

File No. 11479 Dated 8/9/08  
Certified that the instrument is properly  
stamped under section 32 of the Indian Stamp  
Act. The stamp duty Rs. 620  
Transfer duty Rs. 620  
Total Rs. 1240 has been  
deposited vide Treasury/Challan/Receipt  
No. 89 Dated 8/9/08

DELHI DEVELOPMENT AUTHORITY  
Collector of Stamps  
Vikas Sadan, New Delhi  
**Conveyance Deed**  
(ATTORNEY UNREGISTERED)

Passport no  
R-760743



This conveyance made on this 18 SEP 2008

day of  
between President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include its successors in office and assigns) of the one part and

Indu Ahuja  
PURCHESER

Sh./Smt. S.N. Malhotra s/o Sh. R.N. Malhotra  
R/o F-25 Radhey Puri, Delhi through  
his/her Attorney Sh./Smt. Indu Ahuja  
son/daughter/wife/widow of Sh. Kalyash Kumar Ahuja  
R/o 42-B/G-4 Dilshad Garden Delhi-110095

hereinafter called the "Allottee" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the second part and Sh./  
Smt. Indu Ahuja son/daughter/wife/widow of Sh. Kalyash Kumar Ahuja  
R/o 42-B/G-4 Dilshad Garden Delhi-110095  
hereinafter called the "Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the third part.

Delhi Development Authority

WHEREAS, vide allotment letter No. 11(43)82/HJG dt. 15-7-82 issued  
by Delhi Development Authority, Flat No. G-4 in Block No. 42-B  
in Dilshad Garden Delhi-110095  
was allotted to the party of the second part subject to the limitation  
terms/conditions mentioned therein.

Indu Ahuja  
PURCHESER

AND WHEREAS the allottee Shri. S.N. Malhotra  
S/o Sh. R.N. Malhotra R/o F-25, Radhey Puri, Delhi had executed Power of  
Attorney on 3-6-88 appointing Sh. Indu Ahuja s/o Sh. Kalyash Kumar Ahuja  
R/o 42-B/G-4, Dilshad Garden Delhi-95 as his/her attorney  
authorising him/her to sell the said property on his/her behalf AND whereas the Allottee had given the possession  
of the property to the Purchaser and now the said property is in the possession of the purchaser.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said allottee  
through attorney has applied to the Vendor to grant to the purchaser of free hold ownership rights in the said  
demised property leased out to him/her under the said allotment letter and the Vendor has agreed to sell the  
freehold ownership rights of the said demised property to the purchaser subject to the terms/conditions  
appearing hereinafter.

ASSTT. DIRECTOR  
Lease Adminn Branch (ED)  
Delhi Development Authority



NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 30600 = 00  
Thirty thousand six hundred  
 Rupees only paid before the execution hereof (the receipt where of the Vendor hereby admits  
 and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the vendor  
 doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser  
 all the free hold ownership rights in the flat No. G-4  
 Block No. 42-B Sector..... situated in.....  
Dilshad Garden, Delhi-95 (hereinafter referred to as the said property) more  
 fully described in the Schedule hereunder, together with all remainder, rents issues and profits thereof TO  
 HAVE AND TO HOLD the same unto the purchaser absolutely and forever, SUBJECT to the exceptions,  
 reservations, covenants and conditions hereinafter contained, that is to say, as follows :

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or  
 under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter  
 upon all or any part of the property to search for, win, make merchantable and carry away the said mines and  
 minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of  
 all or any part of the said property and any buildings under or hereafter to be erected thereon making fair  
 compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or  
 other imposition payable or which may become lawfully payable in respect of said property and to all public  
 rights or easement affecting the same.

*Indu Ahuja*  
**PURCHASER**

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of  
 Master Plan/Zonal Development Plan/Lay out plan shall not be deemed to have been condoned in any  
 manner and Delhi Development Authority shall be entitled to take appropriate action for contraventions of  
 Section-14 of Delhi Development Act or any other law for the time being in-force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal  
 or other authorities for the time being in force.

If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any  
 mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor,  
 which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision  
 of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question  
 in any proceedings.

It is further declared that as a result of this present Purchaser from the date mentioned hereafter will  
 become absolute owner in fee simple of the said property & the Vendor doth hereby releases the Purchaser  
 from all liability in respect of rent reserved by and the covenants and conditions contained in the said  
 allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh/Smt. ....  
 for and on behalf of and by the order and direction of the Vendor has hereunto set his hand  
 Sh/Smt. Indu Ahuja  
S.N. Malhotra and Sh/Smt. Indu Ahuja Attorney of allottees  
 set his/her hand day and year first above written. .... the purchaser, have hereunto



*ASSTT. DIRECTOR*  
**ASSTT. DIRECTOR**  
 Lease Adminn Branch (H)  
 Delhi Development Authority

## THE SCHEDULE ABOVE REFERRED TO

All that flat No. G-4 in Block No. 42-B Sector No. .... in the layout plan of  
Housing Estate at Dilshad Garden Delhi - 110095

Category JANTA floor Ground

Signed by Shri/Smt. ....

for and on behalf of and by the order and direction of the President of India.

