

From

**THE ESTATE OFFICER  
HARYANA URBAN DEVELOPMENT AUTHORITY  
FARIDABAD**

To, KAMLESH CHAWLA  
W/O CHAMAN L. CHAWLA R/O B-517 SARITA  
VIHAR NEW DELHI

TRANSFERRER COPY



Memo No. .... 450 ..... (S.C.F.) Dated ..... 11/03/96 ..... Faridabad

Sub. : Re-allotment of Plot No. .... 2105 ..... Sector No. 028 ..... Measuring . 145-660 ..... Sq. Y. ....  
In Urban Estate . FARIDABAD ..... Due to transfer vide permission No. .... 102-110 .. Dt. 19/01/96 .....

Where as the allottee Shri/Smt./Km. .... NARINDER KUMAR GUPTA S/O C. RAM ..... has submitted an application in this office for transfer of the above plot in your favour and you have also submitted the affidavit accepting the terms and conditions of allotment letter. Now the said plot is hereby reallocated in your name after transfer. You will hence forth have to abide by the terms & condition of this allotment letter (state below) and provision of Haryana Urban Development Authority act. 1977 and the instructions/ guidelines and rules regulations there under and as amended from time to time.

NOTE:

Endst. No.

NARINDER KUMAR GUPTA S/O C. RAM Dt. Faridabad  
R/O H-7/6 MALVIYA NAGAR N. DELHI

copy of the above is forwarded to the Shri  
Residence of  
(Transfer for) or G.P.A.  
for information and necessary action.

Estate Officer  
HUDA Faridabad

Estate Officer  
HUDA Faridabad

10/2





# POSSESSION CERTIFICATE

1013

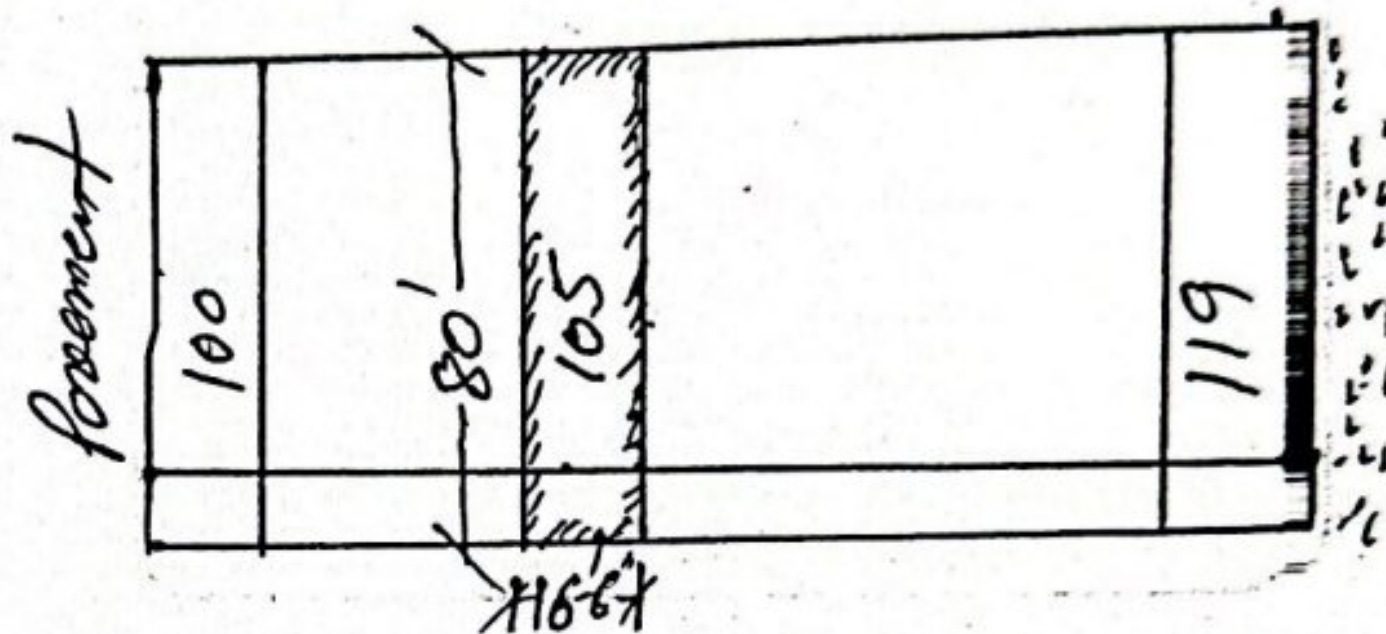
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Certified that I Ram Saroop Junior Engineer of the office of the Estate Officer, HUDA Faridabad Have carefully checked the relevent paper and the dimensions of the <sup>SCF</sup> Plot No. 105 Sector 28 of Urban Estate Faridabad and the size of the plot allotted to Sh. Kamlesh Chawla w/o Sh. C. P. Chawla Sl. No. 517, Sarita Vihar, New Delhi is given as under :-

## DIMENSIONS

1. Length of the plot 80'
2. Breadth of the plot 16'-6"
3. Area  $80' \times 16'-6" = 146.6664 \text{ sq. ft.}$
4. Rear set Back As per STD 009
5. Front set Back As per STD 009

## PAYMENT SITE PLAN / SKETCH



Accordingly, on the basis of above details, the possession of the plot has been given to the said Allottee / Authorised person.

Ram Saroop  
Junior Engineer  
For Estate Officer  
HUDA  
FARIDABAD

I Kamlesh Chawla Sl. No. 517, Sarita Vihar, New Delhi the allottee/Authority have taken the possession of the <sup>SCF</sup> Plot No. 105 Sector 28 Urban Estate Faridabad as per above dimensions allotted to me vide Estate Officer HUDA allotment letter No. 259 dated 8/2/90 Vide E.O. Letter No. 38002 Dated 21/12/06

I undertake to follow the conditions as laid down in the allotment letter and Provisions of HUDA Act 1977, and HUDA (Erection of Building) Regulations 1979 with the latest amendments

which is free from any type of encroachment

Further I have seen the plot and agree to accept the possession. I will give at least one week notice to the Estate Officer before actually starting the construction.

Memo No. : S- 4174

Dated 22-12-06

Name & Signature of allottee

Kamlesh  
Mrs Kamlesh Chawla

w/o Mr. C. P. CHAWLA

Postal Address

Pocket 'B'

FLAT NO. 517

Sarita Vihar New Delhi -110076

HARYANA URBAN DEVELOPMENT AUTHORITY



19257

रजिस्ट्री सख्या  
रसीद पुस्तक-क

005

कायालय, सव-सपिन्दर

1954 1955

६. पञ्चमः भूतः श्रीमान् नाम  
७. पञ्चमः भूतः श्रीमान् नाम

नाम और तकनीक करने वाले का

कायस्थ

दरसावेज 'रा होने की कसरिख

भारतवादी राजा किस्म और

3. 10. 1961

रहता मूल

121  
भाष्य द्वाः श्लोक रचिताः

शुल्क की  
इसका जंदा

शब्दा की मर्यादा

500

रुद्रा अधिकारी च, इत्यादि

1013

# HARRIS PROJECT

No. RCF/CR/A

25

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Received with thanks from.....

the sum of Rs. ....

by cash on account of Computerised Registration Charges

Rs. 250/-

For HARIS PROJECT



(1925)



हरियाणा HARYANA

20 5299

Audited

आयुक्त, फरीदाबाद



ATTESTED

Secretary Public, Faridabad

**DEED OF CONVEYANCE OF BUILDING SITE SOLD BY ALLOTMENT**

(Stamp Paper Rs.31700/- Issued From District Treasury, Faridabad Vide No16659, Dated 21/12/2006).

