



SALE DEED FOR RS.65,000/-

STAMP DUTY P-AID RS. 1,950/-

TRANSFER DUTY PAID RS. 3,250/-

TOTAL : RS. 5,200/-

THIS 'SALE DEED' is executed at New Delhi on this 28th day of MAY, 1990, BY : SMT. KULDIP KAUR wife of late S. Amrik Singh and SMT. SATVINDER KAUR wife of Sh. S. Harvinder Singh, residents of E-152, Greater Kailash, Part-II, New Delhi, hereinafter called the 'VENDORS'.

IN FAVOUR OF :-

SHRI RANDAN CHOPRA son of Shri Ram Nath Chopra, resident of 2542, Maiwara, Chawri Bazar, Delhi-6, hereinafter called the 'VENDEE'.

A N D

M/s. GURU P-ROPERTIES PVT. LTD., through its Director S. Harvinder Singh, hereinafter called the 'CONFIRMING VENDOR'.

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THE expression of the Vendors, Vendee and Confirming Vendor herein used shall mean and include them, their heirs, successors, legal representatives, administrators, nominees and assigns.

WHEREAS the Vendors are joint owners and joint lessees of Double Storey residential building bearing Municipal No.2595, Plot No.642, measuring 122 sq.Yds., khasra No.1352/259 in Gali No.4, situated at Naiwala Estate, Beadonpura, Karol Bagh, New Delhi, by virtue of sale Deed registered as No.1716, in Additional Book No.I, Volume No.6053, on pages 86 to 95 on 11.3.1988 in the office of Sub-Registrar, New Delhi and bounded as under :-

EAST	:	Khasra No.1351/259
WEST	:	Khasra No.1351/258
NORTH	:	Gali
SOUTH	:	Gali

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U.S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
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Conf. Value

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Rajam Chandra

WHEREAS the Vendors and the Confirming Vendor entered into Agreement of Collaboration and in terms of this Collaboration Agreement, the Confirming Vendor invested funds and remodelled the said property.

WHEREAS the aforesaid property is self-acquired property of the Vendors in which their/his/her heirs, successors, family members or anyone else has no right and as such the Vendors are fully competent to execute this Sale Deed.

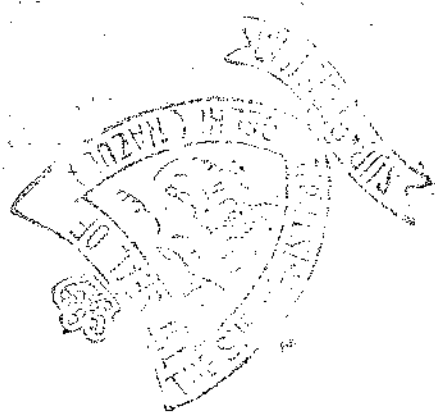
WHEREAS the Vendors out of aforesaid property have agreed to sell Flat No.304, Super area measuring about 425 sq.ft. Gali No.4, of Property bearing Municipal No.2595, undivided Plot No.642, undivided Khasra No.1352/259, situated at Naiwala Estate, Beadonpura, Karol Bagh, New Delhi, for a sum of Rs.65,000/- (Rupees sixty five thousand only) to the Vendee and the Vendee has agreed to purchase aforesaid flat from the Vendors.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1) THAT in consideration of aforesaid sum of Rs.65,000/- (Rupees sixty five thousand only) which sum has been paid by the Vendee to the Confirming Vendor and the receipt of the same, the Confirming Vendor hereby admits and acknowledges. The detail of payment is as under :-

- i) Rs.20,000/- as advance, vide Cheque No.107296 dt: 7.4.1990 drawn on Andhra Bank, Asaf Ali Road, New Delhi.
- ii) Rs.45,000/- vide Pay Order No.580776 dt: 22.5.1990 drawn on UCO Bank, Chawri Bazar, Delhi, before sub-Registrar, New Delhi, at the time of execution and registration of this Sale Deed.

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2) THAT in consideration to the facts mentioned above, the Vendors do hereby sell, convey, transfer, assign and apart aforesaid portion alongwith all the rights of ownership, title, interest, easement and privileges alongwith undivided share in the land, sanitary and electrical installations, fixtures and fittings whatsoever appurtenant to the aforesaid portion/flat TO HAVE AND TO HOLD the same unto the Vendee absolutely and forever.

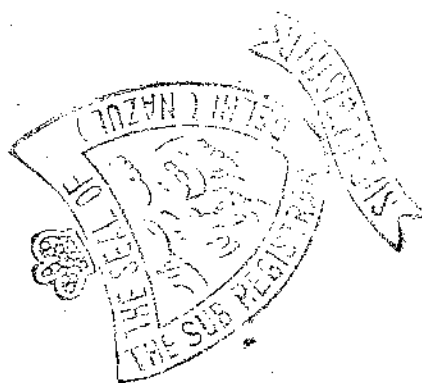
3) THAT the Confirming Vendor has delivered peaceful, physical vacant possession of aforesaid flat to the Vendee on execution of this Sale Deed and this fact is hereby confirmed by the Vendors.

4) THAT the Vendors and the Confirming Vendor assure the Vendee that the aforesaid flat hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and disputes, stay order and attachment, notification and acquisition, charges and liens, surety and security or any other registered or un-registered encumbrances and if this fact is found otherwise as a result of which a part or whole of the aforesaid flat goes out from the hands of the Vendee then the Vendors and the Confirming Vendor jointly or severally will be liable and responsible to indemnify the loss thus suffered by the Vendee.

5) THAT the Vendee has satisfied himself in respect to the title/lease of the said property and the Vendee shall pay house tax bills, lease money as per share to MCD,DDA or any other concerned authority from the date of registration of this Sale Deed.



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- 6) THAT the Vendee will have the right to use stairs, common passage/entrance.
- 7) THAT now the Confirming Vendor and the Vendors admit that they have been left with no right, title, interest or concern of any nature whatsoever in the said flat and the Vendee has become absolute owner of said portion/flat by this Deed, who now shall be fully competent to use and enjoy aforesaid flat or transfer or alienate the same to anyone in the manner he likes.
- 8) THAT the Vendee will get the aforesaid flat transferred and mutated in his own name in the records of MCD, DDA or any other concerned authority on the basis of this Sale Deed or its certified true copy.
- 9) THAT the Executants of Attorney Deed are alive and Attorney Deed has not been revoked.
- 10) THAT the Vendee has paid cost of stamp duty and registration fee.

IN WITNESS WHEREOF, the Vendors and the Confirming Vendor have executed this Sale Deed at the place, day, month and year first above written in presence of the following witnesses.

WITNESSES :-

*Vijender Chopra*  
1. *V. Chopra*

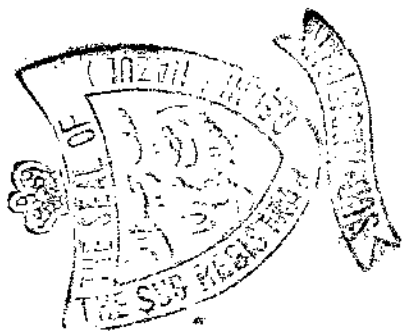
*S/o Late Sh. I. V. Chopra*  
*A2A, Pocket A-14,*  
*Kirti Vihar,*  
*New Delhi*

*[Signature]*

V E N D O R S  
THROUGH ATTORNEY S. HARVINDER SINGH  
vide GPA registered as No.5459  
dated 5.9.1989.