In the presence of :

(1) Shri/Smt. S. C. Singh

18/9/08  
ASST. DIRECTOR  
(VENDOR)  
Lease Branch (H)  
Delhi Development Authority

Signed by Shri/Smt. Indu Ahuja

In the presence of :

(1) Shri/Smt. Sanjay  
36/241 Tri Lok Puri Delhi

Indu Ahuja  
ATTORNEY  
(Attorney of Allottee)

(2) Shri/Smt. SAWAN AHUJA  
B-42/G-4 Dilshad Garden, Delhi - 95

Signed by Shri/Smt. Indu Ahuja

Indu Ahuja  
PURCHASER  
(PURCHASER)

In the presence of :

(1) Shri/Smt. Sanjay  
36/241 Tri Lok Puri Delhi

(2) Shri/Smt. SAWAN AHUJA  
B-42/G-4, Dilshad Garden,  
Delhi - 110095



Date 18/09/2008

Deed Related Detail

CONVEYANCE		CONVEYANCE WITH IN MC AREA	
<u>Detail</u>			
Tehsil	Sub Registrar VII	Area of Building	0 वर्ग फुट
City	Dilshad Garden	Building Type	
(Segment)	Dilshad Garden		
Property Type	Residential		
Area of Property	0.00	0.30	0.00
<u>Money Related Detail</u>			
Consideration Value	31,000.00 Rupees	Stamp Duty Paid	1,240.00 Rupees
Value of Registration Fee	100.00 Rupees	Pasting Fee	1.00 Rupees

This document of CONVEYANCE

Presented by: Sh/Smt.

S/o, W/o

CONVEYANCE WITH IN MC AREA

R/o

POI

in the office of the Sub Registrar, Delhi this 18/09/2008 day Thursday  
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. POI

and Shri / Ms. Indu Ahuja

Who is/are identified by Shri/Smt/Km. Sanjay S/o W/o D/o Murari Lal R/o 36/241 Trilok Puri ND  
and Shri/Smt./Km Sawan Ahuja S/o W/o D/o Kulyash Ahuja R/o B 42/G 4 Dilshad Garden ND

(Marginal Witness). Witness No. II 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

Date 18/09/2008

*[Signature]*  
Registrar/Sub Registrar  
Sub Registrar VII  
Delhi/New Delhi

*Indu Ahuja*  
*Indu Ahuja*

*Sanjay*

*SAhuja*

Reg. No.  
19366

Reg. Year  
2008-2009

Book No.  
1



Ist Party



IInd Party

द्वितीय पक्ष

Witness

गवाह

Ist Party

IInd Party

Ist Party प्रथम पक्ष :- POI

IInd Party द्वितीय पक्ष :- Indu Ahuja

Witness गवाह Sanjay, Szwon Ahuja

Certificate (Section 60)

Registration No.19,366 in additional Book No.1 Vol No 3,156  
on page 28 to 30 on this date 18/09/2008 day Thursday  
and left thumb impressions has have been taken in my presence.

Sub Registrar  
Sub Registrar VII  
New Delhi/Delhi

Date 18/09/2008





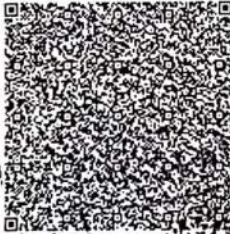
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL01589433577534H  
Certificate Issued Date : 25-Jul-2009 06:20 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP DILSHAD/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL-CORPBK03133889704100H  
Purchased by : SH AJAY SAREEN  
Description of Document : Article 23 Sale  
Property Description : FLAT NO-B-42/G-4,BLOCK B,JANTA,G. FLOOR,DILSHAD GARDEN  
Consideration Price (Rs.) : 6,50,000  
(Six Lakh Fifty Thousand only)  
First Party : RAJIV  
Second Party : SH AJAY SAREEN  
Stamp Duty Paid By : SH AJAY SAREEN  
Stamp Duty Amount(Rs.) : 39,000  
(Thirty Nine Thousand only)



Please write or type below this line



I.D NO. DL05/66/018532

Rajiv



PAN No. A T D P S 9865 K

Ajay

#### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SERP, Offices and Sub-Inspector Offices (SROs).
2. The Fraudulent Details of A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, A176, A177, A178, A179, A180, A181, 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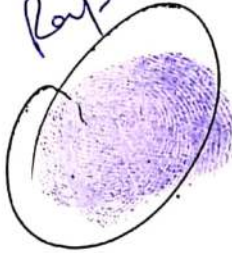
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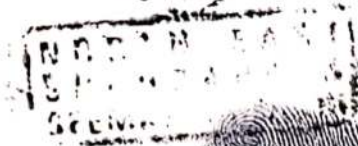
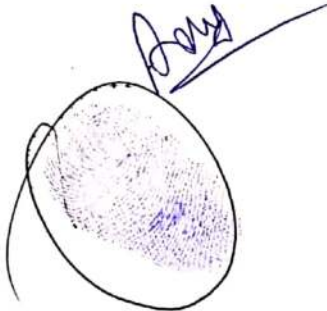
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e-stamping certificate No.

