



सत्यमेव जयते

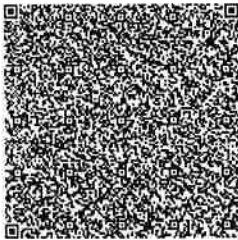
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

3310  
17/02/10

Certificate No. : IN-DL025017188750771  
Certificate Issued Date : 15-Feb-2010 01:25 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP LAJPAT/ DL-DLH  
Unique Doc. Reference : SUBIN-DL DL-CORPBK050447691082511  
Purchased by : IFCI INFRASTRUCTURE DEVELOPMENT LIMITED  
Description of Document : Article 23 Sale  
Property Description : F-10/8, VASANT VIHAR, SECOND FLOOR, NEW DELHI  
Consideration Price (Rs.) : 8,76,00,000.  
(Eight Crore Seventy Six Lakh only)  
First Party : MR VIJAY KUMAR YADAV  
Second Party : IFCI INFRASTRUCTURE DEVELOPMENT LIMITED  
Stamp Duty Paid By : IFCI INFRASTRUCTURE DEVELOPMENT LIMITED  
Stamp Duty Amount(Rs.) : 52,56,000  
(Fifty Two Lakh Fifty Six Thousand only)



LOCKED

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



*[Signature]*



For IFCI Infrastructure Development Limited

Vijay Kumar Yadav

PAN NO AAABQ 3089 R

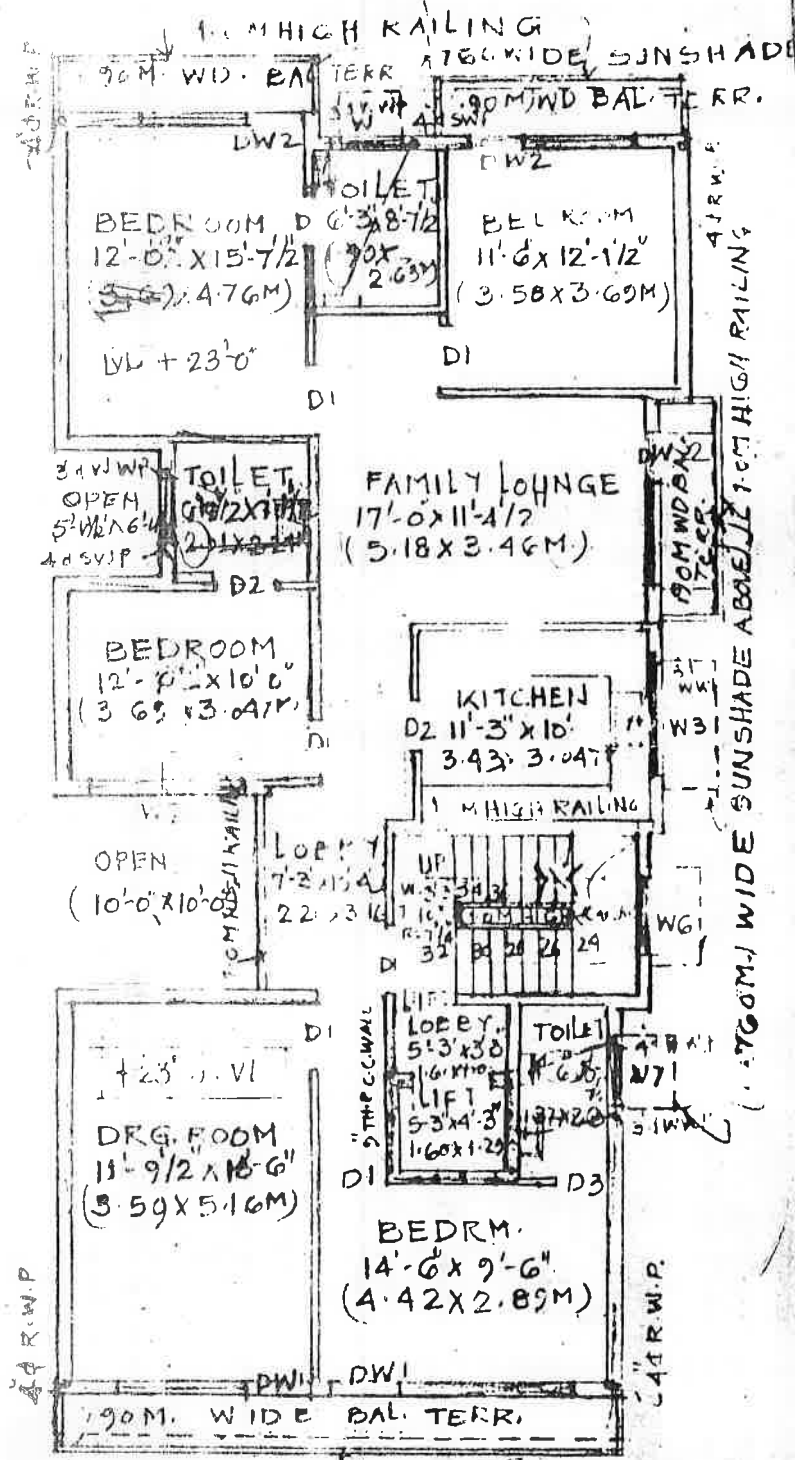
(A K Assija)  
Asst. General Manager

Ashok Kumar Assija

PAN NO AACPA 3536 H

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registered Offices (SROs).  
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"



SECOND FLOOR PLAN

**Additional Conditions of Contract**

The owner and his architect shall be responsible to inform the concerned Zonal Engineer (Bldg) at the following conditions:

- 1) The contractor shall not start any construction work before laying of its roof.
- 2) The contractor shall not start any construction work on the roof of ground and each of the subsequent floors.
- 3) In failure to do so, the contractor to be liable for the cost of the work.

