



D/N O 173042-00196642
JAYANT GHADIA

D/N O 173042-00196642
VIJAY KUMAR YADAV

8421
17-3-05

SALE DEED for Rs.65.00.000/-

Stamp Dupty @ 5%	Rs.3,25,000/-
Corporation Tax @3%	Rs.1,95,000/-

Total : Rs.5,20,000/-

[Signature]

[Signature]

Regd No. 4021

Date 17/03/2005

Deed Related Detail

Deed Name SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Vasant Vihar

Place (Segment) Vasant Vihar

Property Type Residential

Area of Property 405.00 वर्ग गज

99387

This Paper is

to

S/o

Area of Building 0 वर्ग फुट

Building Type Class A

For

Money Related Detail

Value 6,500,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Value of Stamp Duty 520,000.00 Rupees

Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Jayant Ghadia S/o, W/o Late Baidhar Ghadia R/o K-1/130 C.R.Park N.Delhi in the office of the Registrar/ Sub Registrar, Delhi this 17/03/2005 day Thursday between the hours of

Signature of Presente

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Jayant Ghadia and Shri/Smt./Km. Vijay Kumar Yadav

Who is/are identified by Shri/Smt/Km. Benu Ahluwalia S/o W/o D/o V.K.Singh R/o F-10/8 Vasant Vihar N.Delhi and Shri/Smt./Km P.S.Parmar S/o W/o D/o D.R.Parmar R/o 109 S.Park, N.Delhi

(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 Having satisfied myself that this document was duly executed by Shri/Smt./Km Jayant Ghadia .

in his official capacity, his attendance and signature are dispensed with and document is admitted Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 6,500,000.00 Rupees sixty five lakh Only.

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

Vendor(s)/Mortgagor(s) by Sh./Smt. Vijay Kumar Yadav S/o, W/o R.C. Yadav WZ-48/2 Khyala N.Delhi R/o Benu Ahluwalia , P.S. Parmar

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

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Date 17/03/2005



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This Sale Deed is executed at New Delhi, on this 17th day of March, 2005, by (1) Smt. Renu Devi, W/o Shri Satish Dev D/o Late Smt. Savita Anand R/o 30, New Tree Walk, Houslaw Middex, London, U.K., (2) Shri Rajiv Anand, S/o Shri Ram Dayal Anand R/o 99, Bulstrode Road, Hounslow, London, U.K., (3) Smt. Ritu Mehan, W/o Shri Sunil Mehan, D/o Late Smt. Savita Anand R/o 4, Poppy Drive Thatcham Newbury Berkshire, London, U.K., all through their General Attorney Shri Ram Dayal Anand S/o Shri Ram Krishan Anand R/o 39, Wood Field Road, Cranford Middex, London, U.K., appointed vide General Power of Attorney dated 03.11.2003 duly attested by Notary Public, U.K., and duly authenticated by Collector of Stamps, Hauz Khas, New Delhi, on 09.01.2004, (4) Shri Ram Dayal Anand S/o Shri Ram Krishan Anand, R/o 39, Wood Field Road,

Reg. No. 4021 Reg. Year 2005-2006 Book No. 1

No. 1/1 Date 09/3/05
This Paper of Rs. _____
to _____
S/o _____
Address _____



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता Javant Ghadia

IInd Party क्रेता Vijay Kumar Yadav

Witness गवाह Benu Ahluwalia P.S. Parmar

Certificate (Section 60)

Registration No. 4,021 in Book No. 1 Vol. No. 1,920
on page 15 to 38 on this date 17/03/2005 day Thursday
and left thumb impressions have/has been taken in my presence.