This Deed of Conveyance made at Faridabad on this 29 day of Dec 2006 between the HUDA acting through the Estate Officer, (hereinafter called the Vender) of the one part; Smt. Kamlesh Chawla, W/o Sh. Chanan Pal Chawla, resident of B-517, Sarita Vihar, New Delhi (hereinafter called the Transferee) of the other part.

Whereas the land hereinafter described and intended to be hereby conveyed was owned by the Vendor in full proprietary rights.

AND WHEREAS the Vender has sanctioned the sale of the said land to the transferee in pursuance of his/her application dated \_\_\_\_\_ made under sub-regulation (1) of the regulation (5) of the HUDA (Disposal of land and buildings) Regulations, 1978 (hereinafter referred to as the regulations) to be used as site for commercial purpose in the Urban Areas of Faridabad.

AND WHEREAS the Vendor has fixed the tentative price of the said land sold by allotment of Rs. 5,28,000/- Five Lakhs Twenty Eight Thousand only.

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Kamlesh

HUDA, FARIDABAD





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AND WHEREAS the Vendor reserves the right to enhance the tentative price in the case of land sold by allotment by the amount or additional price determined in accordance with the said regulations.

AND WHEREAS the Transferee, sold land by allotment has paid the tentative price and agree to pay the additional price in the manner hereinafter appearing.

NOW THEREFORE, this deed witnesses that for the purpose of carrying into effect the said sale and in consideration of the covenants of the Transferee, hereinafter contained and the said sum of Rs. 5,28,000/- Five Lakhs Twenty Eight Thousand Handwritten paid by the Transferee and the undertaking of the Transferee to pay the additional price, if any, determined to be paid by the transferee, within a period of thirty days of the date of demand made in this behalf by the Estate Officer, without interest or in such number of installments with interest as may be determined by the Chief Administrator, the Vendor hereby grants and conveys into the transferee all the piece and parcel of commercial site S.C.F.No.105, Sector-28, of the Urban Estate at Faridabad area in 146.66 sq.yards and more particularly described in the plan, filed in the office of the Estate officer, signed by the Estate Officer Dr.No. dated (hereinafter called the said land).

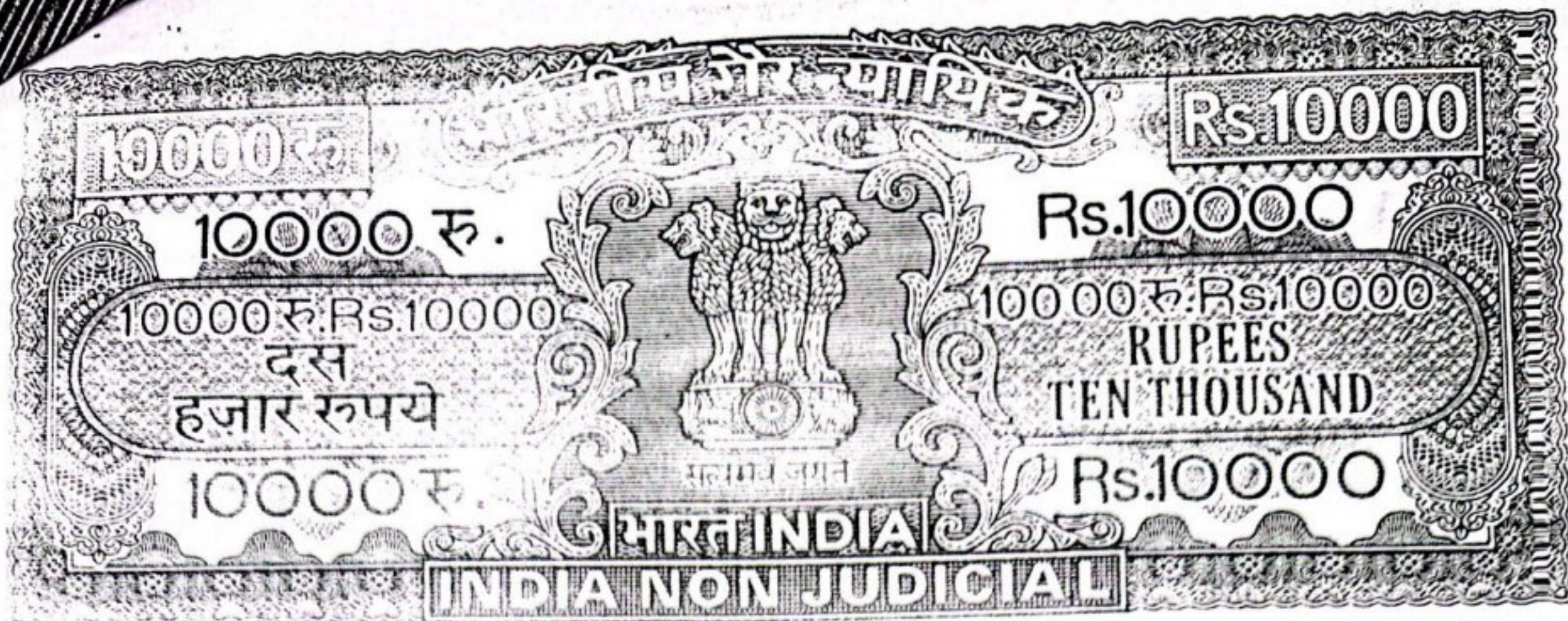
To have & to hold the same unto and to the use of the Transferee subject to the exceptions, reservations & conditions, covenants hereinafter contained each of them that is to say.

1. The Transferee shall have the right possession & enjoyment so long as he/she pays the additional price, if any, determined by the Vendor within period fixed as aforesaid & otherwise conforms to the terms and conditions of sale.

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2. The Vendor shall have a first and paramount charge over the said site for the unpaid portion of the sale price including additional price and the transferee shall have no right to transfer by way of sale, gift, mortgage, or otherwise the land or any right title/interest therein (except by way of lease on a monthly basis) without the previous permission in writing of the Estate Officer. The Estate Officer while granting such permission may impose such conditions as may be decided by the Chief Administrator, from time to time.
3. The Vendor reserves to himself all mines and mineral whatsoever in or under said site with all such rights and powers as may be necessary or expedient for the purpose of searching for works, obtaining, removing, enjoying the same at all such times and in such manners as the vendor shall think fit, with power to carry out any surface of all or any part of the said site and to sink pits, erect buildings, construct lines and generally appropriate and use the surface of the said site for the purpose of doing all such things as may be convenient or necessary for the full enjoyment of the exceptions and reservations hereinafter contained.

Provided that the transferee shall be entitled to receive from the vendor such payment that occupations by him of the surface and for the damage done to the surface or buildings on the said land by such works and workings or letting down as may be agreed upon between the vendor and transferee or failing such agreement as shall be ascertained by reference to arbitration.

4. The transferee shall pay all general and local taxes, rates or cesses for the time being imposed or assessed on the said land by competent authority.

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FOR THE OFFICER  
HUMAN RESOURCES  
SP





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5. The transferee shall have to complete the construction within two years from the date of offer or possession on the said land in accordance with the relevant rules / regulations.  
Provided that the time limit for construction may be extended by the Estate Officer in case the failure to complete the building by the stipulated date was due to reasons beyond the control of the transferee.
6. The transferee shall not erect any building for make any addition, alteration without prior permission of the estate officer. No fragmentation of any land or buildings shall be permitted.
7. The vendor may by his officers & servants at all responsible time and in a reasonable manner after twenty four hours notice in writing enter in & upon any part of the land / building erected therein for the purpose of ascertaining that the transferee has duly performed and observed the covenants & conditions to be performed and observed by him under these presents.
8. The vendor shall have full rights, power and authority at all times to do through officers or servants at all acts and things which may be necessary / expedient / purpose of enforcing compliance with all or any of the terms, conditions, reservations, hearing contained and to recover from the transferee as first charge upon the said site the cost of doing all or any such acts and things and all costs incurred in connection therewith on in way relation thereto.
9. The transferee shall not use the said land for any purpose than that for which it has been sold not shall he use the building constructed on it for a purpose other than that for which it has been constructed except in accordance with the rules / regulation made under the HUDA Act, 1977 ( hereinafter referred to as the Act).