*[Signature]*  
CONFIRMING-VENDOR

2. *[Signature]* (*R. Bagga*).  
*S/o Late Sh. R.P. Bagga*  
*H/o A-5/B 373 Paschim Vihar,*  
*New Delhi*



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6720 28/5/90



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INDIA NON JUDICIAL



सत्यमेव जयते

Government of National Capital Territory of Delhi

e-Stamp

10086  
17/8/2011

7780

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-DL05633565356220J

28-Jul-2011 05:42 PM

NONACC (BK)/ dl-corpbk/ CORP ASAF/ DL-DLH

SUBIN-DL-DL-CORPBK11383629952504J

ROMI GOEL

Article 23 Sale

2595, PLOT NO. 642, KH. NO-1352/259, GALI NO. 4, NAIWALA  
ESTATE, BEADON PURA, KAROL BAGH, NEW DELHI

6,00,000

(Six Lakh only)

RANJAN CHOPRA

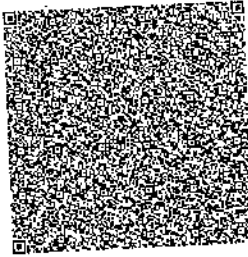
ROMI GOEL

ROMI GOEL

24,000

(Twenty Four Thousand only)

Document presented scrutinized  
and found in Order in all respect  
Signature with date



Please write or type below this line

Ranjan Chopra

Romi Goel

Statutory Alert:

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

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(SH. RANJAN CHOPRA)

(90/08/859/330058)



(MRS. ROMI GOEL)

(BWV0761122)

## SALE DEED

FOR RUPEES : 6,00,000/-

Stamp Duty : Rs. 12,000/-  
 Corpn. Tax : Rs. 12,000/-  
 TOTAL : Rs. 24,000/-

This deed of sale is made at Delhi on this 17th day of August 2011, by SH. RANJAN CHOPRA S/O SH. RAM NATH CHOPRA R/O 2542, NAIWARA, CHAWRI BAZAR, DELHI-110006, hereinafter called the "VENDOR" of the one part;

## IN FAVOUR OF

MRS. ROMI GOEL W/O SH. MUKESH GOEL R/O 150, ANAND VIHAR, PITAMPURA, DELHI, hereinafter called the "VENDEE" of the other part;

The expressions Vendor and Vendee shall mean and include their heirs, successors, executors, administrators, legal representatives and assignees of the respective parties.

contd..p/3

*Ranjan Chopra*

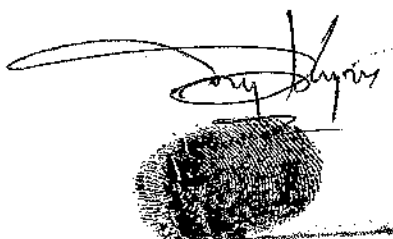
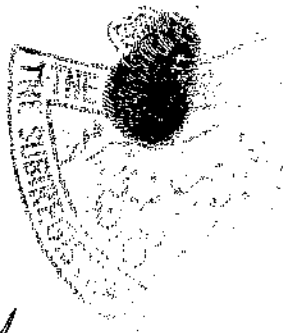
*Romi Goel*



Ranjana Chandra



Romi Goel



~~WHEREAS~~ the Vendor is the sole and absolute owner of ONE  
FLAT ON THIRD FLOOR, bearing Pvt. No. 304, having its  
 super area 425 sq. ft. (39.48 sq. mtrs.) approx., being  
 part built-up property bearing ~~Mpl. No.~~ No. 2595, built on  
 plot No. 642, out of Khasra No. 1352/259, situated at  
 Naiwala Estate, Gali No. 4, Beadonpura, Karol Bagh, New  
 Delhi-110005 and bounded as under:-

NORTH	:	COMMON STAIRS & PART OF PROPERTY.
SOUTH	:	GALI.
EAST	:	OTHERS PROPERTY.
WEST	:	OTHERS PROPERTY.

and common rights to use the main entrance, passage and  
 stairs, alongwith the proportionate share of lease hold  
 rights in the land underneath, hereinafter called the  
 "PROPERTY", by virtue of Sale Deed 28.5.1990, duly  
 registered in the office of the Sub-Registrar, S.D. No.  
 III, Asaf Ali Road, New Delhi, document registered as No.  
 3474, in Addl. Book No. I, Volume No. 6720, on pages 183  
 to 187, registered on 28.5.1990, executed by Smt. Kuldeep  
 Kaur W/o Late Sh. Amrik Singh & others;

AND WHEREAS at present the above mentioned property is  
 free from all sorts of encumbrances such as sale,  
 mortgage, gift, lien decree, charges, etc. etc. and there is  
 no legal defect in the title of the Vendor, who is fully  
 competent and has full power, absolute authority and  
 unrestricted rights to sell and transfer the same;

contd..p/4

*Rangaraj Chopra*

*Romi Goel*

Date 17/08/2011

Regd No. 7780

### Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

### Land Detail

Tehsil/Sub Tehsil Sub Registrar III

Area of Building 0 वर्ग फुट

Village/City Beadon Pura

Building Type

Place (Segment) Beadon Pura

Property Type Residential

Area of Property 39.48 वर्ग मीटर

### Money Related Detail

Consideration Amount 600,000.00 Rupees

Stamp Duty paid 24,000.00 Rupees

Value of Registration Fee 6,000.00 Rupees

Pasting Fee 100.00 Rupees

SALE WITHIN MC AREA

This document of SALE

Presented by: Sh/Smt  
RANJAN CHOPRAS/o W/o  
Ram Nath ChopraR/o  
2542 Naiwara Chawri Bazar Delhiin the office of the Sub Registrar Delhi this 17/08/2011 day Wednesday  
between the hours of

Registrar/Sub Registrar

Sub Registrar III

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms RANJAN CHOPRA

and Shri/Ms Romi Goel

Who is/are identified by Shri/Smt/Km. N Dass S/o W/o D/o C Lal R/o 407 M-1 Thand Singh Anand Parbat Delh

and Shri/Smt. S/o W/o D/o J Singh R/o 190 Galino 11 WZ Blk Shiv Nagar Extn Delhi  
(Marginal With) is known to me.

Contents of the 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. 600,000.00 Rupees six lakh Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Romi Goel

R/o 150 Anand vihar Pitampura Delhi

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

Registrar/Sub Registrar

Sub Registrar III

Delhi/New Delhi

Date 18/08/2011

Ranjani Chopra

Romi Goel

18/08/2011

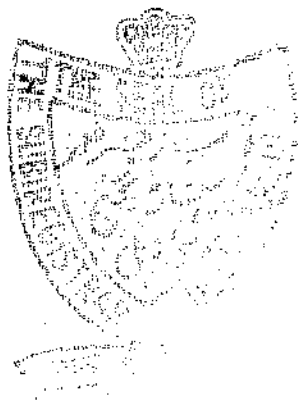


AND WHEREAS the Vendor for his bonafide needs and requirements, has agreed to sell the aforesaid ONE FLAT ON THIRD FLOOR, bearing Evt. No. 304, having its super area 425 sq. ft. (39.48 sq. mtrs.) approx., being part built-up property bearing Mpl. No. 2595, built on plot No. 642, out of Khasra No. 1352/259, situated at Naiwala Estate, Gali No. 4, Beadonpura, Karol Bagh, New Delhi-110005 and bounded as mentioned above, more particularly shown in "RED COLOUR" in the plan annexed hereto and common rights to use the main entrance, passage and stairs, also shown in "YELLOW COLOUR" in the plan aforesaid alongwith the proportionate share of lease hold rights in the land underneath, hereinafter called the PROPERTY UNDER SALE, unto the Vendee, who has also agreed to purchase the same from the Vendor for a total consideration amount of Rs. 6,00,000/- (Rupees Six Lac Only). The entire consideration amount has been received by the Vendor from the Vendee vide pay order No. 430854, dt. 3.8.2011, issued by Central Bank of India, Pitampura, Delhi, in full and final settlement of sale price, prior to the execution of this Sale Deed, the receipt whereof the Vendors hereby again admits and acknowledges before the sub registrar S.D. No. III, Asaf Ali Road, New Delhi and nothing remains due out of the sale price;

contd..p/5

Romi Gell

Ranjana Chopra



NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of the said amount, the Vendor doth hereby absolutely sell, convey, transfer and assign the above mentioned property under sale i.e. ONE FLAT ON THIRD FLOOR, bearing Pvt. No. 304, having its super area 425 sq. ft. (39.48 sq. mtrs.) approx., being part built-up property bearing Mpl. No. 2595, built on plot No. 642, out of Khāra No. 1352/259, situated at Naiwala Estate, Gali No. 4, Beadonpura, Karol Bagh, New Delhi-110005 and bounded as mentioned above, more particularly shown in "RED COLOUR" in the plan annexed hereto and common rights to use the main entrance, passage and stairs, also shown in "YELLOW COLOUR" in the plan aforesaid alongwith the proportionate share of lease hold rights in the land underneath, UNTO the Vendee with all his right, title, interests easements, options, privileges and appurtenances thereto.

2. That the Vendor has delivered the actual, peaceful, physical, vacant possession of the above mentioned property under sale unto the Vendee on the spot and the Vendee has occupied the same.

contd..p/6

*Rajin Singh*

*Romi Goll*



3. That the Vendee shall hereafter hold, use, enjoy sell and transfer the above mentioned property under sale without any hindrance, claim or demand whatsoever from the Vendor or any other person claiming under or through him.