Date 17/03/2005

Sub Registrar
Sub Registrar IX
New Delhi/Delhi

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Craford Middey, London, U.K., (5) Mrs. Sushma Sharma, W/o Shri B.B.L. Sharma D/o Late Smt. Parkash Devi R/o 328, DD Flats, haуз Khas, New Delhi (6) Smt. Sukrita Ahluwalia W/o Shri A.P.S. Ahluwalia D/o Smt. Prakash Devi R/o 3-B, SPA, Sector-9, Bhilai, presently residing at New Delhi (7) Smt. Sunanda Sikand D/o Late Smt. Prakash Devi, R/o H-165, Sarita Vihar, New Delhi (8) Smt. Meera Seth W/o Shri Vijay Kumar Seth D/o Late Smt. Prakash Devi R/o Flat No. 8, Kadambari Apartments, Sector-9, Rohini, Delhi (9) Smt. Chander Mohini Ahluwalia W/o Late Shri V.K. Singh R/o Flat No. 8, Kadambari Apartments, Sector-9, Rohini, Delhi (10) Baby Benu Ahluwalia (Minor), D/o Late Shri V.K. Singh R/o Flat No.8, Kadambari Apartments, Sector-9, Rohini, Delhi, through her mother and Guardian Smt. Chander Mohini Ahluwalia, W/o Late Shri V.K. Singh R/o Flat No.8, Kadambari Apartment, Sector-9, Rohini, Delhi and (11) Smt. Neelam Ahluwalia, W/o Shri M.K. Ahluwalia D/o

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Signature and stamp

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Late Smt. Prakash Devi R/o Dubai, U.A.E., presenting R/o B-68, Parshant Vihar, New Delhi, hereinafter called the 'VENDORS' of the one part, represented through their constituted General Attorney SHRI JAYANT GHADIA S/O LATE SHRI BAIDHAR GHADIA, R/o K-1/130, Chittaranjan Park, New Delhi, appointed vide General Power of Attorney duly registered as document No. 5471 in Book No. 4, Volume No. 2166 on page 168 to 174; on 01/05/2004, in the office of the Sub-Registrar, New Delhi.

A N D

Shri Jayant Ghadia, S/o Late Shri Baidhar Ghadia R/o K-1/130, Chittaranjan Park, New Delhi, hereinafter called the 'CONFIRMING VENDOR' of the Second Part;

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IN FAVOUR OF

SHRI VIJAY KUMAR YADAV S/O SHRI R.C. YADAV, R/o WZ-48/2, Khyala, New Delhi, hereinafter called the 'VENDEE' of the third part.

The expression of the terms the Vendors, Confirming Vendor and the Vendee, wherever they occur in the body of this Sale Deed, shall mean and include them, their respective heirs, successors, legal representatives, executors, nominees and assignees.

WHEREAS by virtue of Perpetual Sub-Lease Deed, the President of India, through the Government Servant's Co-operative House Building Society Limited, granted unto Smt. Prakash Devi, W/o Shri Rattan Singh, Sub-Leasehold rights in perpetuity in respect

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of a residential plot of land bearing No. 8, 'in Street No. F-10, measuring 405 sq.yds., situated in the lay-out plan of the Said Society, in the colony known as 'Vasant Vihar', 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 16.10.1968 duly registered as document No. 6810 in Addl. Book. I, - Volume No. 2073, on pages 111 to 117, on 14.11.1968, in the office of the Sub-Registrar, New Delhi, and bounded as under :-

East	:	Site/space for Toilet
West	:	Plot No. 9
North	:	15' wide Service Road
South	:	Street No. F-10.

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AND WHEREAS thereafter the said Smt. Prakash Devi, at her own cost and out of her personal earnings, after obtaining the necessary approvals and sanctions from D.D.A., constructed a building, fitted with all amenities such as water, electricity and sanitary connections on the Said Plot of Land, and also obtained Occupancy Certificate thereof from D.D.A. vide File No. F.31(47)71 Bldg. dated 07.10.1972. (The said plot of land alongwith super-structure standing thereon are hereinafter collectively referred to as 'THE SAID ORIGINAL 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).