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10. The transferee shall accept and obey the rules / regulations and orders made or issued under the Act.

11. In the event of non- payment of the additional price with in the fixed period by the transferee or in the event of breach of any other conditions of sale, the Estate Officer may impose a penalty / resume the land / both in accordance with provision of the Act and the rules / regulations made there under.

In the event of resumption it shall be lawful for the Estate Officer notwithstanding the waiver of any previous cause or right for re-entry thereon or any part thereof. to possess, retain and enjoy the same as to his former Estate and the transferee shall not be entitled to refund of the sale price of an part thereof or any compensation what so ever shall be on account of such re-entry except in accordance with the provisions of the said Act.

12 All dispute and differences arising out or in any touching or concerning this deed whatsoever shall be referred to the sole arbitration of the Chief Administrator or any other officer appointed by him . It will not be an objection to such appointment that the arbitrator so appointed is a Government servant or officer of the authority that he had to deal with the matter to which this deed relates and that in the courses of his duties as such government servant or officer as the case may be he has expressed his views on all or any of the matter in the dispute or difference. The decision of such arbitrator shall be final and binding on the parties to this deed.

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If and so long as the transferee shall fully perform and comply with and shall continue so perform and comply with each and all the terms and conditions herein made and provided but not otherwise the vendor will secure the transferee full and peaceful enjoyment of the right and privileges herein & hereby conveyed and assured

And it is hereby agreed and declare that unless a different meaning shall appear from the context :-

- a) The expression Chief Administrator shall mean person Chief Administrator of the authority as defined in clauses (e) of the section (2) of the Act.
- b) The expression Estate officer shall mean person appointed by the authority and clauses (1) of section (2) of the Act to perform the functions of Estate officer under the Act in one or more the Urban Area.
- c) The expression Vendor used in these presents shall include in addition to the HUDA and in relations to any matter or anything contained in or arising out of these presents every person duly authorized to act or to represent the HUDA in respect of such matter or thing.
- d) The expression Transferee used in these presents shall include in addition to the said \_\_\_\_\_ her lawful heirs, successors, representatives, assignees, lessees and any person or person in occupation of the land or building erected with the permission of the Estate Officer.

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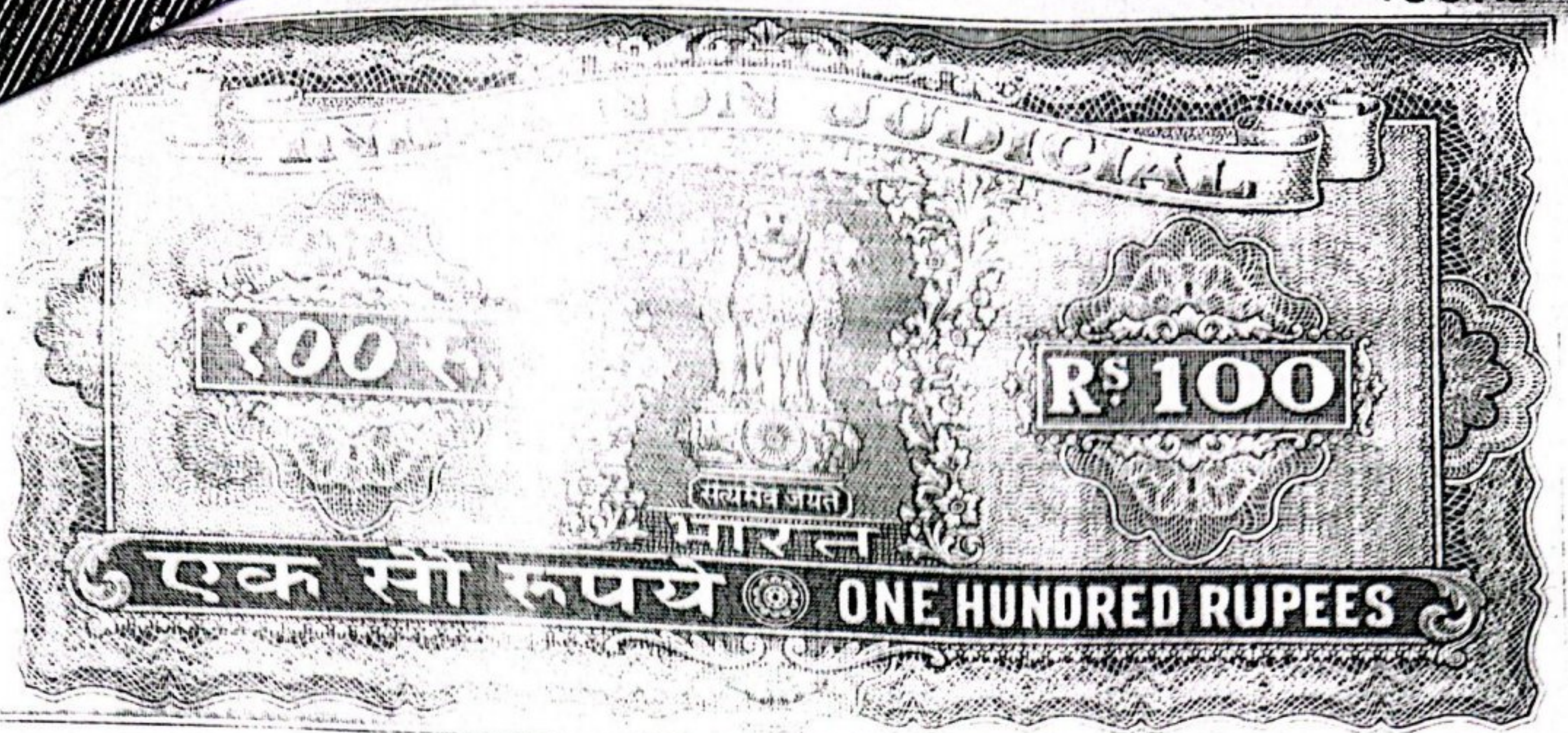
Kamlesh

ESTATE OFFICER

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In Witness whereof the parties hereto have hereunder respectively subscribed his/her name at the places and on the dates hereinafter in each case specified.