**SALE DEED VALUED AT RS. 6,50,000/-**

STAMP DUTY	3%	Rs. 19,500/-
CORP. TAX	3%	Rs. 19,500/-
TOTAL	6%	Rs. 39,000/-

A.	PROPERTY NO.	:	D.D.A FLAT NO. B-42/G-4
B.	AREA UNDER SALE	:	30 SQ METERS (GROUND FLOOR)
C.	LOCATED AT	:	DILSHAD GARDEN
D.	SERIAL NO. OF COLONY	:	362 ward No. 82,83
E.	CATEGORY OF LOCALITY:		F
F.	TYPE OF STRUCTURE	:	PUCCA
G.	LAND USE	:	RESIDENTIAL
H.	NUMBER OF STORY	:	FOUR
I.	YEAR OF CONSTRUCTION:		1980
J.	CIRCLE RATE OF COLONY:		Rs. 8,600/- Per Sq. Meter
K.	VALUATION AS PER CIRCLE RATE	:	Rs. 2,58,000/-
L.	TRUE & FULL MARKET VALUE OF PRIORITY	:	Rs. 6,50,000/-

Rajeev



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Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IVA - SHAHDARA

Area of Building 0 वर्ग फुट

Village/City Dilshad Garden

Building Type

Place (Segment) Dilshad Garden

Property Type Residential

Area of Property 30.00 वर्ग मीटर

Money Related Detail

Consideration Amount 650,000.00 Rupees

Stamp Duty paid 39,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by Sh/Smt

S/o W/o

R/o

Rajiv

Munna Lal

5/1852, Gali Mata Wali, Chandini Chowk, Delhi

in the office of the Sub Registrar, Delhi this 27/07/2009 day Monday  
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms Rajiv

Registrar/Sub Registrar

SR IVA -

Delhi/New Delhi

and Shri/Ms Ajay Sareen

Who is/are identified by Shri/Smt/Km. Vineet Sareen S/o W/o D/o Suresh Kumar Sareen R/o 40-G, Block-R, Dilshad Garden, Delhi  
and Shri/Smt/Km Ramesh Kumar S/o W/o D/o S.L. Kumar R/o 44-G, Block-R, Dilshad Garden, Delhi  
(Marginal Witness). Witness No. II 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. 6,50,000.00 Rupees Six lakh, fifty thousand Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Ajay Sareen  
R/o 40-G, Block-R, Dilshad Garden, Delhi

S/o W/o S.K. Sareen

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

Date 28/07/2009

Sub Registrar

SR IVA - SHANDARA

Delhi/New Delhi

e-stamping certificate No.

## SALE DEED

This sale Deed Is made at Delhi on this 27/7/2008 by  
SH. RAJIV S/O SH. MUNNA LAL R/O 5/1852 GALI MATA WALI,  
CHANDINI CHOWK, DELHI-110006 (Hereinafter called the VENDOR)

=AND=

SH. AJAY SAREEN S/O SH. S.K. SAREEN R/O 40-G BLOCK-R  
DILSHAD GARDEN DELHI-110095 (Hereinafter called the VENDEE.)

The expression of the VENDOR and the VENDEE wherever they occur in the body of this agreement shall includes their respective heirs, successors, legal epresentatives, administrators, executors & assigns etc. unless and until it is repugnant to the contents or meaning thereof.

Whereas the Vendor is the sole absolute, exclusive owner, occupier and in posession of built up free hold D.D.A. Flat bearing FLAT No.B-42/G-4 BLOCK-B Under JANTA Catg. On GROUND FLOOR Situated in the lay out plan of DILSHAD GARDEN, DELHI-110095 of free hold rights.

Rajeev



Ajay





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*[Handwritten signature]*



NORTH EAST  
SHAN STATE  
REGISTERED AND DELIVERED

e-stamping certificate No.

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AND WHEREAS the Vendor have become the owner of the said flat through **SALE DEED** Vide Sale Deed regd. As Document No. 3,126 Addl. Book-I Volume No. 541 Page 84 to 90 on Dated 01.10.08 at the office of S.R-IV-A Delhi

AND WHEREAS the same flat now has been converted into FREEHOLD RIGHTS from D.D.A. in the Name of **Smt. Indu Ahuja W/o Sh. Kauliyash Kumar Ahuja** vide **Conveyance Deed** duly registered as document No. 19,366, Addl. Book-I, Volume No. 3,156 on page 28 TO 30 Dated 18.09.2008 at Sub Registrar VII, L.N.A., New Delhi Vide Allotment letter No. FO11(43)82/HJG DT. 15.07.1982 in the name of **Sh. S.N. Malhotra S/o Sh. R.N. Malhotra** and now the Vendor has become an exclusive, sole, and absolute rightful owner of the said freehold DDA flat/property with possession thereof.