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AND WHEREAS the said Smt. Prakash Devi died intestate on 14.06.1978 (and her husband Shri Rattan Singh already pre-deceased her, having died on 12.01.1962), leaving behind her following legal heirs :-

- | | | | |
|----|------------------------|---|----------|
| 1. | Smt. Savita Anand | - | Daughter |
| 2. | Smt. Sukrita Ahluwalia | - | Daughter |
| 3. | Smt. Sushma Sharma | - | Daughter |
| 4. | Smt. Sunanda Sikand | - | Daughter |
| 5. | Smt. Neelam Ahluwalia | - | Daughter |
| 6. | Smt. Meera Seth | - | Daughter |
| 7. | Shri V.K. Singh | - | Son. |

AND WHEREAS the said Smt. Prakash Devi did not leave behind her any other legal heirs, except seven mentioned above and consequent upon her death the said property devolved upon them equally, to the extent of 1/7th undivided share each.

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AND WHEREAS the said Smt. Savita Anand also died intestate on 17.06.1996, leaving behind the following legal heirs :-

- | | | | |
|----|-------------------------|---|----------|
| 1. | Shri Ram Dayanand Anand | - | Husband |
| 2. | Smt. Renu Dev | - | Daughter |
| 3. | Smt. Ritu Mehan | - | Daughter |
| 4. | Shri Rajeev Anand | - | Son. |

AND WHEREAS the said Smt. Savita Anand did not leave behind her any other legal heirs, except four mentioned above and consequent upon her death all her rights, title, interest and share in the said property equally devolved upon them.

AND WHEREAS the said Shri V.K. Singh also died intestate on 15.10.1998, leaving behind his following legal heirs :-

- | | | | |
|----|-------------------------------|---|------------------|
| 1. | Smt. Chander Mohini Ahluwalia | - | Widow |
| 2. | Baby Benu Ahluwalia | - | Adopted Daughter |

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AND WHEREAS the said V.K. Singh did not leave behind his any other legal heirs, except two mentioned above and consequent upon his death all his rights, title, interest and share in the said property equally devolved upon them.

AND WHEREAS in the manner aforesaid, Smt. Sukrita Ahluwalia, Smt. Sushma, Smt. Sunanda Sikand, Smt. Neelam Ahluwalia, Smt. Meera Seth, Shri Ram Dayal Anand, Smt. Renu Dev, Smt. Ritu Mehan, Shri Rajeev Anand, Smt. Chander Mohini Ahluwalia and Baby Benu Ahluwalia, became the joint and absolute owners of the said property.

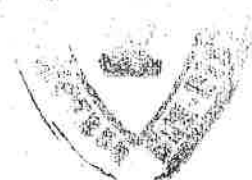
AND WHEREAS every since the date of death of Smt. Prakash Devi, there had been certain disputes and differences amongst her legal heirs which resulted in filing of a Suit for Partition and rendition of accounts by Smt. Savita Anand and others against V.K. Singh & Others, in the High Court of Delhi at New Delhi, vide Suit No. 980 to 1982.

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AND WHEREAS the aforesaid suit was transferred from Delhi High Court to the District Court, Delhi, due to change in the pecuniary jurisdiction. On transfer, the aforesaid suit was assigned to the Court of Dr. Naipal Singh Additional District Judge, Delhi and was registered as Suit No. 315/2002.

AND WHEREAS during the pendency of the aforesaid Suit, the parties amicably resolved and settled their disputes and differences outside the court and filed a compromise petition before the ADJ, Delhi wherein the shares of the respective parties were determined. Further, the Hon'ble Court passed a preliminary Decree on 01.07.2003 in terms of the compromise.

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AND WHEREAS the Hon'ble Court of ADJ, Delhi vide Order dated 09.09.2003 came to the conclusion that it is not possible to divide the above property by meets and bounds, Accordingly, under the provisions of the Partition Act, directed the property to be partitioned by sale. The Confirming Vendor herein (Shri Jayant Ghadia) was also appointed as Receiver of the above property vide said Order dated 09.09.2003 with direction to take possession of the Said Property. The Confirming Party was accepted as the buyer of the Said Property pursuant to the mutual consent of all the parties to the suit.