Signed by the said  
At Faridabad on the

Wanlesh  
(TRANSFeree)

In the presence of witnesses:-

1. Name Anush Asra  
Residence 122/210, Fda.  
Occupation Student

2. Name Rohan Joseph  
Residence 274/213, Fda  
Occupation Job

Signed and on behalf of the HUDA and setting under his authority at Faridabad on the  
\_\_\_\_\_ day of \_\_\_\_\_

(ESTATE OFFICER)  
HUDA, FARIDABAD

In the presence of Witnesses:-

1. Name J-C Bhatia Asstt P  
Residence of E.O. HUDA Fda  
Occupation Service

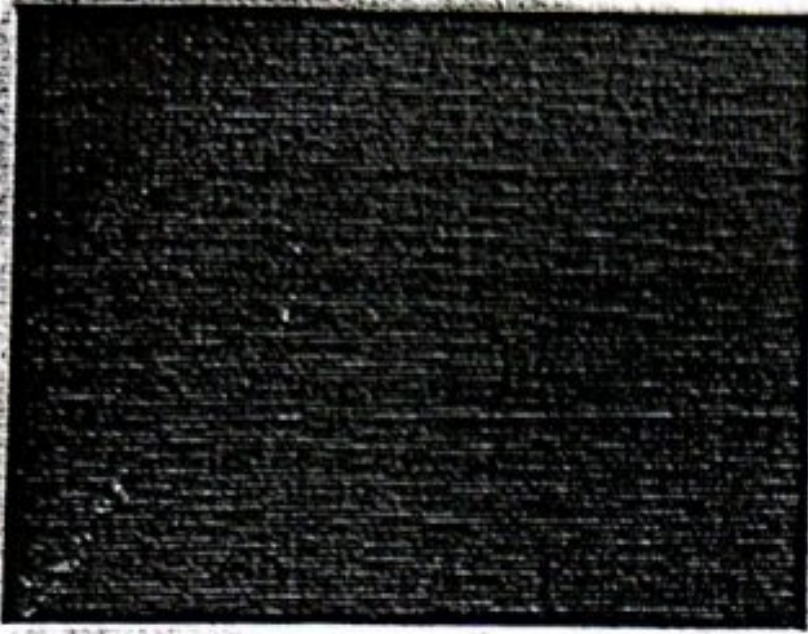
2. Name Hanuman Singh Clerk  
Residence of E.O. HUDA Fda  
Occupation Job



16659

Reg. No. 19251  
Reg. Year 2006-2007

Book No. 1  
21-12-06



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क्रेता



गवाह

विक्रेता

E.O. HUda

क्रेता

Kamlesh Chawla

गवाह 1:- Bishamber Dayal

गवाह 2:- Chanan Pal

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,251 आज दिनांक 05/02/2007 को बही न: 1 जिल्द न: 7 के पृष्ठ न: 200 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 166 के पृष्ठ सख्या 73 से 75 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 05/02/2007

उप/संयुक्त पंजीयन अधिकारी

1925/फरीदाबाद

दिनांक 5/2/2007  
विशेष नं. 5/2/2007  
दस्तावेज नं. 5/2/2007  
दिनांक 5/2/2007

Sub Registrar  
FARIDABAD

Revenue Department Haryana

HARIS-EX

NIC-HSU



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10/8

19252

# HARIS PROJECT

No. RCF/CRA/ 19252 84324 Date 5/2

Received with thanks from [Signature]