AND WHEREAS the Vendor is desirous to dispose off the entire DDA Freehold Flat mentioned above unto the Vendee and the Vendee has agreed to purchase the same flat herein referred to above with all rights, title, interest, lien, privileges etc. for a total consideration amount of **Rs.6,50,000/- (Rupees. Six Lacs Fifty Thousand only)** from the Vendor.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS

1. That in consideration of **Rs.6,50,000/- (Rupees. Six Lacs Fifty Thousand only)** the Vendor does hereby agree to sell, transfer the said free hold D.D.A. Flat bearing **FLAT No.B-42/G-4 BLOCK-B Under JANTA Catg. On GROUND FLOOR Situated in the lay out plan of DILSHAD GARDEN, DELHI-110095** of free hold rights in favour of the Vendee, alongwith all easements rights, title, interest etc.

2. That the Vendee has paid the entire sale consideration a sum of **Rs. 6,50,000/-** to the Vendor as shown in Annexure 'A' herein below and the receipt of the

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same hereby acknowledged by the Vendor before the office of Sub Registrar IV, Delhi at the time of presentation of this sale deed for registration in full and final settlement as under:

ANNEXURE 'A'

*Rayeen*  
D.D NO. 128013 D. 26/7/09 Drawn on CANARA BANK  
Branch DILSHAD GARDEN DELHI-95 of Rs. 6,50,000/-  
(Rupee Six Lacs Fifty Thousand only)

*AD*

Total .....Rs.6,50,000/- (Rupees. Six Lacs Fifty Thousand only)

3. That the Vendor hereby sell, convey, assign and transfer the aforesaid DDA Flat/property with all his/her rights, title, interest etc. Whatesoever absolutely unto the Vendee who shall enjoy all the above rights and possession etc. and without any other claim, demand, hinderance from the Vendor or his/her legal heirs.

4. That the Vendor has assured the Vendee that the said DDA flat/property under sale, which is hereby agreed to be sold, transferred and conveyed is free from all sorts of encumbrances, sale, gifts, lien, mortgage, contract, acquisition, notification, interim injunction, and agreements, court case and attachments, disputes, family dispute, notices, decrees etc. and/or any type of legal flaws and the same is also free from all kinds of any other defects and the Vendor is fully competent and authorised to transfer the same unto the Vendee and the Vendor hereby confirm that he/she has not entered into any prior agreement with any person (s), company, firm etc and

*Rayeen*



*Arora*





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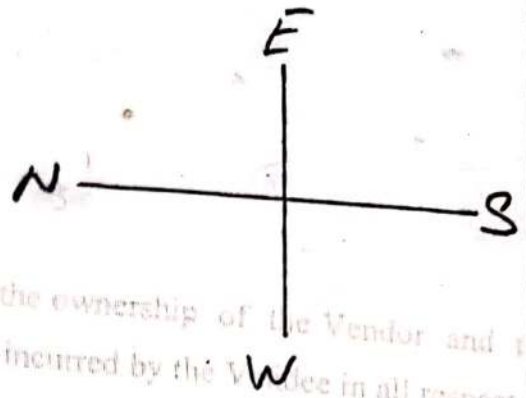


ADHIN EAST  
SILIGAR &  
SECTOR 14, DELHI

FLAT NO. B-42/G.

D.D.A SANTA FLAT

5 MTS X 6 MTS



STAIRS

ROTA

TOTAL AREA

30 Sq MTS

Covd. AREA

30 Sq MTS

ACCOMODATION

1 BED ROOM

1 KITCHEN

1 BATHROOM

PARKING

SITE PLAN OF D.D.A FLAT NO. B-42/G-4  
BLOCK-B SANTA COLONY ON GROUND  
FLOOR SITUATED AT DILSHAD  
GARDEN DELHI-95

A.K. Gupta  
M. 9810219812,  
A. K. GUPTA & ASSOCIATES  
Architects, Valuers & Regd. Building Supervisor  
M. 9810219812, E-1004  
Officer Ch. No. 58, Type of Block, Cell Side,  
Tis Hazari Courts, Delhi-110054



e-stamping certificate No.

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hence there is no defect in the title of the ownership of the Vendor and the Vendor shall be liable for all costs, damages if incurred by the Vendee in all respect.

5. That the Vendor has delivered the actual physical possession of said DDA flat/property to the Vendee today at the spot.

