



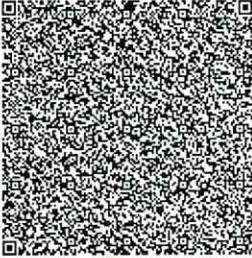
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL70289276389620P
Certificate Issued Date : 30-Dec-2017 11:43 AM
Account Reference : IMPACC (IV)/ dl876303/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL87630343547747794720P
Purchased by : SANJAY KUMAR
Description of Document : Article 25 Additional Copy of document
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SANJAY KUMAR
Second Party : Not Applicable
Stamp Duty Paid By : SANJAY KUMAR
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

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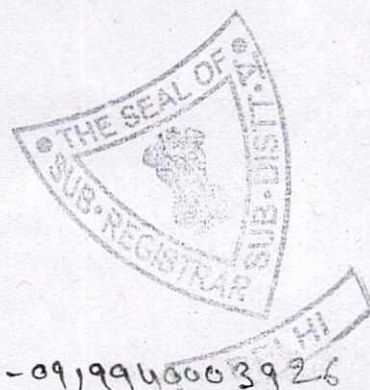
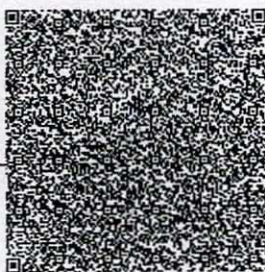
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL06881104647521K
Certificate Issued Date	: 11-Feb-2012 11:12 AM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK13887497086729K
Purchased by	: SH HARSH KHANNA
Description of Document	: Article 23 Sale
Property Description	: SHOP NO.3 BUILDING NO. 30 VILLAGE HAUZ KHAS NEW DELHI
Consideration Price (Rs.)	: 20,00,000
	(Twenty Lakh only)
First Party	: SH JAI RAJ KUMAR
Second Party	: SH HARSH KHANNA
Stamp Duty Paid By	: SH HARSH KHANNA
Stamp Duty Amount(Rs.)	: 1,20,000
	(One Lakh Twenty Thousand only)



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DL-0919940003926

HARSH KHANNA

Jai Raj Kumar

DL-0919940003926

ARTD/K0728P



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DL-0919940003926

SALE DEED FOR RS. 20,00,000/-

Property NO.

Shop No.3 Property bearing No. 30,
Village Hauz Khas, Tehsil Mehrauli,
New Delhi

Type of Deed

Sale Deed

Total Plot Area

712 Sq. Yds. (or say 595.51 Sq. Mtr.)

Category of Locality

"E"

Total Plinth Area

2382.06 Sq. Mtr. Approx.

Plinth Area under Sale

33.45 Sq. Meter

No of Store

4

Use Factor

Commercial

Transaction Value

20,00,000/-

Stamp Duty

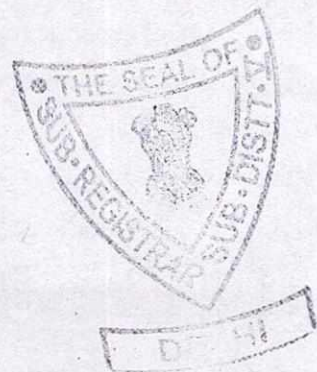
Rs. 60,000/-

Corporation Tax

Rs. 60,000/-

Total Stamp duty Paid

Rs. 1,20,000/-



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Sub Registrar

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V

Area of Building 0 वर्ग फुट

Village/City Hauz Khas

Building Type

Place (Segment) Hauz Khas

Property Type Commercial

Area of Property 1.00 वर्ग गज

Money Related Detail

Consideration Amount 2,000,000.00 Rupees

Stamp Duty paid 120,000.00 Rupees

Value of Registration Fee 20,000.00 Rupees

Pasting Fee 100.00 Ruppess

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/ Smt
JAI RAJ KUMARS/o W/o
J.K.LalR/o
A-146 Anand Vilin the office of the Sub Registrar, Delhi this 17/02/2012 3:55:57PM day Friday
between the hours of

Registrar/Sub R

Sub Registrar

Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms JAI RAJ KUMAR

and Shri/Ms Harsh Khanna

Who is/are identified by Shri/Smt/Km. Sandeep S/o W/o D/o R.Singh R/o 118 J P Shahpur Jat ND

and Shri/Smt./Km Vikas Garg S/o W/o D/o I.C.Garg R/o 436/7 Subhash Ngr GGN HR
(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
presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.2,000,000.00 Rupees Twenty Lakh C

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the
Vendor(s)/Mortgagor(s) by Sh/Ms. Harsh Khanna S/o W/o H.L.Khanna

R/o 24 Shakuntla Farms Sultanpur ND

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

Registrar/Sub R
Sub Registrar
Delhi/New Delhi

Date 21/02/2012 14:35:04



TRUE COPY

TRUE COPY

This Sale Deed is Executed at New Delhi on this 17 day of February by Shri Jai Raj Kumar son of Late Shri Jai Kishan Lal, resident of A-146, Anand Vihar, Delhi, hereinafter Called "The Vendor".