For IFCI Infrastructure Development Limited

A.K. Asshaji  
Asstt. General Manager

SALE DEED FOR RS. 8,76,00,000/-

PROPERTY NO. : F-10/8, Vasant Vihar,  
New Delhi.

FLOOR : Entire Second Floor with  
Terrace thereupon.

TYPE OF DEED : Sale Deed. ✓

CATEGORY OF LOCALITY : "A" ✓

TOTAL PLOT AREA : 338.62 sq.mtr. (405 sq.yards)

SHARE IN PLOT TRANSFERRED: 30% undivided share.

TOTAL COVERED/PLINTH AREA: 931 sq.mtr.

COVERED/PLINTH AREA  
UNDER TRANSFER : 250 sq.mtr.

USE FACTOR : Residential

STRUCTURE TYPE : Pucca

YEAR OF CONSTRUCTION : 2005 ✓

STOREY : Four Storey (Basement Floor,  
Ground Floor, First Floor and  
Second Floor)

AGE FACTOR : 1.0 ✓

MINIMUM RATE OF LAND : Rs. 43,000/- per sq.mtr.

COST OF LAND : Rs. 1,45,60,660/-

PROPORTIONATE COST OF  
LAND (30% SHARE) : Rs. 43,68,198/-

COST OF CONSTRUCTION : Rs. 14,960/- x 250 sq.mtr.  
= Rs. 37,40,000/-

TOTAL : Rs. 81,08,198/-

TRANSACTION VALUE : Rs. 8,76,00,000/-

STAMP DUTY @ 3% : Rs. 26,28,000/-

CORPORATION TAX @ 3% : Rs. 26,28,000/-

TOTAL STAMP : Rs. 52,56,000/-

e-STAMP CERTIFICATE NO. : IN-DL02501718875077I

CERTIFICATE ISSUE DATE : 15.2.2010

-: 2 :-

This Sale Deed is executed at New Delhi, on this 17th day of February, 2010, by Shri Vijay Kumar Yadav, son of Shri R.C. Yadav, resident of F-10/8, Vasant Vihar New Delhi, hereinafter called the 'VENDOR' of the one part;

IN FAVOUR OF

IFCI INFRASTRUCTURE DEVELOPMENT LTD., having its office at IFCI Tower, 61, Nehru Place, New Delhi-110019, through its Authorised Signatory Shri Ashok Kumar Assija, duly authorised vide Board Resolution dated 30.10.2007, hereinafter called the 'VENDEE' of the other part.

The expression of the terms the 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, administrators, nominees and assignees.