4. That the Vendee can get the above mentioned property under sale mutated, substituted and transferred in his/her/their own name(s) on the basis of this sale deed in the records of Municipal Corporation of Delhi, Delhi Jal Board & sewage Deptt. MCD., electricity deptt., D.D.A. , L & D O and other records in the absence of the Vendor.

5. That all the expenses of the sale deed such as stamp duty, registration charges, writing charges. etc. whatsoever has been paid and borne by the Vendee.

6. That all the dues, demands, taxes, charges, duties, liabilities and outgoins, if any, (except electricity and house tax), shall be paid and borne by the Vendor upto the date of registration of this sale deed regarding the above mentioned property under sale. However, the electricity charges and house tax regarding the aforesaid property under prior and after the date of registration of this sale deed shall be paid and borne by the Vendee only.

contd..p/7

*Rajendra Singh*

*Rami Gell*



7. That the Vendor has assured the Vendee and declare that he is the sole, absolute, exclusive and rightful owners of the above mentioned property under sale alongwith the proportionate share in the land underneath and the same is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, charges. Court-injunction, legal flaws, attachments, surety, security, disputes, notification, acquisition etc.etc. and there is no legal defect in the title of the Vendor, if it is proved, otherwise the Vendor shall be liable to indemnified the Vendee to the extent of loss sustained by the Vendee with all costs, expenses and damages etc.

8. That the Vendor, from time to time and at all times hereafter at the costs and request of the Vendee, shall do, execute or cause to be done at such time all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned property under sale in favour of the Vendee, as shall or may reasonably be required.

9. That the Vendor now admit that the Vendor has been left with no right, title, interest claim or lien whatsoever of any nature in the aforesaid property under sale, henceforth after execution of this Sale Deed.

contd..p/8

*Rajinendra*

*Rami Gell*





10. That the Vendee hereinafter has become the sole and absolute Owner of the aforesaid property under sale, alongwith the proportionate share of the lease hold rights in the land underneath hereby sold and to have and to hold, use, enjoy all rights of ownership and possession etc. and is fully entitled to utilize in any manner as the Vendee may like including the right to sell/transfer the same to any one without any interruption and disturbance by the Vendor or any other person(s).

11. The Property under sale has never been declared & booked by MCD as "unauthorised construction" till date. If the same is found to be unauthorised construction at any stage, the vendor and vendee shall be liable for this act.

12. That the Vendor has delivered the original sale deed aforesaid and all other documents regarding the aforesaid property under sale unto the Vendee.

CALCULATION OF CIRCLE RATE

1.	CATEGORY OF LOCALITY	=	'D'
2.	PLOT AREA	=	102.01 SQ. MTRS.
3.	TOTAL PLINTH AREA	=	510.05 SQ. MTRS.
4.	PLINTH AREA FOR SALE	=	39.48 SQ. MTRS.
	PROPORTIONATE PLINTH AREA FOR SALE	=	7.89 SQ. MTRS.

contd..p/9

*Benjamin Chappin*

*Rami Goel*



5.	USE FACTOR	=	1 (RESIDENTIAL)
6.	STRUCTURE TYPE STRUCTURE TYPE FACTOR (STF)	=	PUCCA 1.0
7.	YEAR OF CONSTN. AGE FACTOR	=	BETWEEN 1980-1990 0.8
8.	MINIMUM RATE OF LAND	=	RS. 43,600/-
9.	COST OF CONSTN.	=	RS. 7,600/- PER SQ. MTRS.

A. MINIMUM COST OF LAND =  $43600 \times 7.89 \times 3$   
= 3,44,265.60

B. COST CONSTRUCTION =  $7600 \times 39.48 \times 0.8$   
= 2,40,038.40

C. MINIMUM VALUE = A + B  
TOTAL RS. 5,84,304.00

STAMP DUTY AS PER CIRCLE RATE = RS. 23,372.16  
FOR MALE \_\_\_\_\_ % FEMALE 4%

ACTUAL STAMP DUTY PAID = RS. 24,000.00  
IN THE DEED

IN WITNESS WHEREOF the Vendor and Vendee have signed this sale deed after understanding the contents of the same on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1. Narayan Dass  
8/0 Chhote Lal

40 407 M-1 Then Singh  
Nagar Anand Parbat (Delhi)  
2. Etc (TCEO/82088)

VENDOR:

*Ranjan Chopra*  
(SH. RANJAN CHOPRA)

VENDEE:

*Romi Goel*  
(MRS. ROMI GOEL)

*Avtar Singh*  
7. Jasvir Singh  
R/o 190. Gali No-11.  
WZ Block. Shiv  
Nagar Extra. Delhi  
AB 20378034.

Reg. No. 7780 Reg. Year 2011-2012 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- RANJAN CHOPRA

IInd Party क्रेता :- Romi Goel

Witness गवाह N Dass, Avtar Singh

**Certificate (Section 60)**

Registration No. 7,780 in Book No. 1 Vol No 14,312

on page 1 to 10 on this date 18/08/2011 day Thursday

and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar III

New Delhi/Delhi

Date 18/08/2011



SITE PLAN OF PROPERTY No 2595 GALI No 4 & 5 AT BROAD ROAD

KAROL BAGH NEW DELHI-110005

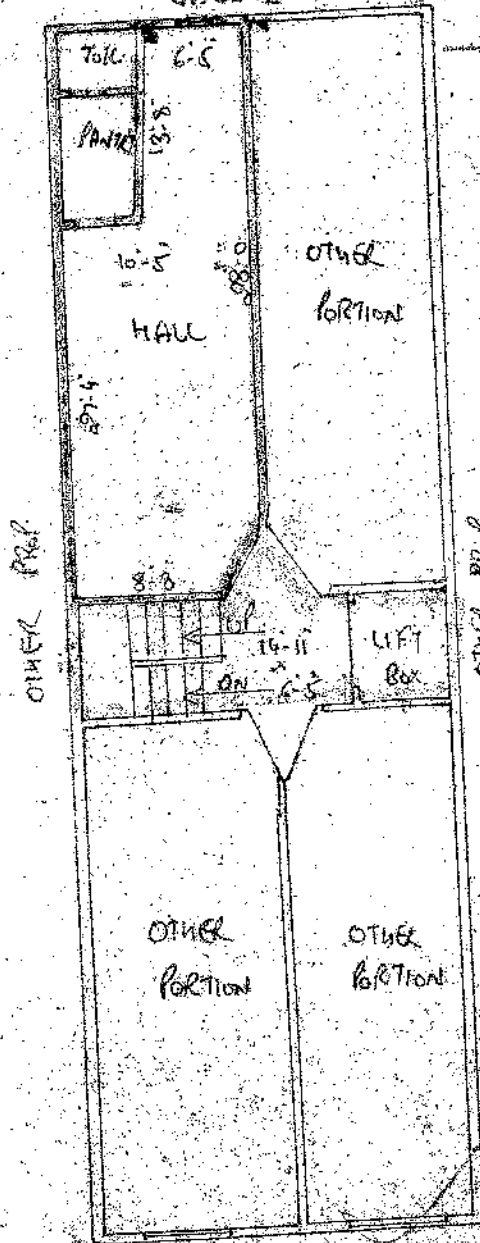
OWNER:- RAJAN CHOPRA

SOLD TO:- ROMI GOEL

SOLD PORTION SHOWN IN RED

GALI No 5

Common PORTION SHOWN IN YELLOW AREA



GALI No 4

Brijesh Chopra

Romi Goel

P.K. Gupta & Associates

Off/Secy, 3rd Floor, Karol Bagh

Asst. Allocated, Building No 002

Ph: 9891748644, 9891748645

Three Road Plan





सत्यमेव जयते

# INDIA NON JUDICIAL

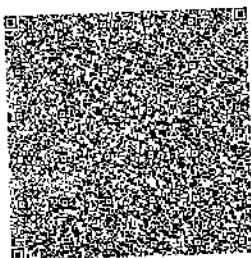
Government of National Capital Territory of Delhi

e-Stamp

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27/2/13

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Certificate No. : IN-DL83303653269203L  
Certificate Issued Date : 25-Feb-2013 04:00 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP ASAF/ DL-DLH  
Unique Doc. Reference : SUBIN-DL DL-CORPBK65023641730861L  
Purchased by : GAURAV BANSAL  
Description of Document : Article 23 Sale  
Property Description : 2595, NAIWALA ESTATE, BEADON PURA, KAROL BAGH, NEW DELHI  
Consideration Price (Rs.) : 11,50,000  
(Eleven Lakh Fifty Thousand only)  
First Party : ROMI GOEL  
Second Party : GAURAV BANSAL  
Stamp Duty Paid By : GAURAV BANSAL  
Stamp Duty Amount(Rs.) : 69,000  
(Sixty Nine Thousand only)