INFAVOUR OF

Shri. Harsh khanna S/O H.L. Khanna and R/O 24, shakuntla farms, sultanpur, M.G. Road New-Delhi-110030, hereinafter Called "The Vendee".

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

WHEREAS Shri Nebh Raj was the owner of the Property bearing No. 30, Village Hauz Khas, Tehsil Mehrauli, New Delhi measuring about 712 sq. yds. Khasra Sakhi No. 13 and bounded as under:-

North	:	House No. 28 & 29
South	:	Vacant Land
East	:	Vacant Land
West	:	Road

by virtue of the conveyance Deed executed by the President of India vide Conveyance Deed dated 04.07.1967 registered as document No. 4405, in Additional Book No. 1, Volume No. 1796 on pages 28 to 29 on 17.07.1967 in the office of the Sub-Registrar, New Delhi.

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AND WHEREAS the said Shri Neeh Raj died, during his life time he had executed his last and final Will duly registered as document No. 1905, in Additonal Book No. III, Volume No. 144, pages 121 to 124 on 24.09.1979 in the office of the Sub-Registrar, New Delhi, whereby and where under the above said property in favour of his son namely Shri Raj Kumar Dhingra.

AND WHEREAS thereafter the said Shri Raj Kumar Dhingra had applied in the Hon'ble Court of Shri S.N. Aggarwal, Addl. District Judge, Delhi for the Grant of Letter of Administration in respect of the said property under Section 290 of the Indian Succession Act, XXXIX of 1925 vide Probate Case No. 257 of 1994 (Old No. 337/90) and the aforesaid Will was Probated in favour of the VENDOR, vide order dated 07.10.1996 issued by Hon'ble Court of Shri S.N. Aggarwal, Addl. District Judge, Delhi.

In the manner aforesaid the said Shri Raj Kumar Dhingra became the owner of the above said property.

AND WHEREAS the said Shri Raj Kumar Dhingra sold the Shop/office bearing Private No. 3 on Ground floor, having super area of 360 sq. feet., built-up on the Property bearing No. 30, out of total land measuring 712 sq. yds., being part of Khasra No. 13, Situated at Village Hauz Khas, New Delhi with common W.C. on Ground floor also alongwith proportionate, undivided, indivisible and impartible ownership rights in the said freehold plot of land underneath to Shri Jai Raj Kumar (Vendor herein) vide Sale Deed dated 07.12.2011 registered as document No. 20296, in Additional Book No. 1, Volume No. 11718 on pages 16 to 26 on 8.12.2011 in the office of the Sub-Registrar, New Delhi.



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And Whereas in the manner aforesaid (Shri Jai Raj Kumar), became the sole and absolute owner of Shop/office bearing Private No. 3 on Ground floor, having super area of 360 sq. feet., built-up on the Property bearing No. 30, out of total land measuring 712 sq. yds., being part of Khasra No. 13, Situated at Village Hauz Khas, New Delhi with common W.C. on Ground floor also alongwith proportionate, undivided, indivisible and impartible ownership rights in the said freehold plot of land underneath, which is the self-acquired property of the VENDOR and the VENDOR has full right, absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the VENDOR have any right, title or interest in the same.

AND WHEREAS the VENDOR has agreed to irrevocably sell, convey, transfer and assign to the VENDEE and the VENDEE have agreed to purchase the Shop/office bearing Private No. 3 on Ground floor, having super area of 360 sq. feet., built-up on the Property bearing No. 30, out of total land measuring 712 sq. yds., being part of Khasra No. 13, Situated at Village Hauz Khas, New Delhi with common W.C. on Ground floor also alongwith proportionate, undivided, indivisible and impartible ownership rights in the said freehold plot of land underneath with all rights, title and interest, easements, privileges and appurtenances thereto, with super structure, electricity and water connections, fixtures and fittings etc., with all rights in common entrance, passages, staircase, and other common facilities and amenities provided therein (hereinafter referred to as the "the said Portion") for a total sale consideration of Rs. 20,00,000/- (Rupees One Twenty lacs Only).



