05.1964, the said M/s National Chemical Industries sold and transferred a Plot of Land bearing No. 6, in Block 'A-1', measuring 1506 Sq.Yds., situated at Rajouri Garden, New Delhi. (hereinafter referred to as '**THE SAID PLOT OF LAND**') to Dr. Balbir Krishan Vohra S/o late Shri Gurdas Ram Vohra, vide Sale Deed dated 27.05.1964, duly registered as Document No.5559, in Addl. Book No.I, Volume No.1110, on pages 82 to 87, on 04.06.1964, in the office of the Sub-Registrar, New Delhi.

C. **AND WHEREAS** the said Dr. Balbir Krishan Vohra at his own cost and out of his personal earnings after obtaining the necessary approvals and sanctions from the authorities concerned, constructed a nursing home-cum-residential building, fitted with all amenities such as water, electricity and sanitary connections on the said plot of land. (The said plot of land alongwith superstructure 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 related thereto).

For Batra Hospital & Medical Research Centre
of Ch. Atshi Ram Batra Public Charitable Trust

President of Governing Body

will

Nishu Pandey

D. **AND WHEREAS** the said Dr. Balbir Krishan Vohra through his General Attorney Shri Sushil Kumar Munjal son of Shri Jeewan Das Munjal (duly constituted vide Power of Attorney, duly registered as Document No. 3865, in Addl. Book No. I, Volume No. 31460, on pages 88 to 92, on 09.04.2003, in the office of the Sub-Registrar, New Delhi) sold and transferred the said property to Batra Hospital & Medical Research Centre, a Unit of Ch. Aishi Ram Batra Public Charitable Trust, [the Vendor herein], vide Sale Deed dated 18.06.2003 duly registered as Document No. 7406, in Addl. Book No. I, Volume No. 10957, on pages 43 to 187, on 18.06.2003, in the office of the Sub-Registrar, New Delhi.

E. **AND WHEREAS** the Vendor has represented and held out that the Vendor is the absolute owner and in possession of and are otherwise well and sufficiently entitled to exclusive ownership rights in respect of the said plot of land bearing No.A-1/6, measuring 1506 Sq.Yds., situated at Rajouri Garden, New Delhi and are the exclusive owner of and otherwise well and sufficiently entitled to all that super structure built thereon.

F. **AND WHEREAS** the Vendor has offered and agreed to sell the said property to the Vendees by further representing:

- a) That the said property is free from all liens, mortgages, tenancies, charges, lispendens, encumbrances or any restrictions and there is no notice of attachment, acquisition or requisition or notices thereto, relating to the said property.
- b) That the Vendor is the absolute owner and in possession of the said property and has good and marketable title thereto and none else other than the Vendor has any interest, share, right, title thereto.
- c) That there are no outstanding government dues or dues of any local authority or Municipal Corporation of Delhi, electricity authority, water department etc. of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the said property.

For Batra Hospital & Medical Research Centre
of Ch. Aishi Ram Batra Public Charitable Trust

President of Governing Body

will

will

- d) That the Vendor has not entered into any Agreement with any person (s) or with any bank (s) or financial institution for the sale of the said property or any part thereof.
- 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 property, in favour of the Vendees.
- f) That no prior permission is required from any concerned authority/body including but not limited to D.D.A. for the sale and transfer of the said property to the Vendee.
- g) That by virtue of Trust Deed dated 29.12.1972, Smt. Lakshmibai W/o late Ch. Aishi Ram Batra, being partner of M/s Ch. Aishi Ram Batra, in pursuance of the Deed of Declaration dated 13.04.1955, declared, constituted and formed a Trust under the name and style of "Ch. Aishi Ram Batra Public Charitable Trust", (hereinafter referred to as '**THE TRUST**') whereby and whereunder she appointed Shri AmritLal Batra son of Late Ch. Aishi Ram Batra, Shri Dharam Vir Batra S/o late Ch. Aishi Ram Batra and Shri Atam Parkash Batra S/o late Ch. Aishi Ram Batra and Smt. Lakshmibai W/o late Ch. Aishi Ram Batra, as trustees thereof and among other provisions, declared, settled and transferred upon the Trust her interest in the said Partnership firm M/s Ch. Aishi Ram Batra including an amount of Rs.10,000/- standing to the credit of Smt. Lakshmibai in the account books of the firm M/s Ch. Aishi Ram Batra (more specifically defined in the said Trust Deed), unto the Trustees and further directed the trustees to hold the trust property in trust for the purposes of achieving objects of the trust, in the manner as indicated therein. Further, the Trustees of the said Trust are fully authorised and empowered to sell and transfer the Trust Property.
- h) That the said Trust had been registered under the Societies Registration Act, 1998. The property and funds of Ch. Aishi Ram Batra Public Charitable Trust, vest in the Society. Further in terms of the Governing Body of the Society, inter-alia of the Bye-laws of the Ch. Aishi Ram Batra Public Charitable Trust (Regd.) as revised after incorporating the amendment approved at meeting of the General Body Held on 17.07.2010.