6. That both the parties have confirm that all the dues of M.C.D./DDA/BSES Yamuna Power Ltd/DJB/SDB etc. as are or shall be paid by the Vendor to such authorities or any other authority pertaining to the period before the date of execution of this sale deed and afterwards the same shall payable by the Vendee.

7. That the Vendee can get the mutation effected in his/her own name in the concerned records of the Govt./Municipal Corporation of Delhi at concerned Zone, and other concerned departments such as BSES Yamuna Power Ltd. DWS and SDU etc. Wheresoever necessary on the basis of this Sale Deed in the absence of the Vendor and by her personally.

8. That the expenses of stamp papers, registration expenses, like stamp duty and Corporate Tax, Transfer fees, advocate fees, typing charges, required for the execution and registration of the said sale deed in favour of Vendee has been paid and borne by the Vendee.

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9. That the Vendor has handed over the original papers & true copies of the previous documents/papers pertaining to the title of ownership of the said flat/ property under sale to the Vendee at time of execution of sale deed.

IN WITNESS WHEREOF the Vendor and the Vendee have signed this sale deed on the date, month and year first above mentioned in presence of the following witnesses.

Pass Book. 32616655.

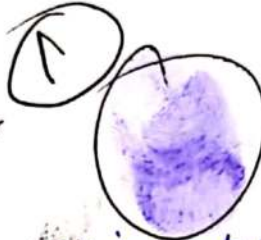
WITNESSES :

Vinod Sareen

Sh. Suresh Kumar Sareen

Plot No - 61 Block - R

Dilshad Garden



Vinod Sareen

Rajeev

VENDOR

Raj

VENDEE

J.D. No. 2404/044/288150.

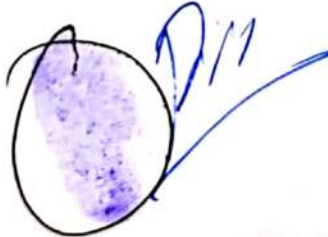
~~Ramesh Kumar~~

Sh. S. L. Kumar

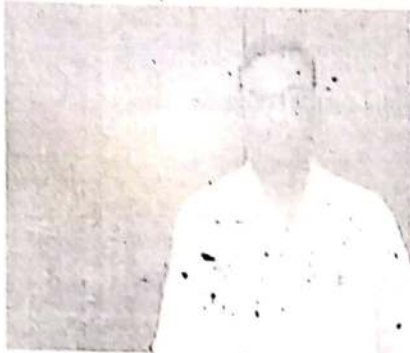
Plot 44-4 Block - G

Dilshad Garden

②



Reg. No. 1629 Reg. Year 2009-2010 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Rajiv

IInd Party क्रेता :- Ajay Sareen

Witness गवाह Vincet Sareen, Ramesh Kumar

**Certificate (Section 60)**

Registration No.1,629 in additional Book No.1 Vol No 622  
on page 166 to 172 on this date 27/07/2009  
and left thumb impressions has/have been taken in my presence.

Date 28/07/2009

day Monday

Sub Registrar

SR IVA - SHAHDARA

New Delhi/Delhi

LOCKED





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## INDIA NON JUDICIAL

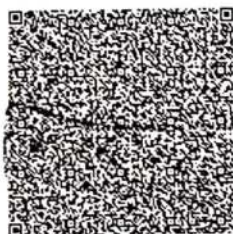


सत्यमेव जयते

## Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL00439815084750G
Certificate Issued Date	: 28-Sep-2008 05:22 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP DILSHAD/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK00770706874662G
Purchased by	: RAJIV
Description of Document	: Article 23 Sale
Property Description	: B-42/G-4 BLOCK-B JANTA FLATS G FLOOR DILSHAD GARDEN DELHI
Consideration Price (Rs.)	: 5,80,000 (Five Lakh Eighty Thousand only)
First Party	: SMT INDU AHUJA
Second Party	: RAJIV
Stamp Duty Paid By	: RAJIV
Stamp Duty Amount(Rs.)	: 34,800 (Thirty Four Thousand Eight Hundred only)



Please write or type below this line.