WHEREAS by virtue of Perpetual Sub-Lease Deed, the President of India, through the Government Servants Co-operative House Building Society Limited, granted unto Smt. Prakash Devi, wife of Shri Rattan Singh, sub-leased rights in perpetuity in respect of a residential Plot of land bearing No. 8, in Street No. F-10, measuring 405 sq.yards, situated in the layout 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 No. I, Volume No. 2073, on pages 111 to 117, on 14.11.1968, in the office of the Sub-Registrar, New Delhi, and the said Plot of land is bounded as under:

East	:	Park.
West	:	Plot No. 9.
North	:	15' wide Service Road.
South	:	Street No. F-10.

AND WHEREAS thereafter 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 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).

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 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.

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

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

AND WHEREAS 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, titles, interest and share in the said property equally devolved upon them.

AND WHEREAS 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.

AND WHEREAS said Shri V.K. Singh did not leave behind her any other legal heirs, except two mentioned above and consequent upon his death, all his rights, titles, 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 ever 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 of 1982.

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.

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. Shri Jayant Ghadia, son of Late Shri Baidhar Ghadia, was appointed as Receiver of the above property vide said Order dated 09.09.2003 with direction to take possession of the said property. Shri Jayant Ghadia 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, Shri Jayant Ghadia as Receiver and and Purchaser of the said property took vacant, physical possession of the said property on 19.09.2003.

AND WHEREAS on an application moved by Shri Jayant Ghadia 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



NAME OF REGISTERED OWNER(S)	UNDIVIDED SHARE IN THE 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 had finally been compromised.

AND WHEREAS the sub-leasehold rights in respect of the said plot of land were duly converted into freehold in the joint names of (1) Smt. Renu Dev, (2) Shri Rajiv Anand, (3) Smt. Ritu Mehan, (4) Shri Ram Dayal, (5) Mrs. Sushma Sharma, (6) Smt. Sukrita Ahluwalia, (7) Smt. Sunanda Sikand, (8) Smt. Meera Sethi, (9) Smt. Chander Mohini Ahluwalia, (10) Baby Benu Ahluwalia (Minor), and (11) Smt. Neelam Ahluwalia, 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 said (1) Smt. Renu Dev, (2) Shri Rajiv Anand, (3) Smt. Ritu Mehan, (4) Shri Ram Dayal, (5) Mrs. Sushma Sharma, (6) Smt. Sukrita Ahluwalia, (7) Smt. Sunanda Sikand, (8) Smt. Meera Sethi, (9) Smt. Chander Mohini Ahluwalia, (10) Baby Benu Ahluwalia (Minor), and (11) Smt. Neelam Ahluwalia, AND Shri Jayant Ghadia, son of Late Shri Baidhar Ghadia, had entered into an Agreement to Sell in respect of the sale and purchase, respectively, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yards, on the terms and conditions incorporated therein.

AND WHEREAS Shri Jayant Ghadia got the aforesaid property constructed under collaboration from the Builders namely (1) M/s Sri Venkatesh Builders, having its office at D-64, Defence Colony, New Delhi, through its Partners Shri Sanjeev Bhatia, son of Late Shri J.P. Bhatia, resident of G-207, Lane W-13, Sainik Farms, New Delhi, and Shri Ajay Bharti, son of Late Shri O.P. Bharti, resident of 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 whereunder 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 for the owners of Ground Floor and one each for the owners of 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 second floor, of the said property, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, fallen on the share of Shri Jayant Ghadia, and the other Portions of the said property fallen on the share of the above named Builders.

AND WHEREAS Shri Vijay Kumar Yadav (the Vendor herein) purchased 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 Floor 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 second floor, of the said property, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, vide Sale Deed dated 17.3.2005 executed by (1) Smt. Renu Dev, (2) Shri Rajiv Anand, (3) Smt. Ritu Mehan, all through their General Attorney Shri Ram Dayal Anand, (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, (5) Mrs. Sushma Sharma, (6) Smt. Sukrita Ahluwalia, (7) Smt. Sunanda Sikand, (8) Smt. Meera Sethi, (9) Smt. Chander