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Encl. 1191/52004/02143



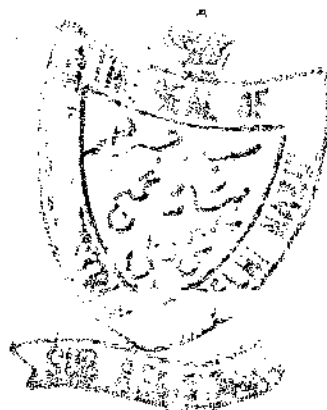
(Romi GOEL)  
PAN: UG090387020  
AIM PG0669D  
Romi Goel



(GAURAV BANSAL)  
PAN: AGLPR4636Q  
Gaurav Bansal

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and SRCs available on the Web site [www.shcil.gov.in](http://www.shcil.gov.in)  
2. The Contact Details of ACCs, SHCIL Offices and SRCs are available on the Web site [www.shcil.gov.in](http://www.shcil.gov.in)





**SALE DEED FOR A SUM OF RS. 11,50,000/-**

Stamp Duty Paid	@ 3%	Rs. 34,500/-
Transfer Duty Paid	@ 3%	Rs. 34,500/-
Total Duty Paid	@ 6%	Rs. 69,000/-

This Sale Deed is made at New Delhi on this 27<sup>th</sup> day of Feb. 2013, BY  
**MRS. ROMI GOEL**, W/o Shri Mukesh Goel, r/o 150, Anand Vihar, Pitam Pura, Delhi,  
hereinafter called the **VENDOR**.

**IN FAVOUR OF**

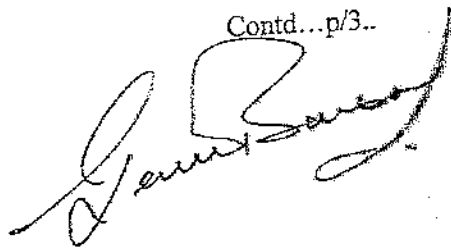
**MR. GAURAV BANSAL**, S/o Shri Ram Kumar Bansal, R/o A-218, Shastri  
Nagar, Delhi, hereinafter called the **VENDEE**.

The Term and expression of the Vendor & Vendee Shall mean and include them  
their, legal heirs, representatives, administrators, executors, successors, nominees and  
assigns. Etc.

**WHEREAS**, the vendor is the owner of One Room on Third Floor, Pvt. No. 304,  
having its Super Area 425 sq. ft. or say 39.48 sq. mtrs., approx Being Part of Built-up  
Property Bearing Municipal No. 2595, Plot No. 642, out of Khasra No. 1352/259, Gali  
No. 4, Situated at Naiwala Estate, Bedonpura, Karol Bagh, New Delhi-110005, by virtue  
of Sale Deeds Regd. as Document No. 7780, in Addl. Book No. I, Volume No. 14,312,  
on Pages 1 to 10 Dated 18.08.2011, Registered in the office of the Sub-Registrar, Sub-  
District-III, New Delhi.

**AND WHEREAS**, on the basis of the facts mentioned above the vendor to this  
sale deed is absolute sole owner of the above said portion of the said property and being  
the absolute sole owner of the same are fully empowered and competent to sell convey  
transfer and dispose of the above said portion of the above said property, in part or in  
whole to any one without any hitch hindrances, claims and objection of any one from any  
side.

Romi Goel

Contd...p/3..  


**Deed Related Detail**  
SALE WITHIN MC AREA

Deed Name SALE

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar III Building Type  
 Village/City Beadon Pura Property Type Residential  
 Place (Segment) Beadon Pura  
 Property Address House No.: 2595, Road No.: Beadon Pura  
 Area of Property 39.48 Sq.Meter

**Money Related Detail**

Consideration Amount 1,150,000.00 Rupees Stamp Duty paid 69,000.00 Rupees  
 Value of Registration Fee 11,500.00 Rupees Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt  
ROMI GOELS/o W/o  
Mukesh GoelR/o  
150 Anand Pitampura

in the office of the Sub Registrar, Delhi this 27/02/2013 day Wednesday  
 between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms ROMI GOEL

and Shri/Ms GAURAV BANSAL

Who is/are identified by Shri/Smt/Km. Rami Kr Bansal S/o W/o D/o SM Bansal R/o A-218 shastrinagar

and Smt./Km Yogesh Goel S/o W/o D/o Ram Goel R/o 150 Pitampura  
 (Mortgagee 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.

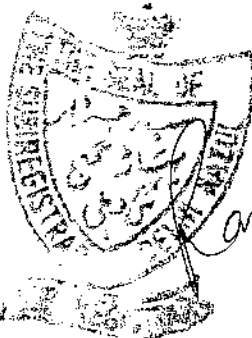
Vendor(s) Mortgagee(s) admit(s) prior receipt an entire consideration Rs. 1,150,000.00 Rupees Eleven Lakh Fifty Thousand  
 Only The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ has been paid to the

Vendor(s)/Mortgagee(s) by Sh./Ms. GAURAV BANSAL S/o W/o Ram kumar Bansal  
 R/o A-218 Shastri Nagar

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

Registrar/Sub Registrar  
 Sub Registrar III  
 Delhi/New Delhi

Date 05/03/2013 14:34:22



\*Goel

Ram Kumar Bansal



AND WHEREAS, vendor for her bonafide needs and requirement has agreed to sell the One Room on Third Floor, Pvt. No. 304, having its Super Area 425 sq. ft. or say 39.48 sq. mtrs., approx Being Part of Built-up Property Bearing Municipal No. 2595, Plot No. 642, out of Khasra No. 1352/259, Gali No. 4, Situated at Naiwala Estate, Bedonpura, Karol Bagh, New Delhi-110005, in the plan annexed with this Sale Deed with all right of ownership, and other right, with vacant possession, for a total sum of Rs. 11,50,000/- (Rupees Eleven lacs fifty thousand only) which the vendor have received in full and final sale consideration at the time of Registration of this Sale Deed before the Sub-Registrar, Asaf Ali Road, New Delhi, in the following manner :-

Rs. 11,50,000/- vide ch. n. 000005 dt. 26/02/2012  
Drawn on Bank of India, Karol Bagh, New Delhi

Romi Goel

and the vendor admit and acknowledge the receipt thereof and now nothing sale price is due from the vendee to the vendor against the sale property, of the said property fully detailed and described hereinabove.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That in consideration of the said sum Rs. 11,50,000/- (Rupees Eleven lacs fifty thousand only) the vendor do hereby sell, convey, assign release, delivered handed over all her ownership right, titles, interest, authorities, powers in respect of said portion in the above said property.
2. That the vendor hereby as owner portion, of the above said property, sell convey, transfer, grant, assign, along with the proportionate portion/right in land and beneath proportionate right in land benefit the super-structure built therein and assure that the vendor right title interest as owner of the said portion, title and interest in the said portion hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the vendee, absolutely and forever.
3. That the vendor have already handed over the previous necessary relevant document of the said portion to the vendee, and handed over the physical vacant possession of the said portion in the said property to the vendee at the time of execution of this Sale Deed.

Contd...p/4..