Pass Recd/no. R-760743

Indu Ahuja



J.D.No. DL/08/060/018532

Rajiv

## Statutory Alert:

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

Indu Ahuja



30/9/08



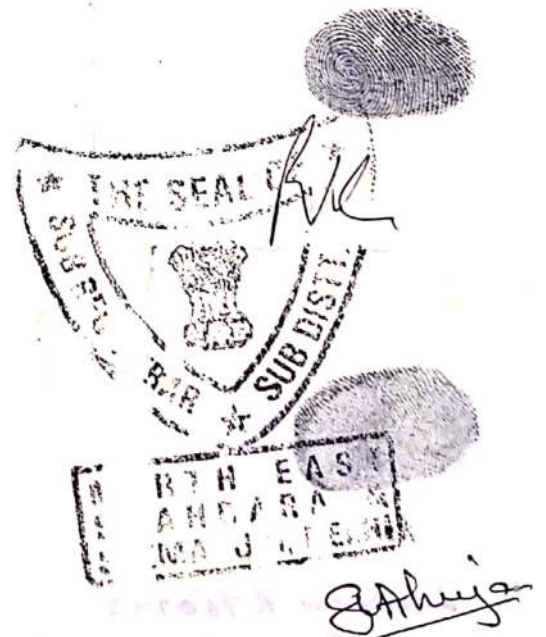
Rajeev



Indu Ahuja



Rajeev





e-stamping certificate No. INDL00439815084750G

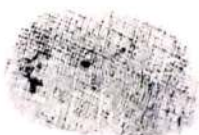
**SALE DEED VALUED AT RS. 5,80,000/-**

Stamp duty @ 5% Rs.17,400/-  
Corpn tax @ 3% Rs.17,400/-

Total Rs.34,800/-

A.	PROPERTY NO.	:	D.D.A FLAT NO. B-42/G-4
B.	AREA UNDER SALE	:	30 SQ METERS (GROUND FLOOR)
C.	LOCATED AT	:	DILSHAD GARDEN
D.	SERIAL NO. OF COLONY	:	362 ward No. 82,83
E.	CATEGORY OF LOCALITY:		F
F.	TYPE OF STRUCTURE	:	PUCCA
G.	LAND USE	:	RESIDENTIAL
H.	NUMBER OF STORY	:	FOUR
I.	YEAR OF CONSTRUCTION:		1982
J.	CIRCLE RATE OF COLONY:		8,600/-
K.	VALUATION AS PER CIRCLE RATE	:	2,58,000/-
L.	TRUE & FULL MARKET VALUE OF PROPERTY	:	5,80,000/-

Indu Ahuja



Rajeev



Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IVA - SHAHDARA

Area of Building 0 वर्ग फुट

Village/City Dilshad Garden

Building Type

Place (Segment) Dilshad Garden

Property Type Residential

Area of Property 30.00 वर्ग मीटर

Money Related Detail

Consideration Amount 580,000.00 Rupees

Stamp Duty paid 34,800.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

Indu Ahuja

Kulyash Kumar Ahuja

B42/G4 Dilshad Garden Delhi

in the office of the Sub Registrar, Delhi this 30/09/2008 day Tuesday  
between the hours of

Registrar/Sub Registrar

SR IVA -

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Indu Ahuja

and Shri/Ms Rajiv

Who is/are identified by Shri/Smt/Km. Sawan Ahuja S/o W/o D/o Kulyash Kumar R/o B42/G4 Dilshad Garden  
Delhi and Shri/Smt./Km Raj Kumar Sharma S/o W/o D/o S.L. Sharma R/o 605 Pkt-D Dilshad Garden Delhi  
(Marginal Witness). Witness No. II 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. 580,000.00 Rupees five lakh, eighty thousand Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Rajiv  
R/o 5/1852 Gali Mata Wali Chandni Chowk Delhi

S/o W/o Mutha Lal

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

Indu Ahuja

Date 01/10/2008

Rajiv

Registrar/Sub Registrar

SR IVA - SHAHDARA

Delhi/New Delhi

e-stamping certificate No. INDL00439815084750G

## SALE DEED

This sale Deed Is made at Delhi on this 30/07/2008 by

SMT. INDU AHUJA W/o SH. KULYASH KUMAR AHUJA R/o B-42/G-4 DILSHAD GARDEN DELHI-110095 (Hereinafter called the VENDOR)

Nationality - Indian

=AND=

SH. RAJIV S/O SH. MUNNA LAL R/O 5/1852 GALI MATA WALI, CHANDINI CHOWK DELHI-110006 (Hereinafter called the VENDEE.)

Nationality - Indian

The expression of the VENDOR and the VENDEE wherever they occur in the body of this agreement shall includes their respective heirs, successors, legal epresentatives, administrators, executors & assigns etc. unless and until it is repugnant to the contents or meaning thereof.

Whereas the Vendor is the sole absolute, exclusive owner, occupier and in posession of built up free hold D.D.A. Flat bearing FLAT No.B-42/G-4 BLOCK-B Under JANTA Catg. On GROUND FLOOR Situated in the lay out plan of DILSHAD GARDEN, DELHI-110095 of free hold rights.

Indu Ahuja

Rajeev





Indu Ahuja



Signature - Indu Ahuja



Rajeev



NORTH EAST  
SHAHNARA &  
SEEMAPURI, DELHI

e-stamping certificate No. INDL00439815084750G

=3=

AND WHEREAS the same flat now has been converted into FREEHOLD RIGHTS from D.D.A. in the Name of Smt. Indu Ahuja W/o Sh. Kaulash Kumar Ahuja vide conveyance deed duly registered as document No. 19366, Addl. Book-I, Vol No. 3156 on page 28 TO 30 Dated 18.09.08 at Sub Registrar VII, .N.A., New Delhi Vide Allotment letter No. FO11(43)82/HJG DT. 15.07.1982 in the name of Sh. S.N. Malhotra S/o Sh. R.N. Malhotra and now the Vendor has become an exclusive, sole, and absolute rightful owner of the said freehold DDA flat/property with possession thereof.