-: 10 :-

Mohini Ahluwalia, (10) Baby Benu Ahluwalia (Minor), through her mother and guardian Smt. Chander Mohini Ahluwalia, and (11) Smt. Neelam Ahluwalia, as the then Vendors, all represented through their constituted General Attorney Shri Jayant Ghadia, son of Late Shri Baidhar Ghadia, (appointed vide General Power of Attorney duly registered as document No. 5471 in Book No. 4, Volume No. 2166, on pages 168 to 174, on 01.05.2004, in the office of the Sub-Registrar, New Delhi), and Shri Jayant Ghadia, son of Late Shri Baidhar Ghadia, as the then Confirming Vendor, in favour of Shri Vijay Kumar Yadav (the Vendor herein), and duly registered as document No. 4021 in Book No. 1, Volume No. 1920, on pages 15 to 38, on 17.3.2005, in the office of the Sub-Registrar IX New Delhi.

AND WHEREAS in the manner aforesaid, the Vendor herein became the sole and absolute owner of 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 Floor and Second Floor, and common W.C.) with Terrace Garden built on the said Terrace with one Servant Quarter with common W.C. on the Terrace above second floor, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yards, alongwith 30% undivided, indivisible and impartible share of ownership rights in the land underneath, as such the Vendor is fully competent to sell

-: 11 :-

AND WHEREAS the Vendor, for his bonafide needs and requirements, has agreed to sell the said 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 Floor and Second Floor, and common W.C.) with Terrace Garden built on the said Terrace with one Servant Quarter with common W.C. on the Terrace above second floor, with super-structure standing therein, with all fittings, fixtures and furniture installed and provided therein, with water and electric connections therein, of the Property bearing No. F-10/8, Vasant Vihar, New Delhi, measuring 405 sq.yards, 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. 8,76,00,000/- (Rupees eight crores seventy six lacs only) and the Vendee have agreed to purchase the same from the 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. 8,76,00,000/- (Rupees eight crores seventy six lacs only) which amount has been received by the Vendor from the Vendee, in the following manner :



For IFCL Infrastructure Development Limited

vide Cheque No. 156218 dated 16.2.2010 drawn on IDBI Bank, Indian Red Cross Society Building, Red Cross Road, New Delhi-110001, for Rs. 8,76,00,000/- (Rupees eight crores seventy six lacs only)

in full and final settlement, the receipt of which the Vendor admits and acknowledges hereby. Nothing is left due to be paid by the Vendee to the Vendor against the said Portion.

2. That the Vendor has handed over the vacant and physical possession of the said Portion, hereby sold, to the Vendee on the spot.

3. That now the Vendor doth hereby sells, conveys, grants, transfers and assigns all his rights, titles, interests, claims, benefits 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 AND FOREVER.

4. That the Vendor admits that he has been left with no right, title, interest, claim or lien of any nature whatsoever in the said Portion, hereby sold, and the same

*sk*

has become the absolute property of the Vendee, with the right to use, enjoy, sell and transfer the same by whatever mean they like, without any demand, objection, claim or interruption by the Vendor or any person(s) claiming under or in trust for him.

5. That the Vendor has assured the Vendee that the said Portion, hereby sold, is freehold in nature and is free from all kinds of encumbrances, such as prior sale, mortgage, gift, Will, lease, loan, surety, security, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, hypothecation, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever, and if it is proved otherwise, as a result of which if the Vendee is deprived off from the said Portion or any part thereof, then the Vendor shall be liable and responsible to indemnify all the losses/damages, thus suffered by the Vendee.

6. That the Vendor shall pay and clear 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.

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 its name in the records of Electric Company and Delhi Jal Board, at its own costs and expenses.

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

9. That all the common services, facilities and amenities in the said property such as stairs, passage, entrances, etc. shall remain common to be used by all the occupants of the building.

10. That the owners/occupants of the said building shall have full right of access through rear iron staircase to the terrace of third floor at all reasonable times. That likewise the owners/occupants of the said building shall have full right of access to the rear courtyard on Ground Floor for the inspection/repair/maintenance of underground water tank and booster pump etc.

11. That the aforesaid property has been converted into freehold as stated hereinabove by the D.D.A., New Delhi, hence prior permission to sell the said Portion is NOT REQUIRED to be obtained from D.D.A.