Romi Goel

*[Signature]*



Roni Goel

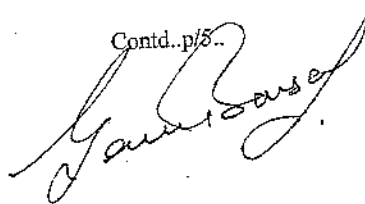


Hambourg



4. That the vendor have assured the vendee that said portion in the above said property is free from all sorts of encumbrances such as prior sale, gift, mortgage, exchange, lease, suits, cases, decree, injunction, litigation, dispute attachment requisition, notification, acquisition surety, security, liens legal flaws family dispute, equitable mortgage, revocable/irrevocable General as well as special power of attorney, agreement to sell & purchase earnest money advance amount part payment receipt etc.
5. That now the vendor have left with no right title, interest authorities shares, power of owner ship in said portion in the above said property, and have sold conveyed, assigned handed over released, delivered, transferred the same to the vendee and the same have bone devolved upon & vested in the vendee exclusively and forever way of this sale deed.
6. That the vendee shall be entitled to use all the common passage and other common amenities with use and occupation of the portion hereby conveyed.
7. That all expenses of this sale deed are paid by the vendee such as stamp papers, execution and registration charges from his own funds.
8. That now the vendee has become the sole & absolute owner of the above said property and has got the physical possession of said portion in the above said property. Vendee shall be fully entitled, empowered, authorized to use, occupy, enjoy, hold, sale, mortgage, gift, exchange, lease out or transfer or dispose off the same or to construct the same in any manner as the vendee may deem fit and proper to do so as his owned property without any claim, demand, objection, interference of the vendor or any of their legal heirs, or any other person claiming under the vendor whatsoever on the basis of this sale deed.
9. That all the parties to this sale deed are Indian, Citizen.
10. That the vendee can apply & get installed new fresh, separate electric water, power telephone connection in said portion in the above said property, in his name from the concerned govt. department at his own costs expenses under his own signature on the basis of this sale deed.
11. That the vendee shall not make any such addition, alteration, charges, renovation, modifications, in said portion in the above said property which may cause any breakages, damages to the remaining portion of said building in any manner.

Romi Goel

Contd..p/5..  




12. That the vendee shall have no roof/terrace floor right there above.
13. That the vendee can apply and get mutated/ transferred said portion in the above said property, in his own name in all the concerned govt. department at his own costs, expenses, under his own signature.
14. That property under sale has never been declared and booked by MCD as unauthorized construction till date, if the same is found to be unauthorized construction at any stage, vendor and vendee shall be liable for this act.

**CALCULATION SHEET AS PER CIRCLE RATE**

Situated at	: Naiwala Estate Beadon Pura, Karol Bagh.
Category	: D
Land area measuring	: 102.01 sq.mtrs.
No. of floors	: 5
Total Plinth Area of	: 510.05 sq.mtrs.
Plinth Area for sale	: 39.48 sq.mtrs.
Proportionate Share under sale	: 7.89 sq. mtrs.
Nature of property	: Residential
Use Factor	: 1
year of construction	: Before 1989
Land value as per circle rate	: 1,06,400/-
construction cost	: 9300/-

Value of Land = $7.89 \times 1,06,400$	Rs. 08,39,496/-
cost of construction :- $39.48 \times 9300 \times .8$	Rs. 02,93,732/-
Total cost as per circle rate	Rs. 11,33,228/-
Stamp duty paid on	Rs. 11,50,000/-
Stamp duty as per circle rate @ 6%	
Rs. 69,000/-	

IN WITNESS WHEREOF both the VENDOR & the VENDEE have signed in this Sale Deed at Delhi, on this date, month and year first mentioned above in the presence of the following witnesses :-

**WITNESSES :-**

1.

*Ram Kumar Bansal*  
*Ram Kumar Bansal*  
*& Sh. Shivdhar Mal Bansal*  
*B. A-218, Shastri Nagar*  
*Delhi PIN AAFPB 4140D*

*Rami Goel*  
**VENDOR**

2.

*Yogesh Goel*  
*Yogesh Goel & Sh. Ram Goel*  
*B. 150 Anand Vihar, Pitam Pura, Delhi*  
*Pin - 082011017855*

**VENDEE**

Reg. No. 1517 Reg. Year 2013-2014 Book No. 1



Ist Party



IInd Party



Witness

Ist Party

IInd Party

Ist Party

ROMI GOEL

IInd Party

GAURAV BANSAL

Witness

Ram Kr Bansal. Yogesh Goel

Certificate (Section 60)

Registration No.1,517 in Book No.1 Vol No 15,047

on page 111 to 117 on this date

05/03/2013 2:29:55PM

day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 05/03/2013 14:34:28

Sub Registrar  
Sub Registrar III  
New Delhi/Delhi





**FORM-A**

(See Rule 5 of the Delhi Stamp Prevention of Undervaluation of Instruments) Rules 2007

1. Name of the Office of Registrar/Sub Registrar : Asaf Ali Road, SR-III

2. Name & Address of the Transferor :

**MRS. ROMI GOEL**, W/o Shri Mukesh Goel, r/o 150, Anand Vihar, Pitam Pura, Delhi

3. Name & Address name of the Transferee :

**MR. GAURAV BANSAL**, S/o Shri Ram Kumar Bansal, R/o A-218, Shastri Nagar, Delhi

4. If the property was transferred earlier (yes/No) :

a) if yes amount of consideration there of :

5. Amount of Consideration of the present transfer : 11,50,000/-

B. In case of non-agricultural land :-

i) Location to the Property

a) Name of the Colony/Locality

: Naiwala Estate Beadon Pura  
Karol Bagh.

b) Sl.no. of the Colony/locality in the list colonies :

c) Category of the Colony/Locality

: D

(if the name of the colony/locality is not included in the list of colonies/localities the category of the nearest colony/locality may be mentioned)

ii) Area in Sq.mtrs;

: 39.48 sq.mtrs.

iii) Land Use :

iv) Land Marks if any with the help of which the property can be located

: Naiwala Estate Beadon Pura  
Karol Bagh

C. In case of Built-up property other than flats :-

i) Total Area of Plot

: 102.01 sq. mtrs.

ii) Land Use

: Residential

iii) Total Plinth Area of the property in sq.mtrs. : 510.10 sq.mtrs.,

iv) Plinth Area Under Transfer in sq.mtrs. : 39.48 sq.mtrs.

v) Year of Construction

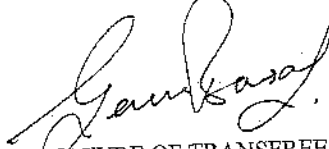
: Before 1989

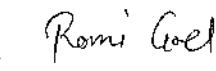
vi) Nature of Construction :

**VERIFICATION**

I, Mrs. Romi Goel, do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief.

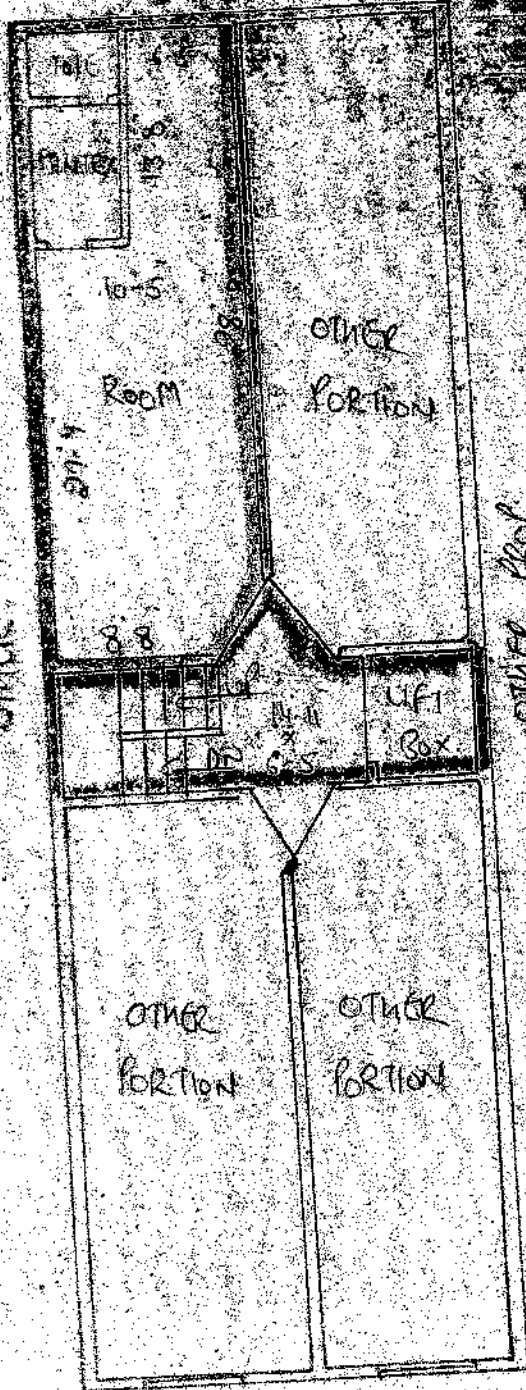
Verified today, this 27<sup>th</sup> day of Feb. 2012