AND WHEREAS in compliance of the order of the Hon'ble Court, the Confirming Vendor as Receiver and Purchaser of the Said Property took vacant, physical possession of the Said Property on 19.09.2003.



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AND WHEREAS on an application moved by the Confirming Vendor before the Hon'ble Court of ADJ, Delhi, Baby Benu Ahluwalia, the adopted daughter of Smt. Chander Mohini, was impleaded as a party in the aforesaid Suit, the preliminary decree dated 01.07.2003 was amended and Smt. Chander Mohini was appointed as guardian of her adopted daughter Baby Benu Ahluwalia and directed to deposit her 50% share in the fixed deposit of Minor, vide Orders dated 06.10.2003. Further, by virtue of the said Orders and compromise between the parties, the shares of the parties to the said Suit were finally determined as under:-



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NAME OF REGISTERED OWNER(S)	UNDIVIDED SHARE IN SAID PROPERTY
1. Smt. Renu Dev	3.125%
2. Shri Rajiv Anand	3.125%
3. Smt. Ritu Mehan	3.125%
4. Shri Ram Dayal Anand	3.125%
5. Smt. Sushma Sharma	12.5%
6. Smt. Sukrita Ahluwalia	12.5%
7. Smt. Sunanda Sikand	12.5%
8. Smt. Meera Seth	12.5%
9. Smt. Chander Mohini Ahluwalia	12.5%
10. Baby Benu Ahluwalia (Minor)	12.5%
11. Smt. Neelam Ahluwalia	12.5%

AND WHEREAS consequently all the disputes and differences between the parties to the said Suit came to an end and the suit has finally been compromised.

My ss

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AND WHEREAS the sub-leasehold rights in respect of the Said Plot of land were duly converted into freehold in the joint names of the Vendors by the President of India, vide Conveyance Deed dated 26.04.2004 duly registered as document No.962, in Addl. Book No. I, Volume No. 1130, on pages 188 to 190, on 26.04.2004, in the office of the Sub-Registrar, New Delhi.

AND WHEREAS the Vendors and the Confirming Vendor had entered into an Agreement to Sell in respect of the sale and purchase, respectively, of the aforesaid Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yds., on the terms and conditions contained therein.

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AND WHEREAS the Confirming Vendor got the aforesaid property constructed under collaboration from the Builders namely (1) M/s Sri Venkatesh Builders, havings its office at D-64, Defence Colony, New Delhi, through its Partners Shri Sanjeev Bhatia, S/o Late Shri J.P. Bhatia R/o G-207, Lane W-13, Sainik Farms, New Delhi, and Shri Ajay Bharti, S/o Late Shri O.P. Bharti, R/o D-28, Kalkaji, New Delhi and (2) M/s Shield Homes Private Limited, having its Registered Office at C-I/216, Lajpat Nagar, New Delhi, through its Director Shri S.S. Bhatia, vide Collaboration Agreement dated 8th May, 2004, whereby and where under the entire Second Floor, consisting of one Drawing-cum-Dining Hall, four bedroom with attached bedrooms, one kitchen, one lobby, front and rear balconies, with entire terrace over and above the entire second floor (except area of ^{Three} ~~one~~ Servant Quarters i.e. ^{one} ~~two~~ for the owners of ground floor and one each for the owners of First

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and Second Floor, and common w.c.) with Terrace Garden to be built on the said terrace, with one Servant Quarter with common w.c. on the terrace above the second floor, of the aforesaid property, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, falls on the share of the Confirming Vendor, and the other Portions of the Property falls on the share of the above named builders.