12. That the Vendee can get the said Portion transferred and mutated in its own name in the records of M.C.D., Electric Company, D.J.B., Society, or any other concerned authority, on the basis of this Sale Deed or its certified true copy.



-: 15 :-

13. That the Vendee shall abide by all the bye-laws, rules and regulations of the M.C.D. and all other local bodies/ authorities in respect of the said Portion.


14. That the Vendor has delivered all the original title documents pertaining to the said Portion and the photostat copies of all the original documents pertaining to the said property, to the Vendee, on signing of this Sale Deed. The Vendee have inspected the title documents of the Vendor in respect of the aforesaid property and are satisfied with the same.

15. That the Vendor and Vendee are Indian Nationals.

16. That all the expenses of this Sale Deed viz. Corporation Tax, Stamp Duty, registration fee, etc. have been borne and paid by the Vendee.

IN WITNESS WHEREOF the Vendor and Vendee have signed and executed this Sale Deed on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

  
1. Mr. Jayant Ghadia  
S/o. Baidhar Ghadia  
H/o 1/130 II Floor, C.R. Park  
Mumbai.  
DL P03042000196642  
Neha Kapur  
2. NEHA KAPUR  
P/o VIJAY KAPUR

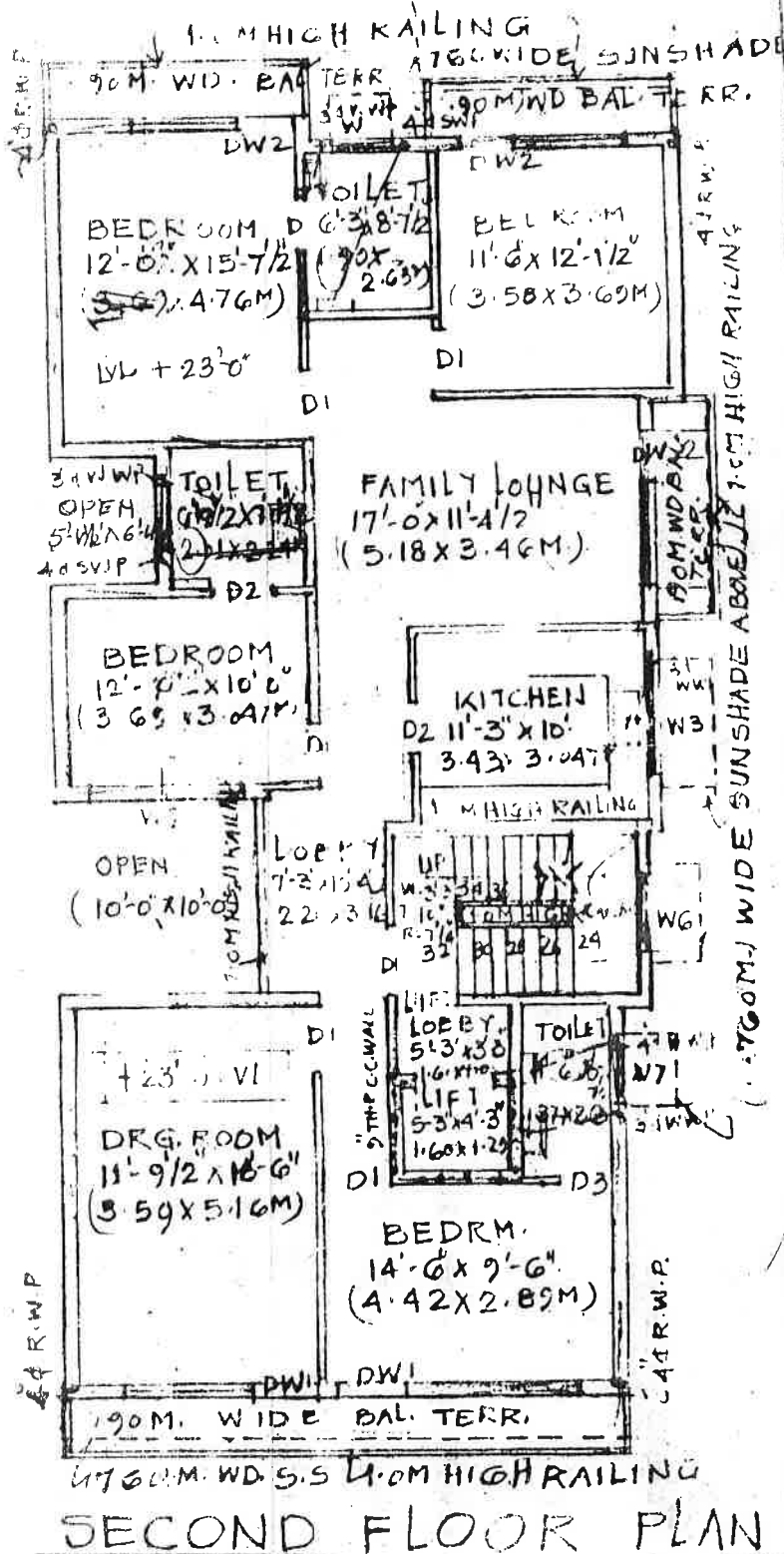
  
VENDOR

For IFCI Infrastructure Development Limited

  
(A.K. Assija)  
Asstt. General Manager

VENDEE





#### Structural Condition of Floor

The owner and his architect shall be responsible to inform the concerned Zonal Engineer (Bldg) at the following time:

- (a) On completion of foundation work
- (b) Before laying of its roof
- (c) Before laying of ground and each of the subsequent floors

And in failure to do so, the sanction to building will be liable to be cancelled.

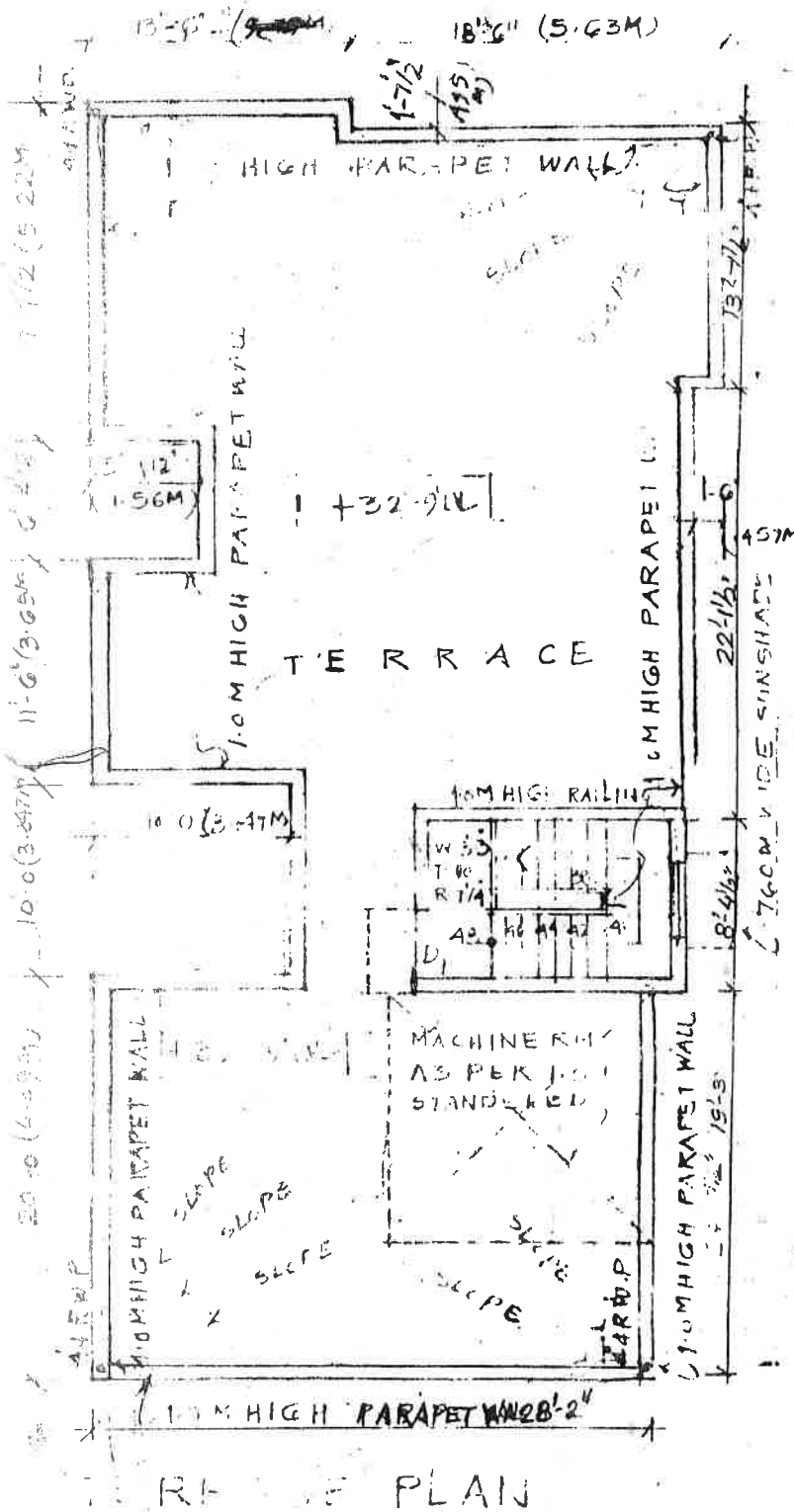
For IFCI Infrastructure Development Limited