  
SIGNATURE OF TRANSFEE

  
SIGNATURE OF TRANSFEROR



SITE PLAN OF ROBERTS ROAD, 255 CALIFORNIA, 10-15-1961  
 YONDER: 15-15-1961  
 VENDOR: 15-15-1961

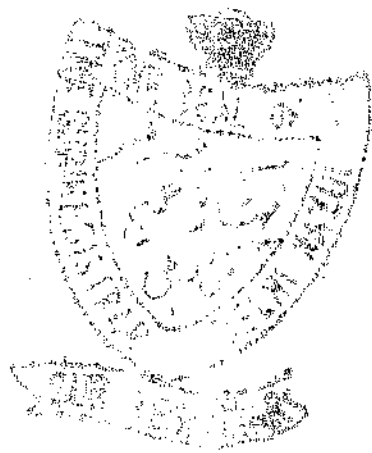


G. A. L. No. 4  
 THIRD FLOOR PLAN

Romi Goel

*[Handwritten signature]*

T. B. P.  
 P.K. Gupta & Associate  
 Arch/Draftsman  
 Off./Seal. Sub Registrar Office  
 Asaf Ali Road  
 Ph. No. 9891748639, 9212259941



# INDIA NON JUDICIAL



सत्यमेव जयते

Government of National Capital Territory of Delhi

e-Stamp

4415  
21/5/14

3973

Certificate No.

IN-DL50837923207389M

Certificate Issued Date

29-Apr-2014 04:54 PM

Account Reference

NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH

Unique Doc. Reference

SUBIN-DL DL-CORPBK98676329392720M

Purchased by

S S GANPATI DIAMONDS AND JEWELS PVT LTD

Description of Document

Article 23 Sale

Property Description

2595 BEADON PURA KAROL BAGH NEW DELHI

Consideration Price (Rs.)

12,50,000  
(Twelve Lakh Fifty Thousand only)

First Party

GAURAV BANSAL

Second Party

S S GANPATI DIAMONDS AND JEWELS PVT LTD

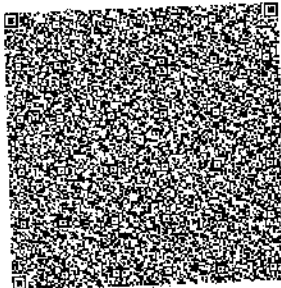
Stamp Duty Paid By

S S GANPATI DIAMONDS AND JEWELS PVT LTD

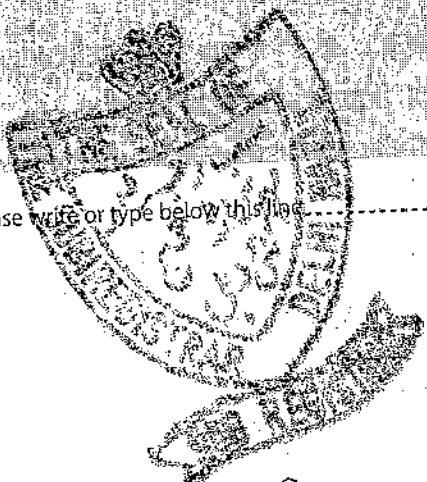
Stamp Duty Amount (Rs.)

75,000  
(Seventy Five Thousand only)

Stamp Duty Certificate  
and found in 25/04/2014 at 21:00:00  
Signature with date



Please write or type below this line



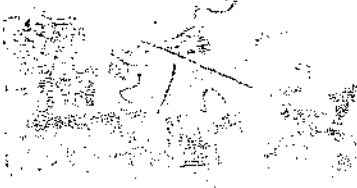
*[Signature]*

*[Signature]*  
Director  
For S.S. GANPATI DIAMOND & JEWELS PVT. LTD.

0001704224

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com" Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



W. H. H. H. H.



The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the United States of America.

The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the United States of America.

The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the United States of America.

The following is a list of the names of the persons who have been appointed to the various positions in the various departments of the Government of the United States of America.





(GAURAV BANSAL)  
 ✓ A/C No - 47493072-3705  
 PAN No - AMLPB 41636Q



(RAM KUMAR BANSAL)  
 Company AASCT 1006P  
 PAN No - AAPPB 4100D

SALE DEED FOR Rs.12,50,000/-

Stamp Duty Paid 3% .....Rs.37,500/-  
 Transfer Duty Paid 3% .....Rs.37,500/-

Total 6%.....Rs.75,000/-

This Sale Deed is executed at New Delhi, on this 06 day of May 2014, by:  
 MR. GAURAV BANSAL S/o Shri Ram Kumar Bansal R/o A-218, Shastri Nagar, Delhi-  
 110052, hereinafter called "THE VENDOR".

IN FAVOUR OF:

M/S. S.S. GANPATI DIAMONDS & JEWELS PVT. LTD., having its Office at  
 2502, IIIrd Floor, Gurudwara Road, Karol Bagh, New Delhi-110005, through its Director  
 Shri Ram Kumar Bansal S/o Late Shri Shiv Dhanal, authorized vide Resolution passed by  
 the Board of Directors, on 24-04-2014, hereinafter called "THE VENDEE";

The expression of the Vendor and the Vendee shall mean and include them legal heirs,  
 legal heirs, legal representatives, administrators, successors, executors, nominees and  
 assignees.

*Gaurav Bansal*

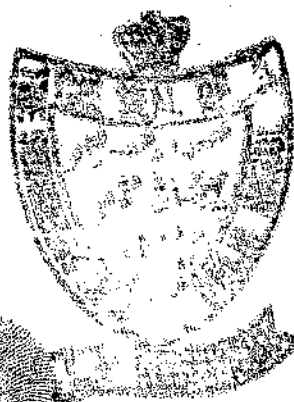
For S.S. GANPATI DIAMOND & JEWELS PVT. LTD.  
*Ram Kumar Bansal*  
 Director

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*

*Phot.*



*Handwritten signature*



Whereas the Vendor is the absolute owner of the portion bearing One Room on the Third Floor, Pvt. No.304, measuring about 425 sq. ft. or say 39.48 sq. mtrs. (Super Area) of property bearing Municipal No.2595, Ward No.XVI, built on Plot No.642, Khasra No.1352/259, Gali No.4, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, and which is bounded as under:

NORTH	:	GALI.
SOUTH	:	GALI.
EAST	:	OTHER'S PROPERTY.
WEST	:	OTHER'S PORTION.

having been purchased from Mrs. Romi Goel W/o Shri Mukesh Goel R/o 150, Anand Vihar, Pitam Pura, Delhi, vide Sale Deed regd. as document No.1517, in Addl. Book No.I, Volume No.15047, on pages 111 to 117, on 05-03-2013, in the Office of the Sub-Registrar-III, New Delhi.

The Vendor, in order to secure the credit facility of Rs.5.00 Crores, given by Bank of Maharashtra, 5/36, W.E.A. Karol Bagh Branch, New Delhi-110005, to M/s. S.S. Ganpati Diamond & Jewels Pvt. Ltd., a company registered and incorporated under the provisions of Indian Companies Act, 1956 having Office at 305, 3<sup>rd</sup> Floor, Gali No.7 & 8, Beadonpura, Karol Bagh, New Delhi-110005, had equitably mortgaged the property in favour of Bank of Maharashtra. The Vendor, during the subsistence of equitable mortgage over the property, had sought permission from Bank of Maharashtra for Transfer of Title from Shri Gaurav Bansal to M/s. S.S. Ganpati Diamond & Jewels Pvt. Ltd. and Bank of Maharashtra vide its Letter No.AS5/IEGAL/2014-15, dated 26-04-2014, has given no objection for Transfer of Title subject to the condition that after the Transfer of Title, the original title deed must be deposited with Bank of Maharashtra and its equitable mortgage over the property shall remain intact till the credit facilities are paid off.

And whereas the said portion in the said property is the self acquired property of the Vendor in which none else has any right, title or interest of whatsoever nature and Vendor is fully competent to sell the same, in whole or in parts to anybody else, to execute this Sale Deed.