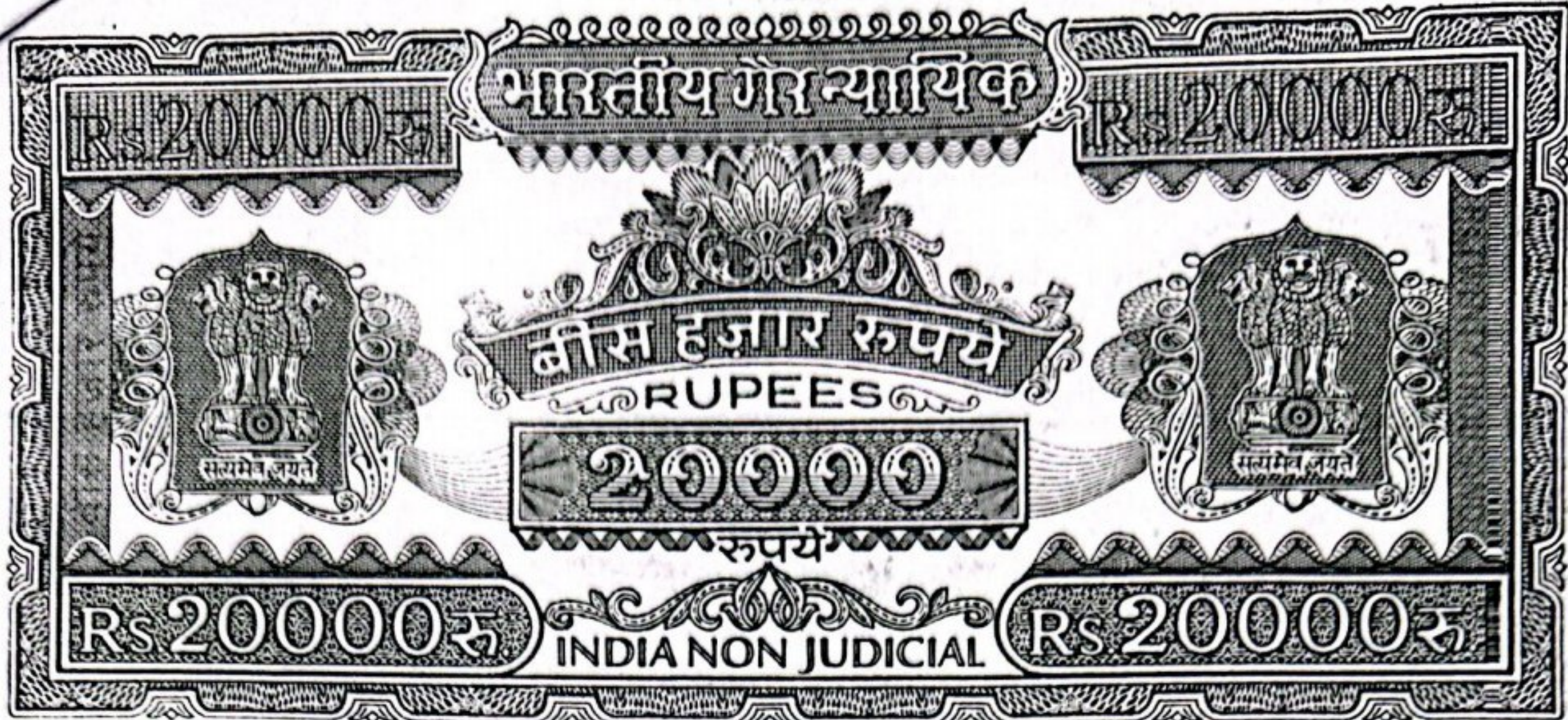
the sum of Rs. Two Hundred

by cash on account of Computerised Registration Charges

Rs. 200

For HARIS PROJECT





हरियाणा HARYANA

0224 44



SELLER Mrs. Kamlesh Chawla



PURCHASERS Mr. Rakesh Aroora &amp; Mrs. Meetu Aroora

SALE DEED RS.32,30,000/-

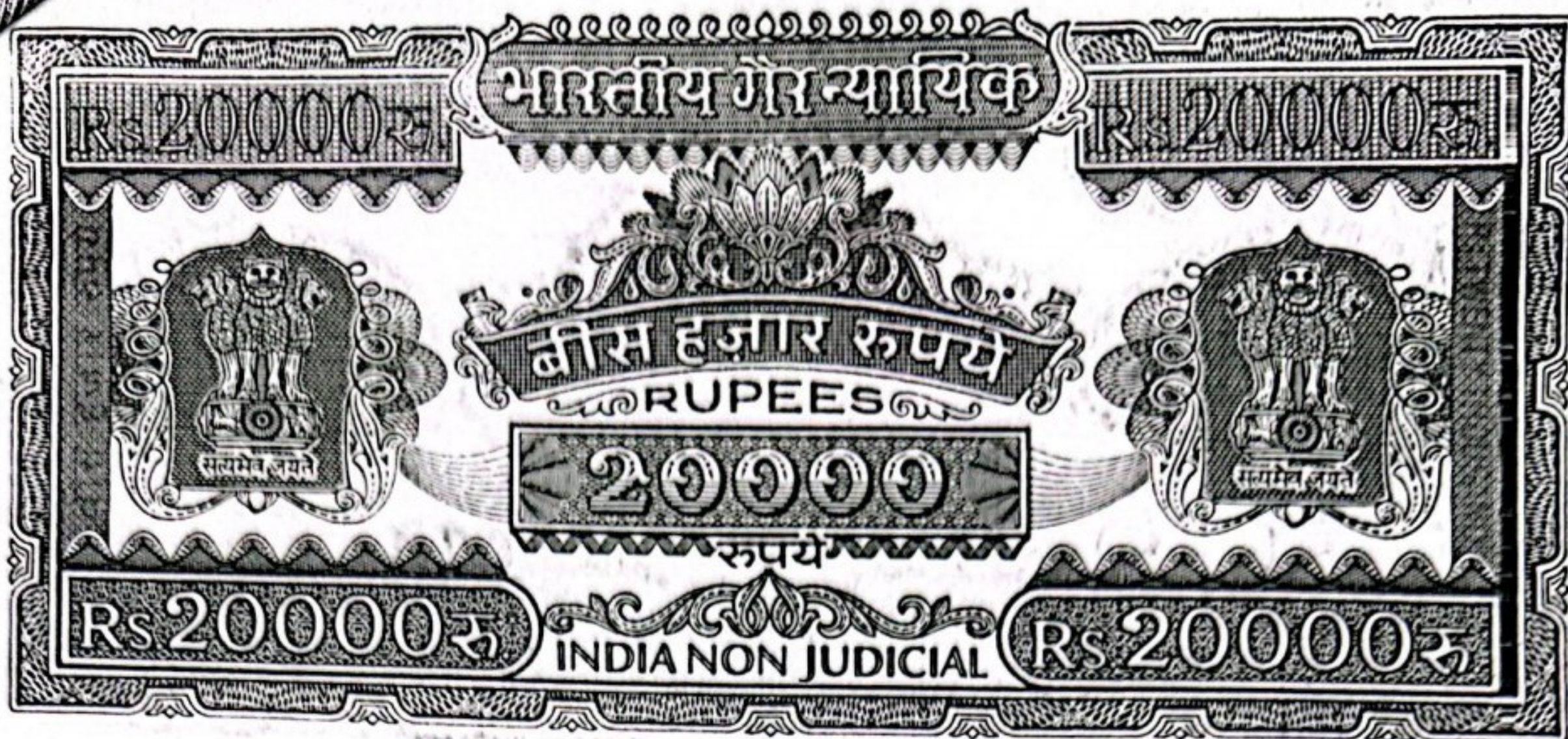
(STAMP PAPER RS.2,26,100/- ISSUED FROM THE DISTRICT TREASURY, FARIDABAD BY WIDE SERIAL NO.17997 DATED 01/02/2007).

THIS SALE DEED is made at Faridabad on this 5th day of February, 2007 by Mrs. Kamlesh Chawla, wife of Mr. Chanan Pal Chawla, resident of B-517, Sarita Vihar, New Delhi (hereinafter called the **VENDOR**, which expression shall where the context to be so admits includes her heirs, nominees, survivors, successors, attorney, legal representatives, administrators, executors and permitted assigns etc.) of the one part;

Kamlesh







हरियाणा HARYANA

022443

AND

Mr. Rajesh Arora, son of late Sh. S. K. Arora & Mrs. Meetu Arora, wife of Mr. Rajesh Arora, resident of House No. 469, Sector-16-A, Faridabad (hereinafter called the **VENDEES**, which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, successors, attorneys, legal representatives, nominees, survivors, administrators, executors, and permitted assigns etc.) of the other part.

WHEREAS the Vendor/Seller is the absolute and undisputed owner and in possession of the Commercial SCF Plot bearing No. 105, area measuring 146.66 square yards, situated in Sector - 28 Market, Urban Estate, Tehsil and Distt. Faridabad.

WHEREAS the said SCF No. 105, Sector-28, Market, Faridabad was originally allotted to Sh. Narinder Kumar Gupta, son of Sh. C. Ram, R/o H-7/6, Malviya Nagar, New Delhi, vide allotment Memo No. 259, dated 08/02/1990.

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हरियाणा HARYANA

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WHEREAS the said SCF No.105, Sector-28, Market, Faridabad was transferred vide Memo No.400, dated 14/03/1996 in the name of said Vendor.

AND WHEREAS the conveyance deed was also issued by the HUDA, Faridabad and the said conveyance deed was duly registered in the office of Sub-Registrar Faridabad on 05.02.07, vide Document No. 19251, in favour of the Vendor.

AND WHEREAS the said Vendor acquired the said Plot of SCF land and hence became absolute owner of the above said Plot.

AND WHEREAS the Vendor is desirous of selling the aforesaid S.C.F site No.105, Sector-46, Maket, measuring 146.66 sq.yards at Urban Estates, Faridabad, to the Vendeas and the Vendeas have also agreed to purchase the same on mutually agreed terms and conditions between the parties set out herein below:-

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हरियाणा HARYANA

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NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That the Vendor hereby grants, conveys, and transfers by this deed of sale all her rights title and interests in the aforesaid SCF Plot No.105, Sector-46, Market measuring 146.66 sq.yards, at Faridabad and also all other rights pertaining to the said plot of land whatsoever unto the Vendees hereinafter for a total consideration of Rs.32,30,000/- (Rupees thirty two lacs thirty thousand only).

Contd. -- P/51

Wanlesh



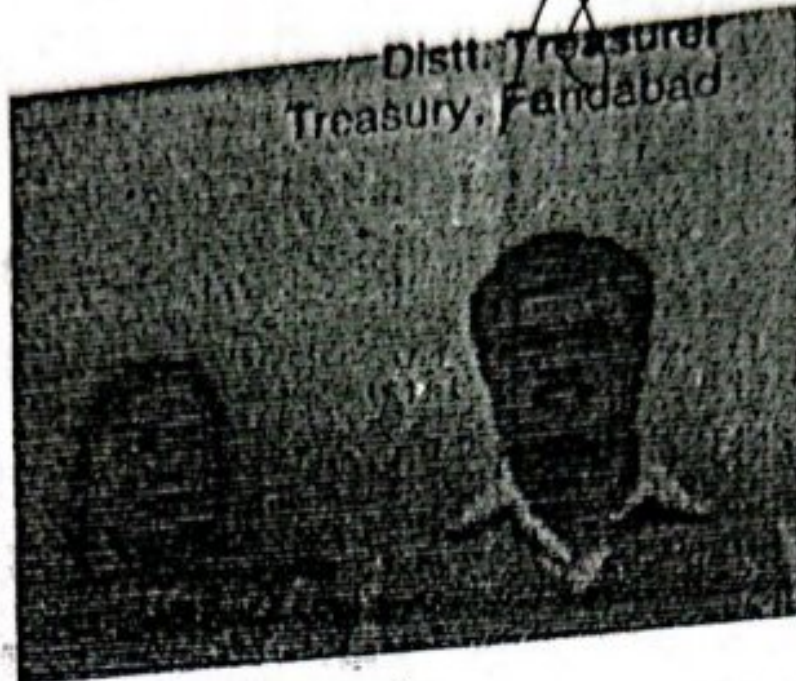


Reg. No. 19252  
Reg. Year 2006-2007

Cont. No.: 17997  
Book No. 1  
Date: 1/2/07



विक्रेता



क्रेता



गवाह

क्रेता

Kamlesh Chawla

Kamlesh

क्रेता

Rajesh Arora

Rajesh Arora Meetu Arora Meetu Arora

गवाह 1:- Bishambar Dayal

Bishambar

गवाह 2:- Chanan Pal Chawla

Chanan Pal Chawla

### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 19,252 आज दिनांक 05/02/2007 को बही न: 1 जिल्द न: 8 के पृष्ठ न: 0 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 166 के पृष्ठ सख्या 76 से 78 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 05/02/2007

उप/संयुक्त पंजीयन अधिकारी  
फरीदाबाद

19252  
दिनांक 5/2/2007  
दिनांक 5/2/2007

Sub Registrar  
FARIDABAD

Revenue Department Haryana

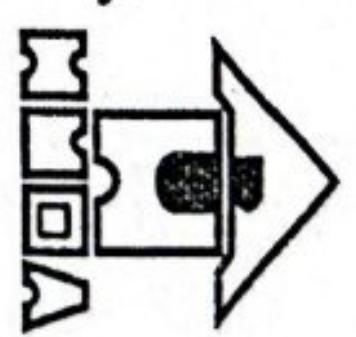
HARIS -EX

NIC-HSU



From

**THE ESTATE OFFICER  
HARYANA URBAN DEVELOPMENT AUTHORITY  
FARIDABAD**



To

KAMLESH CHAWLA W/O KAMLESH CHAWLA  
FARIDABAD

TRANSFEREE COPY

Memo No. 11743

(S.C.F.)