(A.K. Assija)  
Asstt. General Manager

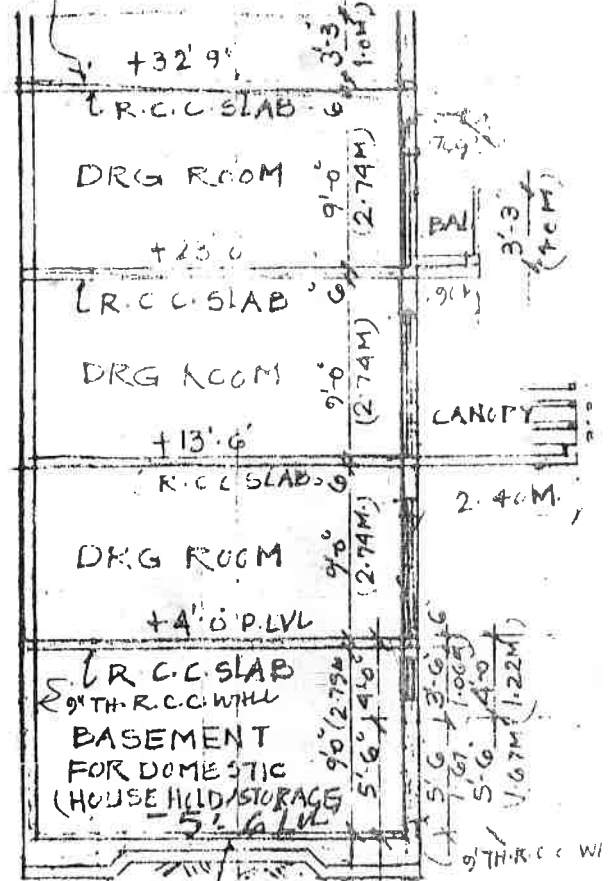


# SECTION AT A-A

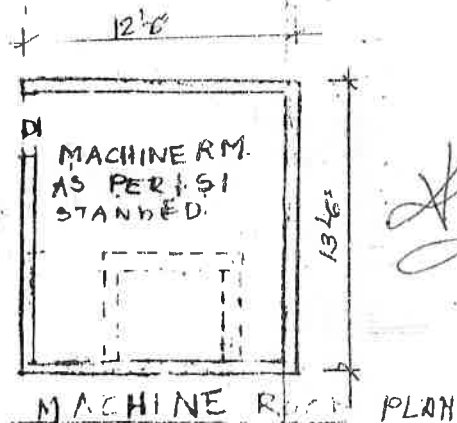
1/2" (0.3) TH. FLOOR FINISH OVER  
6" TH. (150) TH. R.C.C. RAFT  
6" TH. (15) TH. L. CONC. OVER  
RAMMED EARTH



## SPECIFICATION AT A-A



## SECTION AT B-B



MACHINE ROOM PLAN

For IFCI Infrastructure Development Limited

(A.K. Ass'tt)  
Asstt. General Manager