*Gaurav Bansal*

Contd. 4/-  
For S.S. GANPATI DIAMOND & JEWELS, PVT. LTD.  
*Ram Kumar Bansal*  
Director

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar III

Village/City Beadon Pura

Building Type

Place (Segment) Beadon Pura

Property Type Residential

Property Address House No.: 2595, Road No.: , Beadon Pura

Area of Property 39.48 Sq.Meter

Money Related Detail

Consideration Amount :1,250,000 Rupees

Stamp Duty Paid 75,000.00 Rupees

Value Registration Fee 12,300.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

R/o

GAURAV BANSAL

Kumar bansal

A-218 Shastri Nagar

in the office of the Sub Registrar, Delhi this 02/05/2014 12:49:05 day Friday

between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar III  
Delhi/New DelhiExecution admitted by the said Ms.  
GAURAV BANSAL

and Shri / Ms.

S S GANPATI DIAMONDS AND JEWELS PVT LTD RAM KUMAR BANSAL

Who is/are identified by Shri/Smt/Km. E Khatri S/o W/o D/o S Khatri R/o A-76 Pitampur

and Shri/Smt./Km Yash pal S/o W/o D/o B Ram R/o 618 R K Puram

(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 1,250,000.00 Twelve Lakh Fifty Thousand Only

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. S S GANPATI DIAMONDS S/o,W/o,Shri Dhanal  
AND JEWELS PVT LTD RAM  
KUMAR BANSAL

R/o,2502 karol bagh

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

Date 02/05/2014 15:08:05

Registrar/Sub Registrar  
Sub Registrar III  
Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

And whereas the Vendor for his bonafide needs and requirements has agreed to sell the portion bearing One Room on the Third Floor, Pvt. No.304, measuring about 425 sq. ft. or say 39.48 sq. mtrs. (Super Area) of property bearing Municipal No.2595, Ward No.XVI, built on Plot No.642, Khasra No.1352/259, Gali No.4, situated at Naiwala Estate, Beadon Pura, Karol Bagh, New Delhi, (more particularly shown as RED in the map attached herewith) to the Vendee and the Vendee has agreed to purchase the same for a total sum of Rs.12,50,000/- (Rupees twelve thousand and fifty thousand only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs.12,50,000/- (Rupees twelve lacs and fifty thousand only) which sum has been received by the Vendor from the Vendee in the following manner:

CD PS. 12,50,000/- ch No. 825877 DT- 30-4-2014  
drawn on Bank of Maharashtra Karol  
Bagh N.D.C.

and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said portion in the said property in full and final settlement from the Vendee.

2. That the Vendor hereby as owner of the said portion in the said property sells, grants, conveys, transfers, assigns and assures that the Vendor's rights, title and interest in the said portion in the said property alongwith the proportionate land rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said portion in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEE, absolutely and forever.

3. That the Vendor has handed over the physical vacant possession of the said portion in the said property to the Vendee on the execution of this Sale Deed.

*[Signature]*

For S.S. GANPATI DIAMOND & JEWELS PVT. LTD.  
Cond...5/-  
*[Signature]*  
Director



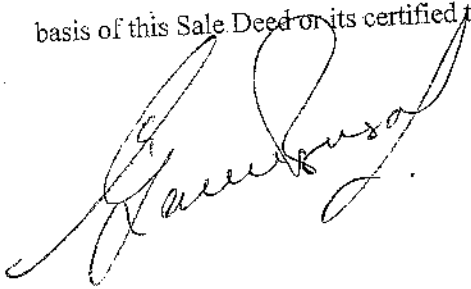
4. That the Vendor has assured the Vendee that the said portion in the said property hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, court-litigation and dispute, charge and lien, stay, attachment, notification and acquisition, notices, security and surety, and registered and unregistered encumbrances, etc. and if it is proved otherwise, then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee and the said portion in the said property hereby sold is free from all legal defects and the Vendor is fully competent to transfer the same.

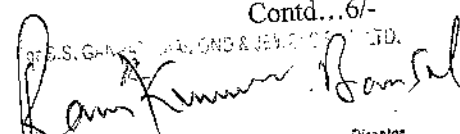
5. That the Vendor has further assures the Vendee that he is exclusive owner of the said portion in the said property and as such he is fully competent to sell the same to the Vendee and if someone else claims any right, title and interest in the said portion in the said property as owner or otherwise then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee.

6. That the Vendor hereby further covenants with the Vendee that in case the said portion in the said property hereby sold or any part thereof is lost to the Vendee on account of any legal defect in the Vendor's right to transfer the same or the possession or quiet enjoyment of the said portion in the said property by the Vendee in any manner disturbed on account of litigation started by anyone claiming title thereto or on account of some act or omission of the Vendor or anyone else claims, title paramount to the Vendor then the Vendor shall be liable and responsible for all the losses, damages, costs and expenses sustained by the Vendee.

7. That the Vendor now admits that he has been left with no right, title and interest of any nature whatsoever in the said portion in the said property and the Vendee has become the absolute owner of the same. It will use and enjoy the same in any manner, it likes, including the right to sell, transfer or alienate the said portion in the said property to anyone including the right to give the said portion on rent to anyone and to recover and realize rent and profit, to get the tenant/s evicted through the process of law or by negotiation, to take possession, etc.

8. That the Vendee can get the said portion in the said property transferred, mutated in its own name as owner in the records of the MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.



Contd...6/-  
S.S. GANESHAJI & SONS LTD.  
  
Director

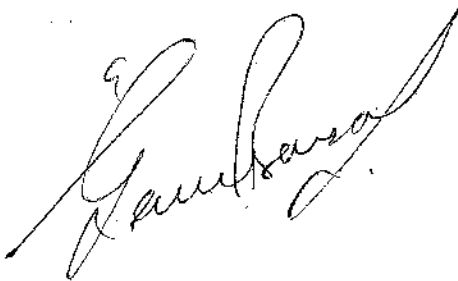


9. That the Vendee is also empowered to assess the house tax or transfer the house tax in respect of the above mentioned portion in the said property under sale from the M.C.D. in its own name at its own costs and expenses.
10. That the Vendor has handed over the original documents and papers in respect of the said portion in the said property to the Vendee on the execution of this Sale Deed.
11. That the Vendor shall pay the all dues, demands, house tax, electricity and water charges, etc, in respect of said portion in the said property up to the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.
12. That the Vendee shall be entitled to use and enjoy the common facilities i.e. main entrance, stairs, lift, passage and other common facilities in the building and the Vendee shall pay the proportionately maintenance charges, if any.
13. That the Vendee herein shall have the absolute right to apply and obtain separate water and electric connection for this portion and the Vendor shall have no objection.
14. That in the event the building being damaged or not remain in existence on any account whatsoever then the Vendee shall have the proportionate right in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Sale Deed.
15. That the said portion in the said property under sale has never been declared and booked by MCD as unauthorized construction till date. If the same is found to be unauthorized construction at any stage, Vendor and the Vendee shall be liable for this act and the said Sale Deed shall be treated as null and void.
16. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

Contd...7/-

For S.S. GANPATI ROAD & JEWELS PVT. LTD.

  
Director







SCHEDULE

Category	:	D
Total Area of Plot	:	102.01 sq. mtrs.
Total Plinth Area	:	510.05 sq. mtrs.
Plinth area for sale	:	39.48 sq. mtrs.
Proportionate area of Land	:	7.89 sq. mtrs.
Minimum Rate	:	Rs.1,06,400/- per sq. mtrs.
Land Use	:	Residential.
Construction Charges	:	Rs.9,300/- per sq. mtrs.
Year of Construction	:	Before 1989
The entire property consisting of 5 Floor, and its height below 15 mtrs.		

Cost of Land : 7.89 X 1,06,400	=Rs. 8,39,496/-
Construction Cost : 39.48 X 9,300 X .8	=Rs. 2,93,731/-
Total	=Rs.11,33,227/-

In witness whereof the Vendor and the Vendee have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES:-

1.

(Eshan Klatari)

8/08/2017. Sunder Klatari  
19. A-76 9 And JUBlock  
Prithvi Pooja Delli  
At Cno - 9145-1159-4732

VENDOR

For S.S. GARFAL P. L. K. PVT. LTD.

Ram Kumar Bansal  
Director  
VENDEE.