Dated 09/11/07

Faridabad

Sub: Re-allotment of Plot No. 0105  
in Urban Estate FARIDABADSector No. 028  
Due to transfer vide permission No.Measuring 146.660 Sq. Ft.  
4449-50 Dt. 15/02/2007

Where as the allottee Shri/Smt./Km. KAMLESH CHAWLA has submitted an application in this office for transfer of the above plot in your favour and you have also submitted the affidavit accepting the terms and conditions of allotment letter. Now the said plot is hereby reallocated in your name after transfer. You will hence forth have to abide by the terms & condition of this allotment letter (state below) and provision of Haryana Urban Development Authority act. 1977 and the instructions/ guidelines and rules regulations there under and as amended from time to time.

आपकी 30-6-2007 से जमा कराया गया नया 31-12-2007 से  
प्लॉट Completion के लिए Apply करनी होगी।

Estate Officer  
HUDA Faridabad

Endst. No.

Dt. Faridabad

KAMLESH CHAWLA  
W/O C.H. CHAWLA  
VIHAR, NEW DELHI

R/O B-517 SAKITA

copy of the above is forwarded to the Shri  
Residence of  
(Transfer for) or G.P.A.  
for information and necessary action.

Estate Officer  
HUDA Faridabad

(4)



# HARYANA URBAN DEVELOPMENT AUTHORITY

## BUILD OCCUPATION CERTIFICATE

Estate Officer  
Haryana Urban Development Authority,  
Faridabad

Plot Area : 146.66 SQ. YDS

RAJESH ARORA AND MEETU  
SCF NO.105, SECTOR-28, FARIDABAD

Memo No. 621

Dated. 25/03/2008

Whereas you/your G.P.A. Sh./Smt.

Applied for issue of an occupation certificate in respect of Residential/Commercial/Industrial/  
Institutional building No. SCF NO.105 in Sector 28 Faridabad. COMMERCIAL

### Description of building:

### Details of Covered Area

GF = 1119.93 SQ. FT.

FF = 1119.93 SQ. FT.

2<sup>nd</sup> F.F = 332.06 SQ. FT.

Basement = WITH CORIDOOOR = 1119.93 SQ. FT.

TOTAL COVERED AREA 3691.85 SQ. FT. FULL COMP. OF GF, FF, IIND FLOOR  
AND BASEMENT ONLY

Diary No : 660

Diary Date : 24/12/2007

The building has been checked with regard to photocopies of approved building plans and in respect of Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979 and architectural controls/zoning regulations/standard designs/other instructions issued from time to time.

1 You are hereby granted permission for full occupation of the building of above description as per report of J.E. & S.D.E. (S).

NOTE :- This Certificate is issued subject to the condition that, you shall continue to abide by the approved building plan, the provisions of Haryana Urban Development Authority (Erection of Buildings) Regulation, 1979 architectural controls/zoning regulations/standard designs/other instructions issued from time to time. If, in future it is revealed that you have made any addition/alteration in the building without prior permission of Estate Officer, HUDA, Faridabad, or using the building for purpose other than the use permitted, this certificate will stand with drawn automatically and you will be liable for penal action under the HUDA, Act-1977.

Estate Officer  
HUDA, Faridabad.

Dated:

Endst. No.

1. Allotment Branch.
2. Sub Divisional Engineer, (Survey) HUDA Faridabad





Indian-Non Judicial Stamp  
Haryana Government



Date: 07/09/2016

Certificate No: EOG2016I2362

RN No: 20722089



Stamp Duty Paid: ₹ 930000  
(Rs Only)

Penalty: ₹ 0

(Rs Zero Only)

Seller / First Party Detail

Name: Rajesh Arora

No/Floor: 469

Sector/Ward: 16a

LandMark: Huda

Village: Faridabad

District: Faridabad

State: Haryana

Phone: 9811498005

Others: Meetu arora



Buyer / Second Party Detail

Name: Radha Mehta

No/Floor: 92

Sector/Ward: 21c

LandMark: Ridgeview apartments

Village: Faridabad

District: Faridabad

State: Haryana

Phone: 8505854646

Others: Nitin mehta

Purpose: Stamp Duty

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



SALE DEED

SALE DEED AMOUNT

RS.1,55,00,000/-

STAMP DUTY

RS.9,30,000/-

STAMP SERIAL NO./DATED

EOG2016I2362/ 07-09-2016

ISSUED BY

HARYANA GOVERNMENT.

Rajesh Arora  
Meetu Arora

R — Nitin  
Mehta

Contd...2



---2---

THIS SALE DEED IS EXECUTED at Faridabad on September 9, 2016 by SHRI RAJESH ARORA SON OF LATE SHRI S.K.ARORA AND MRS. MEETU ARORA WIFE OF SHRI RAJESH ARORA, BOTH RESIDENTS OF HOUSE NO. 469, SECTOR 16-A, FARIDABAD (hereinafter called the Sellers/VENDORS which expression shall where the context, so admit include his/her/its/their legal heirs, assigns, executors, successors, legal representatives, administrators, survivors etc.)

IN FAVOUR OF

SMT. RADHA MEHTA DAUGHTER OF SHRI BULAKI RAM AND SHRI NITIN MEHTA SON OF SHRI KRISHAN LAL MEHTA BOTH RESIDENTS OF FLAT NO. 92, RIDGEVIEW APARTMENT, SECTOR 21-C, FARIDABAD, HARYANA (hereinafter called PUCHASER/ VENDEES which expression shall where the context, so admit include its/his/her/their legal heirs, assigns, executors, successors, legal representatives, administrators, survivors etc.)

Rajesh Arora  
Meetu Arora

Contd...3

R ————  
Nitin Mehta



---3---

WHEREAS the Sellers namely SHRI RAJESH ARORA SON OF LATE SHRI S.K.ARORA AND MRS. MEETU ARORA WIFE OF SHRI RAJESH ARORA, BOTH RESIDENTS OF HOUSE NO. 469, SECTOR 16-A, FARIDABAD, are recorded as owner in possession of Property/Commercial SCF Plot bearing No.105, area measuring 146.66 sq. yds., situated in Sector 28 MARKET, Urban Estate, Faridabad, with all rights, details of which are fully mentioned in Sale Deed No. 19252 dated 05-02-2007 registered in the office of Sub Registrar, Faridabad. That the sellers become the owners of above said property vide Sale Deed No. 19252 dated 05-02-2007 registered in the office of Sub Registrar, Faridabad.

*Rajesh Arora*

*Meetu Arora*

Contd...4

*R —————*  
*Nitin Mehta*



Reg. No.

6,486

Reg. Year

2016-2017

Book No.