AND WHEREAS the Vendors/Confirming Vendor, for their bonafide needs and requirements, have agreed to sell the Entire Second Floor, consisting of one Drawing-cum-Dining Hall, four Bedrooms with attached Bathrooms, one Kitchen, one Lobby, Front and Rear Balconies, with entire Terrace over and above the entire Second Floor (except area of Three Servant Quarters i.e. one each for the owners of Ground Floor, First and Second Floor, and common w.c) with terrace Garden to be built on the said Terrace with one Servant Quarter with common w.c. on the Terrace above

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the Second Floor, with super-structure standing therein, fittings & fixtures, water and electric connections therein, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yds, on AS IT IS WHERE IT IS basis, together with 30% undivided, indivisible and impartible share of ownership rights in the land underneath (hereinafter collectively referred to as "The Said Portion"), unto the Vendee, for a total sum of Rs.65,00,000/- (Rupees Sixty Five Lac only) and Vendee has agreed to purchase the same from the Vendor/Confirming Vendor, for the same amount.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That in pursuance of this Sale Deed and in consideration of a total sum of Rs.65,00,000/- (Rupees Sixty Five Lac only) which has been received by the Vendors/Confirming Vendor from the Vendee, in the following manner:-

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- a) Chq. No. 880730 dt. 16/9/03 for Rs. 5,00,000/-
drawn on Standard Chartered Bank, Cuneon, Mangalore
- b) Chq. No. 232654 dt. 2/10/03 for Rs. 30,00,000/-
drawn on ICICI Bank, Jankpur, N.D.
- c) Chq. No. 232666 dt. 15/3/04 for Rs. 20,00,000/-
drawn on ICICI Bank, Jankpur, N.D.
- d) Chq. No. 029783 dt. 8/9/04 for Rs. 10,00,000/-
drawn on ICICI Bank, Jankpur, N.D.

in full and final settlement, the receipt of which the Vendor/Confirming Vendor admit and acknowledge hereby. Nothing is left due to be paid by the Vendee to the Vendors or the Confirming Vendor against the Said Portion.

2. That the Vendors/Confirming Vendor have handed over the vacant, lawful and physical possession of Said Portion, hereby sold, to the Vendee on the spot.



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3. That now the Vendors and Confirming Vendor doth hereby sell, convey, transfer and assign all their rights in the Said Portion with super-structure standing therein, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land beneath the same, including easements and appurtenances, whatsoever, pertaining to the said Portion TO HAVE AND TO HOLD THE SAME unto the Vendee, ABSOLUTELY & FOREVER.

4. That the Vendors and Confirming Vendor admit that they have been left with no right, title, interest or lien of any nature whatsoever in the Said Portion, hereby sold, and the same has become the absolute property of the Vendee, for all intents and purposes, with the right to use, enjoy, sell and transfer the same by whatever mean the likes, without any demand, objection, claim or interruption by the Vendors/Confirming Vendor or any person(s) claiming under or in trust for them.



Page 2

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5. That the Vendors and the Confirming Vendor have assured the Vendee that the aforesaid property is freehold in nature and the said Portion is free from all kinds of encumbrances, such as prior sale, mortgage, gift, will, lien, litigations, disputes, lease, loan, surety, security, Income Tax or Wealth Tax attachments, family or religious disputes, injunction, hypothecation, or any other registered or unregistered encumbrances, etc., and if it is proved otherwise then the Vendors and the Confirming Vendor shall be liable and responsible to indemnify all the losses/damages, thus suffered by the Vendee.

6. That the Vendors/Confirming Vendor shall pay the House Tax, Water and Electricity charges and other dues & demands of the concerned authorities in respect of the Said Portion, upto the date of handing over the vacant and physical possession of the said Portion to the Vendee, and thereafter the same shall be paid by the Vendee.

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7. That a separate electric meter and a separate water meter has been provided to the Vendee exclusively for said Portion. The said electric meter and water meter shall be the property of the Vendee, who can get the same transferred in his name in the records of Electric Company and Delhi Jal Board, at his own costs and expenses.

8. That the Vendee can get the said Portion assessed individually in his own name in the records of M.C.D. for the payment of individual house tax.

9. That the common services, facilities and amenities in the said property such as stairs, passage, entrances, and other common services in the said property shall remain common for all the occupants of the building.

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