(YASH PAL)

8/08/2017. Bolo Ram  
A. 658 Sec-1  
R.K. Pooja Noida  
NLN 0585609

Reg. No. 3973 Reg. Year 2014-2015 Book No. 1



Ist Party



IInd Party



Witness

Ist Party GAURAV BANSAL

IInd Party S S GANPATI DIAMONDS AND JEWELS PVT LTD RAM KUMAR BANSAL

Witness E Khatri, Yash pal

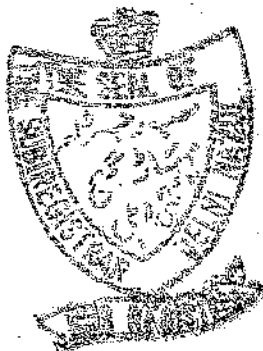
Certificate (Section 60)

Registration No. 3,973 in Book No. 1 Vol No 15,590  
on page 92 to 100 on this date 05/05/2014 17:20:24  
and left thumb impressions has/have been taken in my presence.

day Monday

Date 06/05/2014 10:37:31

Sub Registrar  
Sub Registrar III  
New Delhi/Delhi



149222193973

Revenue Department NCT of Delhi

DORIS

NIC-DSU

FORM-A

[See Rule 5 of the Delhi Stamp (Preventing of Under Valuation of Instruments) Rule, 2007]

1. Name of Office of the Sub-Registrar: III

2. Name of Transferor: MR. GAURAV BANSAL

Father's/Husband's Name: Mr. Ram Kumar Bansal

3. Address of Transferor: A-218, Shastri Nagar, Delhi-110052,

4. Name of Transferee: M/S. S.S. GANPATI DIAMONDS & JEWELS PVT. LTD.

5. Address of Transferee: 2502, IIIrd Floor, Gurudwara Road, Karol Bagh, New Delhi.

6. Amount of consideration of the present transfer: Rs.12,50,000/-

7. (a) Name of Colony/Locality: Beadon Pura, Karol Bagh.

(b) Category of Colony/Locality: D

(If the name of Colony/locality is not included in the list of Colonies, the category of nearest colony/locality may be mentioned:

© In case of built-up Property other than Flats:

Total Area of the Plot: 102.01 sq. mtrs

(i) Land use: 1

(Fill the corresponding rule of the following land was applicable in your case:

a) Residential-1.

b) Govt. Public Purpose-1.

c) Private Public Purposes (Private School/College/Hospital)-1.

d) Industrial-2.

e) Commercial-3.

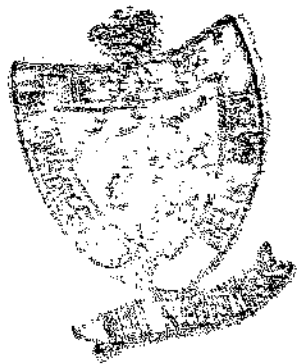
(ii) Total Plinth Area of the Property (in sq. mtrs.): 510.05

(iii) Plinth Area under transfer (in sq. mtrs.): 39.48

(iv) Year of Construction: Before 1989

Signature of Transferor

M/S. S.S. GANPATI DIAMONDS & JEWELS PVT. LTD.  
Signature of Transferee Director



SITE PLAN OF PROPERTY No 2595 GALI No 4-5 AT BEADON PURA,  
KAROL BAGH NEW DELHI-110005

VENDOR: SH. GAURAV BANJAL

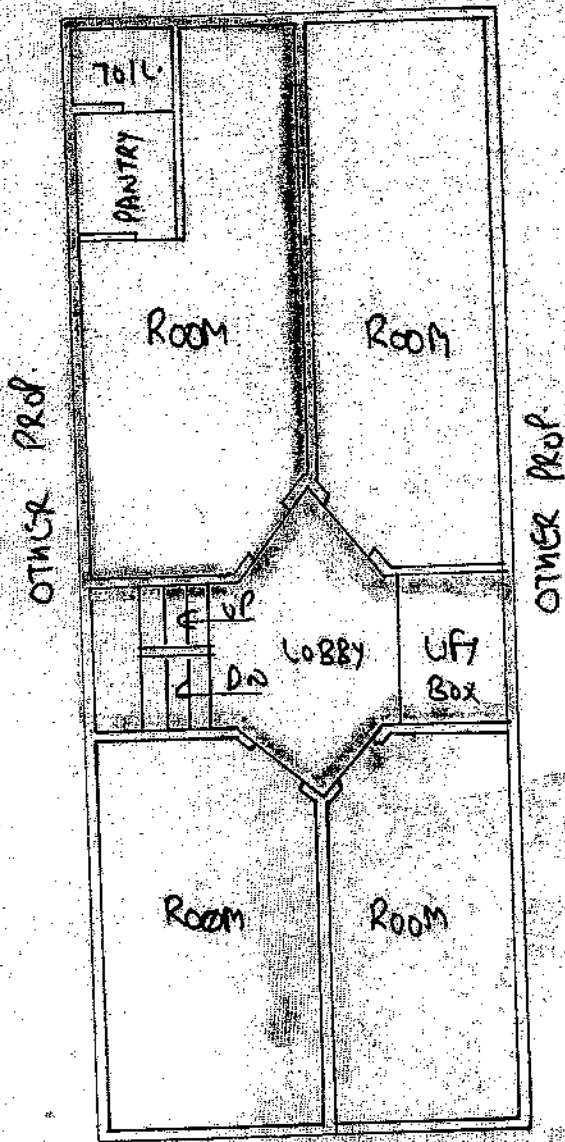
VENDEE: M/S S.S. GANPATI DIAMONDS & JEWELS PVT. LTD.

SOLD PORTION SHOWN IN RED @

COMMON PORTION SHOWN IN YELLOW @

AREA - 425 SQ.FTS

GALI No 5



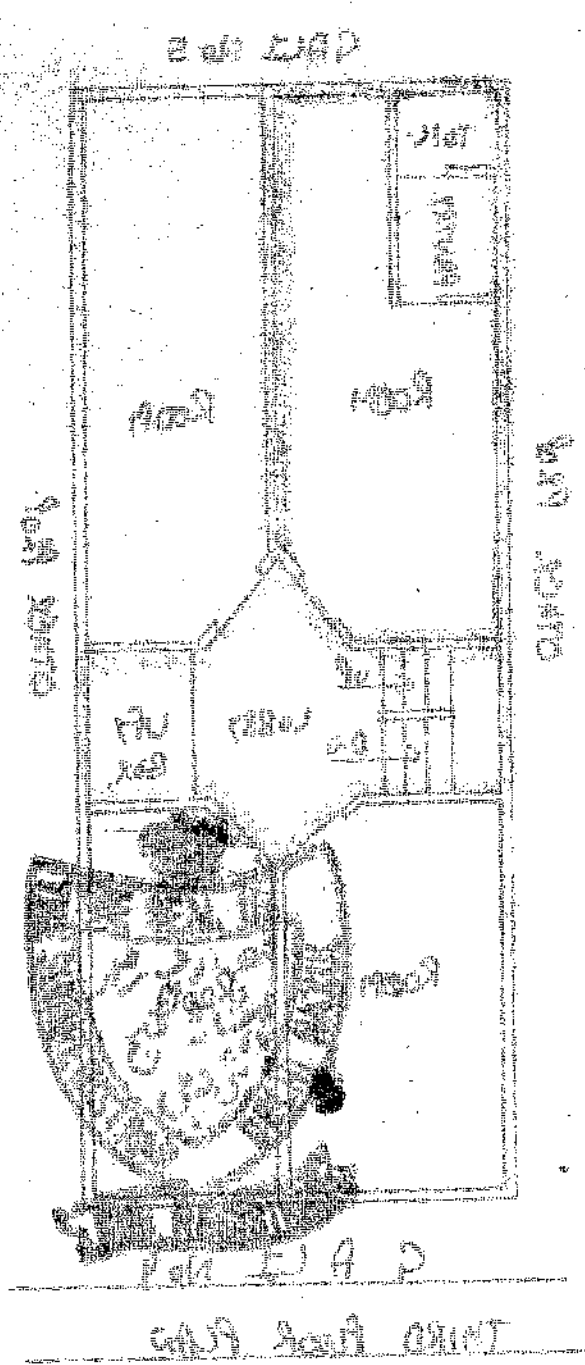
M/S S.S. GANPATI DIAMONDS & JEWELS PVT. LTD.  
*Ram*  
Director

*Gaurav Banjal*

G A L I No 4  
THIRD FLOOR PLAN

T. G.  
K. Gupta Associate  
Arch./Engg.  
Off/Seat. Sub. F. Office  
Asaf Ali Road  
Ph No. 921174633, 9212256043

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