1



बिक्रेता



क्रेता



गवाह

बिक्रेता	Rajesh Arora etc		Rajesh Arora Mehta Arora
क्रेता	Radha Mehta etc		R Nitin Mehta [NITIN MEHTA]
गवाह	Tara Chand Adv		
गवाह	Bharat Ahuja		 (BHARAT AHUJA)

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6,486 आज दिनांक 09/09/2016 को बही नं: 1 जिल्द नं: 1 के पृष्ठ नं: 42 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द नं: 6 के पृष्ठ सख्या 16 से 18 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 09/09/2016

उप/संयुक्त पंजीयन अधिकारी  
फरीदाबाद

Revenue Department Haryana

HARIS-EX

NIC-HSU



(B)

1013

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रजिस्ट्री संख्या २	071
रसीद पुस्तक क	
कार्यालय सब-रजिस्ट्रार	
दस्तावेज पेश करने वाले का नाम	Radda Malhotra
दस्तावेज की तकलीफ करने वाले का नाम	
और तकलीफ की तारीख	
दस्तावेज पेश होने की तारीख	8/11/17
दस्तावेज की किस्म और	SA
मुआवजे की रकम	159000000
स्टाम्प मूल्य	1130000
प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल	
शुल्क की रकम का जोड़ और विवरण	
शब्दों की संख्या	15006 रकम

रजिस्ट्री अधिकारी के हस्ताक्षर



District Information Technology Society (DITS) Faridabad  
HARIS Project Faridabad

Office Copy

No. 043282

Date: 08/11/2017

Received with thanks from Manish kapil Sum of Rs. two hundred Only on account of  
Service Charges for Registration of Document no. 5,825/2017-2018/1 under HARIS.

Rs. 200.00

(Incharge)

Be the Patron of DITS Society Faridabad

District Information Technology Society (DITS) Faridabad  
HARIS Project Faridabad

First Party Copy

No. 043282

Date: 08/11/2017

Received with thanks from Manish kapil Sum of Rs. two hundred Only on account of  
Service Charges for Registration of Document no. 5,825/2017-2018/1 under HARIS.

Rs. 200.00

(Incharge)



5825

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 07/11/2017

Certificate No. E0G2017K231  
GRN No. 31223881

Stamp Duty Paid : ₹ 1113000  
(Rs. Only)  
Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Radha Mehta  
H.No/Floor: 775  
City/Village: Faridabad  
Phone: 9818999951

Sector/Ward: 21c  
District: Faridabad  
Others: Shri nilin mehta

LandMark: Na  
State: Haryana

**Buyer / Second Party Detail**

Name: Manish Kapil  
H.No/Floor: 1599  
City/Village: Faridabad  
Phone: 9999475169

Sector/Ward: 28  
District: Faridabad  
Others: Shri manish chaudhary

LandMark: Na  
State: Haryana

Purpose: SALE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

SALE DEED FOR ₹1,59,00,000/- STAMP DUTY PAID  
₹11130,00 /- E-STAMP, VIDE CERTIFICATE  
NO.E0G2017K231, GRN NO.31223881, DATED 07/11/2017.

This Sale Deed is made at Faridabad on this 5th day of November, 2017.

BY SMT. RADHA MEHTA (AADHAAR CARD NO.7544 4453 4555) (PAN CARD NO.BRQPM9103C) DAUGHTER OF SHRI BULAKI RAM (WIFE OF SHRI KRISHAN LAL MEHTA AND SHRI NITIN MEHTA (AADHAAR CARD NO.3864 0061 0625 (PAN CARD NO. ALVPM5281D) SON OF SHRI KRISHAN LAL MEHTA), BOTH RESIDENT OF FLAT NO.92, RIDGEVIEW APARTMENTS, SECTOR-21-C, PART-III, FARIDABAD, DISTRICT FARIDABAD, HARYANA, PRESENTLY RESIDING AT HOUSE NO.775, SECTOR-21-C, FARIDABAD, DISTRICT FARIDABAD, HARYANA (hereinafter called the VENDORS) which expression shall unless excluded by the context or by the law be deemed to include the said VENDORS, their legal heirs, successors, liquidators, legal representatives, executors, administrators, nominee's and assigns;





/2/

IN FAVOUR OF

SHRI MANISH KAPIL (AADHAAR CARD NO.6932 8709 3540) (PAN CARD NO.AMDPK4198E) SON OF LATE SHRI OM PARKASH KAPIL AND SHRI MANISH CHAUDHARY (AADHAAR CARD NO.6467 3877 1873) (PAN CARD NO.AGNPC1316N) SON OF SHRI HARINDER KUMAR CHAUDHARY, BOTH RESIDENT OF HOUSE NO.1599, SECTOR-28, FARIDABAD, DISTRICT FARIDABAD, HARYANA, jointly and undivided equal share (hereinafter called the VENDEES) which expression shall unless excluded by the context or by law is deemed to include the successors and assigns.

WHEREAS the VENDORS Smt. Radha Mehta daughter of Shri Bulaki Ram (wife of Shri Krishan Lal Mehta) and Shri Nitin Mehta son of Shri Krishan Lal Mehta, both Resident of Flat No.92, Ridgeview Apartments, Sector-21-C, Part-III, Faridabad, District Faridabad, Haryana, Presently Residing at House No.775, Sector-21-C, Faridabad, District Faridabad, Haryana are seized and possessed of their own right as a full absolute owner and otherwise well and sufficiently entitled to piece and parcel of a BUILT-UP SCF bearing No.105, Sector-28, measuring 146.66 sq. yards, Shopping Centre of the Urban Estate, Faridabad consisting of Basement, Ground Floor, First Floor and Second Floor constructed thereon with roof rights having its covered area is 3691.85 sq. ft. falling within the Jurisdiction of Sub-Registrar, Faridabad and wish to sell the same to the VENDEES.

R — 9

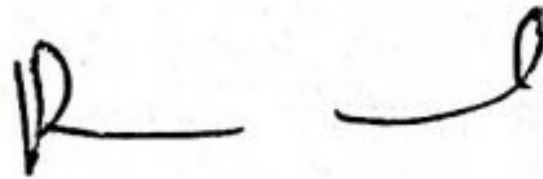
Nitin Mehta



/3/

AND WHEREAS the said VENDORS Smt. Radha Mehta daughter of Shri Bulaki Ram (wife of Shri Krishan Lal Mehta) and Shri Nitin Mehta son of Shri Krishan Lal Mehta, both Resident of Flat No.92, Ridgeview Apartments, Sector-21-C, Part-III, Faridabad, District Faridabad, Haryana, Presently Residing at House No.775, Sector-21-C, Faridabad, District Faridabad, Haryana have purchased this Built-up SCF bearing No.105, Sector-28, measuring 146.66 sq. yards, Shopping Centre of the Urban Estate, Faridabad out of their own money from Shri Rajesh Arora son of Late Shri S.K.Arora and Smt. Meetu Arora wife of Shri Rajesh Arora, both Resident of House No.469, Sector-16-A, Faridabad, District Faridabad, Haryana and the Sale Deed of the said Built-up SCF have been registered in favour of the said VENDORS in the office of Sub-Registrar, Faridabad vide Document No.6486, dated 9<sup>th</sup> September, 2016.

AND WHEREAS the VENDORS for their personal needs and requirements has agreed to sell the said BUILT-UP SCF to the VENDEES including power connection water and sewerage connection and electric meter installed in the said SCF and security deposit and the VENDEES have agreed to purchase the said BUILT-UP SCF bearing No.105, Sector-28, measuring 146.66 sq. yards, Shopping Centre of the Urban Estate, Faridabad, Haryana for a total sale consideration of ₹1,59,00,000/- (Rupees one crore fifty nine lakh only). The VENDEES have agreed to bear all the expenses for the completion of sale of the said BUILT-UP SCF such as cost of Stamp, Registration fees and execution charges and any other charges etc.