For Batra Hospital & Medical Research Centre
of Ch. Aishi Ram Batra Public Charitable Trust


President of Governing Body





h) That as per the rules and regulations of the Vendor Society, the Trustees shall have the right or authority to sell/ transfer or otherwise alienate all or any of the immovable properties of the Society provided that all the Trustees voting agree to do so unanimously.

i) That the present Board of Trustees of the Vendor Society (**BATRA HOSPITAL & MEDICAL RESEARCH CENTRE**) consists of the following Trustees:

1)	Shri A.L. Batra	President
2)	Shri D.V. Batra	Vice President
3)	Shri Sushil Batra	Trustee
4)	Shri K.K. Leekha	Trustee
5)	Shri R.P. Makhija	Trustee
6)	Shri Sushil Kumar	Trustee
7)	Shri S.K. Chawla	Trustee
8)	Shri D.H. Shete	Trustee
9)	Shri Hemant Batra	Trustee
10)	Shri Sanjay Batra	Trustee

j) That there is no case pending between the Trustees/Members of the Vendor inter-se. There is no rival management nor any other person than the Trustees mentioned above claimed anything in the Society nor has challenged their office of Trustees.

k) That this transaction is for legal necessity and in the interest of the Vendor/Society.

l) That there is no notice of default or breach on the part of the Vendor or its pre-decessors in interest of any provisions of law in respect of the said property.

m) There are no pending litigation or proceedings of any nature whatsoever in connection with the Said Property that may affect or are likely to affect, the execution of this Sale Deed, the transfer thereof, or the Vendor' title to the Said Property.

For Batra Hospital & Medical Research Centre
of Ch. Ashi Ram Batra Public Charitable Trust

President of Governing Body

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Nikhil Pandey

- n) That the Vendor has paid all the taxes and other dues in respect of the Said Property including but not limited house tax and other charges, taxes, outgoings to the Revenue and other appropriate authorities including the Central or the State Government or any other authority, body, tribunal or instrumentality, till the date of execution of this Sale Deed. Further, the Vendor shall pay any other tax or levy or demand raised by any Government or Statutory Body in respect of the Said Property for the period prior to the date of execution of this Sale Deed, irrespective whether such a demand is raised at any time hereafter.

On the basis, inter-alia of the aforesaid representations and assurances, the Vendee relying upon the same and believing them to be true and correct, has accepted the offer of the Vendor and has agreed to purchase the said property from the Vendor free from all encumbrances, in terms hereunder.

G. **AND WHEREAS** the members/trustees of Batra Hospital & Medical Research Centre, being duly presented in a validly held meeting of the Board of Trustees have after consultation with each other unanimously decided by Resolution dated 21.09.2016, to sell and transfer the said property, as at present moment, they are getting a very good price. Besides it, the returns from the property are insignificant and the Vendor is deprived of the returns from the property. It is unanimously decided that the Vendor will be benefited a lot in case the said property is sold to the Vendee.

H. **AND WHEREAS** the Vendor for its legal necessity had agreed to sell, convey, transfer and assign to the Vendees and the Vendees have agreed to purchase the said property i.e. Entire Freehold Built Up Property bearing No. A-1/6, situated at Rajouri Garden, New Delhi, alongwith the freehold ownership rights in the said plot of land measuring 1506 Sq.Yds., with all rights of ownership, possession, easements, patent or latent, enjoyed and reputed to be

For Batra Hospital & Medical Research Centre
of Ch. Aishi Ram Batra Public Charitable Trust


President of Governing Body