AND WHEREAS the Vendor is desirous to dispose off the entire DDA Freehold Flat mentioned above unto the Vendee and the Vendee has agreed to purchase the same flat herein referred to above with all rights, title, interest, lien, privileges etc. for a total consideration amount of Rs.5,80,000/- (Rupees. Five Lacs Eighty Thousand only) from the Vendor.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS

1. That in consideration of Rs.5,80,000/- (Rupees. Five Lacs Eighty Thousand only) the Vendor does hereby agree to sell, transfer the said free hold D.D.A. Flat bearing **FLAT No.B-42/G-4 BLOCK-B Under JANTA Catg. On GROUND FLOOR Situated in the lay out plan of DILSHAD GARDEN, DELHI-110095** of free hold rights in favour of the Vendee, alongwith all easements rights, title, interest etc.

2. That the Vendee has paid the entire sale consideration a sum of Rs. 5,80,000/- to the Vendor as shown in Annexure 'A' herein below and the receipt of the same hereby acknowledged by the Vendor before the office of Sub Registrar IV, Delhi at the time of presentation of this sale deed for registration in full and final settlement as under:

Indu Ahuja



Rajeev



*[Faint, mostly illegible handwritten text, likely a legal document or affidavit.]*



NORTH EAST  
SHANDARA &  
SEEMAPUR  
STLM



e-stamping certificate No. INDL00439815084750G

=4=

ANNEXURE 'A'

CH. NO. 139576 .DT. 28.9.08 Drawn on BANK OF INDIA Branch CHANDNI CHOWK DELHI of Rs. 5,40,000/- (Rupees Five Lacs Fourty Thousand Only)

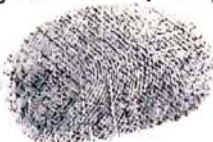
CASH.....Rs. 40,000/- (Rupees Fourty Thousand Only)

Total .....Rs.5,80,000/- (Rupees. Five Lacs Eighty Thousand only)

3. That the Vendor hereby sell, convey, assign and transfer the aforesaid DDA Flat/property with all his/her rights, title, interest etc. Whatesoever absolutely unto the Vendee who shall enjoy all the above rights and possession etc. and without any other claim, demand, hindrance from the Vendor or his/her legal heirs.

4. That the Vendor has assured the Vendee that the said DDA flat/property under sale, which is hereby agreed to be sold, transferred and conveyed is free from all sorts of encumbrances, sale, gifts, lien, mortgage, contract, acquisition, notification, interim injunction, and agreements, court case and attachments, disputes, family dispute, notices, decrees etc. and/or any type of legal flaws and the same is also free from all kinds of any other defects and the Vendor is fully competent and authorized to transfer the same unto the Vendee and the Vendor hereby confirm that he/she has not entered into any prior agreement with any person (s), company, firm etc and hence there is no defect in the title of the ownership of the Vendor and the Vendor shall be liable for all costs, damages if incurred by the Vendee in all respect.

Indu Ahuja



Rajeev





NORTH EAST  
GUJARAT &  
MUMBAI

e-stamping certificate No. INDL00439815084750G

=5=

5. That the Vendor has delivered the actual physical possession of said DDA flat/property to the Vendee today at the spot.
6. That both the parties have confirm that all the dues of M.C.D./DDA/BSES Yamuna Power Ltd/DJB/SDB etc. as are or shall be paid by the Vendor to such authorities or any other authority pertaining to the period before the date of execution of this sale deed and afterwards the same shall payable by the Vendee.
7. That the Vendee can get the mutation effected in his/her own name in the concerned records of the Govt./Municipal Corporation of Delhi at concerned Zone, and other concerned departments such as BSES Yamuna Power Ltd. DWS and SDU etc. Wheresoever necessary on the basis of this Sale Deed in the absence of the Vendor and by her personally.
8. That the expenses of stamp papers, registration expenses, like stamp duty and Corporate Tax, Transfer fees, advocate fees, typing charges, required for the execution and registration of the said sale deed in favour of Vendee has been paid and borne by the Vendee.