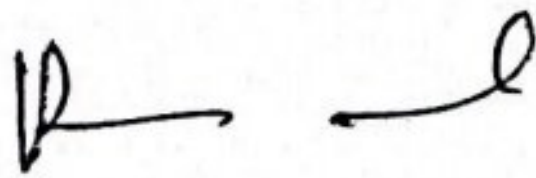
Nitin Mehta



/5/

which the VENDORS doth hereby admit and acknowledge. And the VENDORS doth hereby sell, convey, transfer and assign by way of absolute sale of BUILT-UP SCF with all their rights, title and interest etc. unto the said VENDEES who shall hereinafter become the absolute owner of the said BUILT-UP SCF and shall enjoy absolute rights of ownership and privileges.

2. That the VENDORS have Irrevocably transferred absolutely all their rights and interest to the VENDEES to the extent of piece and parcel of BUILT-UP SCF bearing No.105, Sector-28, measuring 146.66 sq. yards, Shopping Centre, situated at Urban Estate, Faridabad together with all rights, titles, interest, easements privileges, ways, passage, benefit and advantages of right and appurtenances thereto unto the VENDEES TO HAVE AND TO HOLD said BUILT-UP SCF hereby conveyed unto the VENDEES all the estate rights, titles, interest of the VENDORS in or upon the said piece of land acquired by the VENDORS under the Sale Deed mentioned here-in-above and that no one except the VENDEES has any rights, claims, interest whatsoever in the said BUILT-UP SCF hereby conveyed or any part thereof.
3. That the VENDORS hereby covenants to the VENDEES the absolute interest which the VENDORS possesses in the said BUILT-UP SCF and that the VENDORS have good title, interest and rightful power and absolute authority to grant, convey, transfer or assign the same in any manner whatsoever.
4. That the BUILT-UP SCF is hereby conveyed is free from all sorts of encumbrances, charges, legal flaws, lien, taxes, dues, demands, liabilities, notices, injunctions, disputes, prior sale, Agreement to Sell, notifications, mortgages, gifts, court decrees and attachment etc. etc.



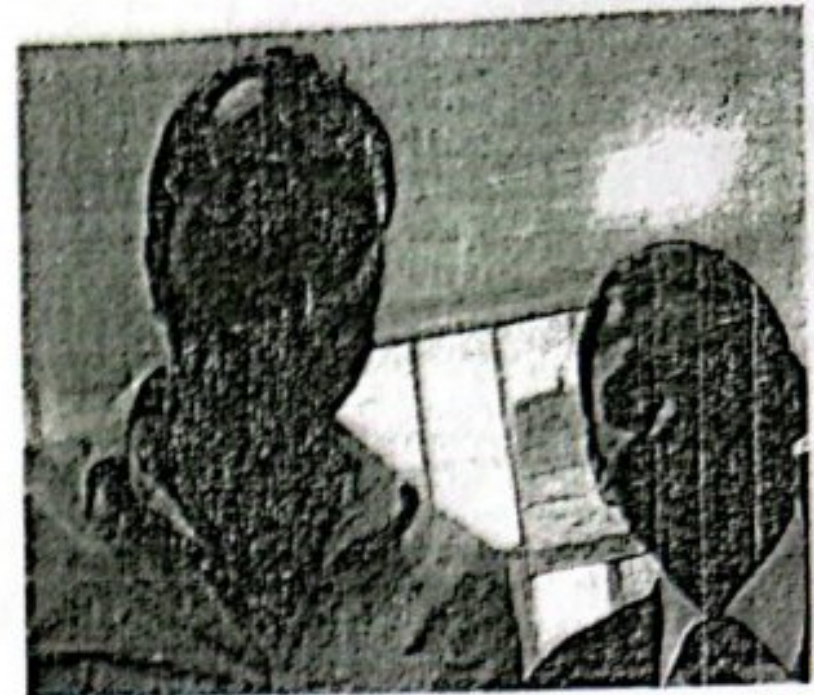
Nitin Mehta



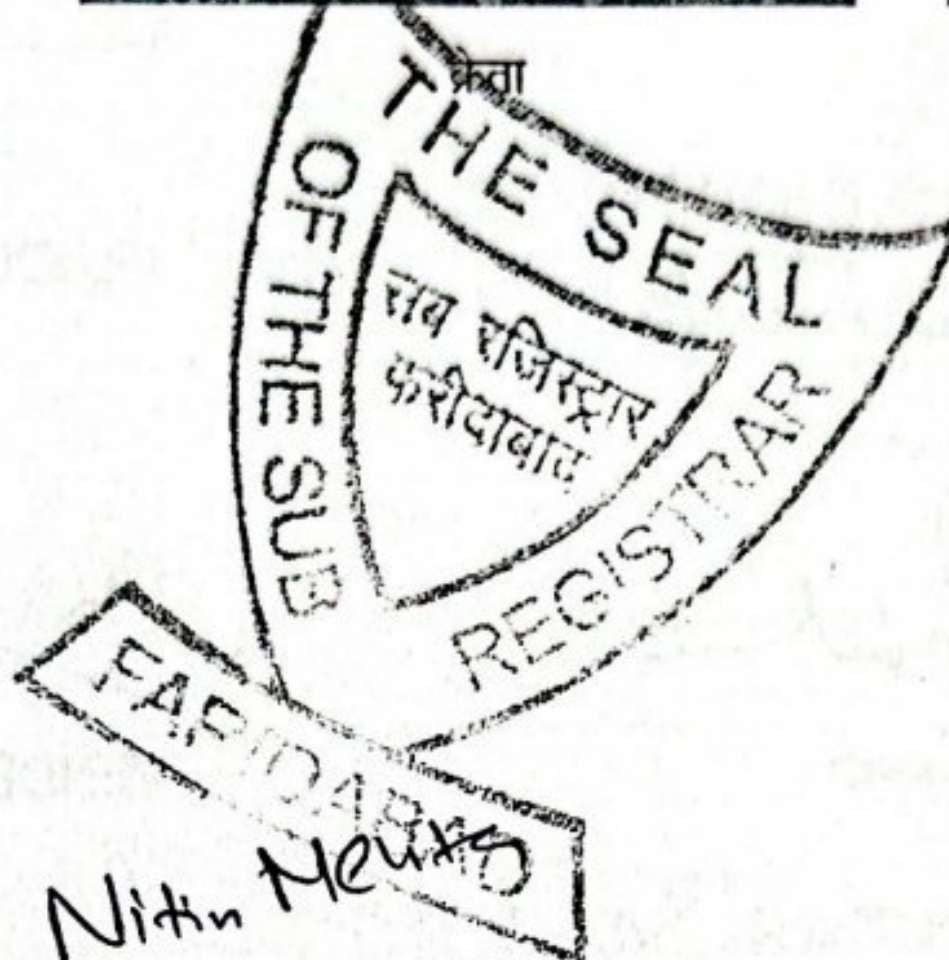
Reg. No. 5825 Reg. Year 2017-2018 Book No. 1



विक्रेता



गवाह



उप /सयुक्त पंजीयन अधिकारी



विक्रेता  
Radha Mehta etc

*Radha Mehta*



क्रेता  
Manish kapil

*Manish*

Manish Chaudhary

*M.C*

गवाह 1:- Tara chand गवाह 2:- Rahul kumar

*Tara chand*

*Rahul kumar*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 5,825 आज दिनांक 08/11/2017 को बही न: 1 जिल्द न: 4 के पृष्ठ न: 89 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 102 के पृष्ठ सख्या 34 से 36 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहो ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 08/11/2017

उप/सयुक्त पंजीयन अधिकारी  
फरीदाबाद