Indu Ahuja



Rajeev

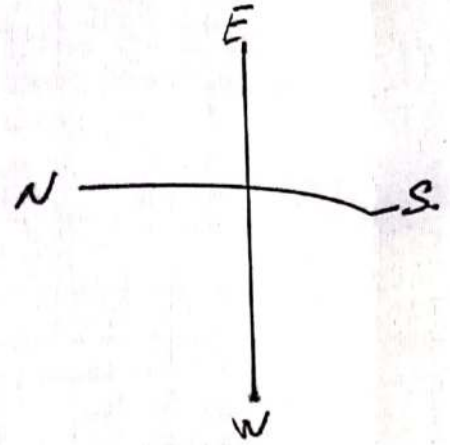
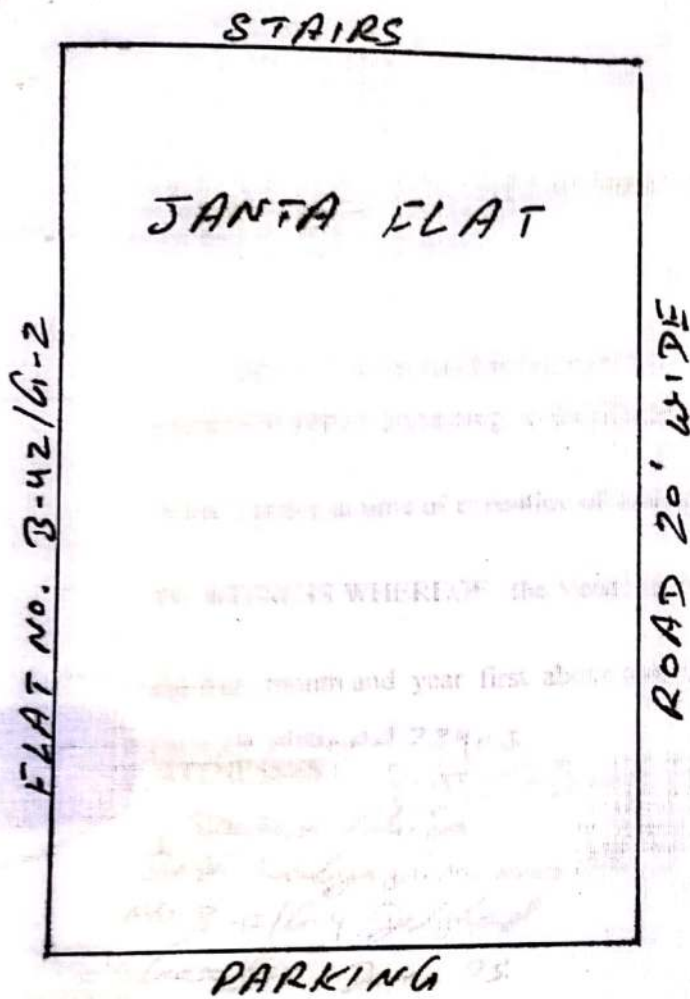




*Page 9*



NORTH EAST  
SUB DISTRICT OFFICE  
KOLKATA



TOTAL AREA  
30 Sq MTS.

COVD AREA.  
30 Sq MTS.

ACOMODATION-

1 ROOM, 1 KITCHEN  
2 TOILET

SITE PLAN OF FLAT NO. B-42/G-4  
BLOCK-B, GROUND FLOOR, JANTA  
Gatg. DILSHAD GARDEN DELHI-95.

FOR:- RAJIV


*A.P. Gupta*  
M. 9810219812,  
A. K. GUPTA & ASSOCIATES  
Architects, Valuers & Regd. Building Supervisor  
M.C.D. Regd. Lic. No. S-1034  
Office: Ch. No. 58, Typist Block, Civil Side  
Tis Hazari Courts, Delhi-110054

e-stamping certificate No. INDL00439815084750G

=6=

9. That the Vendor has handed over the original papers & true copies of the previous documents/papers pertaining to the title of ownership of the said flat/ property under sale to the Vendee at time of execution of sale deed.


IN WITNESS WHEREOF the Vendor and the Vendee have signed this sale deed on the date, month and year first above mentioned in presence of the following witnesses.

Ran No. ADOPA 73405.  
WITNESSES: 

1. Soulan Ahuja.  
Shri Kalyan Kumar Ahuja.  
H/o B-42/G-4 Dillbad  
Garden Delhi-95.

Anshu Ahuja

  
VENDOR

 D.L. No. PQSO20110.

2. Raj Kumar Sharma.  
Shri S. L. Sharma  
H/o 605 PWD Dillbad  
Garden Dan

Rajeev  
VENDEE



Reg. No.  
3126

Reg. Year  
2008-2009

Book No.  
1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता :-

Indu Ahuja

IInd Party क्रेता :-

Rajiv

Witness गवाह

Sawan Ahuja, Raj Kumar Sharma

**Certificate (Section 60)**

Registration No.3,126 in additional Book No.1 Vol No 541  
on page 84 to 90 on this date 01/10/2008 day Wednesday  
and left thumb impressions has/have been taken in my presence.

Date 01/10/2008

Sub Registrar

SR IVA - SHAHDARA

New Delhi/Delhi