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[Handwritten signature]

NOW THIS SALE DEED WITNESSETH AS UNDER :-

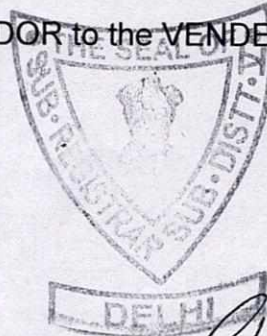
1. That in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty lacs Only), which has been paid by the VENDEE to the VENDOR, in the following manner;

Rs.10,00,000/- is paid through vide cheque No.576924 and drawn on Royal Bank of Scotland dated 8/02/2012 in favor of Jai Raj Kumar.

Rs.10,00,000/- is paid through pay order no. "571991" drawn on Royal Bank of Scotland, dated 16-02-2012 in favor of Jai Raj Kumar.

the separate receipt of which the same is hereby admitted and acknowledged, in full and final settlement, the VENDOR doth hereby transfer, convey, assign and sell all his rights, title and interest in the said portion of the said property, to the VENDEE above-named, who shall also have the right for use of all common entrance, passages, staircase, jet pump, overhead water tank and all other common services, facilities, amenities, easements etc., provided in the building, alongwith owners/occupiers of other portions of the said building. However, nothing herein stated shall confer or deemed to have conferred upon the VENDEE any right or entitlement to the aforesaid common parts/areas to the exclusion of concerned parties of other portions of the said building.

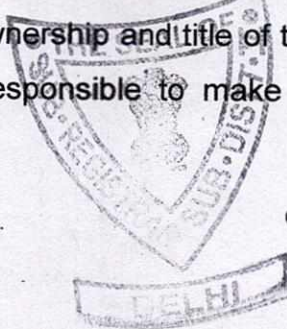
2. That the actual physical vacant possession of the said portion of the said property has been delivered by the VENDOR to the VENDEE, on the spot.



TRUE COPY

Jai Raj Kumar

3. That now the **VENDOR** have been left with no right, title, interest, claim or lien of any nature **whatsoever** in the said portion of the said property, hereby sold and **the same** has become the absolute property of the VENDEE, with the **right to use**, enjoy, sell, gift, mortgage, lease and transfer the same **by whatever** means the VENDEE likes, without any demand, objection, **claim or interruption** by the VENDOR or any person(s) claiming under or in **trust for the VENDOR**.
4. That the VENDOR hereby assures the VENDEE, that the VENDOR has neither done nor been **party to** any act whereby the VENDOR rights and title to the said portion **of the said property** may in any way be impaired or whereby the VENDOR may be prevented from transferring the said portion of the said property.
5. That the VENDOR hereby **declare** and represent that the said portion of the said property is not **subject matter** of any HUF and that no part of the said portion of the said **property** is owned by any minor.
6. That the VENDOR hereby **assure** the VENDEE that the said portion of the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, **Trust**, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, **Surety**, Security, lien, court injunction, litigation, stay order, notices, **charges**, family or religious dispute, acquisition, attachment in the **decree of** any court, hypothecation, Income Tax or Wealth Tax attachment **or** any other registered or unregistered encumbrances whatsoever and if it is ever proved otherwise, or if the whole or any part of the **said portion** of the said property is ever taken away or goes out from the **possession** of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make good the loss suffered by the



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VENDEE and **keep the VENDEE** saved, harmless and indemnified against all such losses and **damages** suffered by the VENDEE.

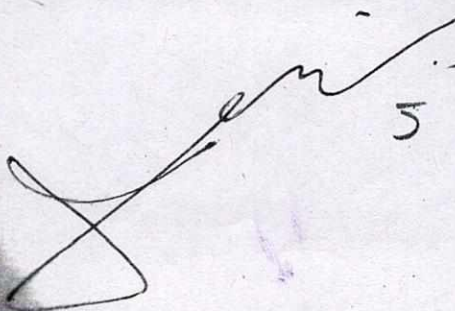
7. That the VENDEE **can get the** said portion of the said property mutated in his/her own name **in the records** of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.
8. That the house tax **water and** electricity charges, and other dues and demands if any payable **in respect** of the said portion of the said property shall be paid by the **VENDOR** upto the date of handing over the possession and thereafter the VENDEE will be responsible for the payment of the same.
9. That a separate electricity connection and a separate water connection have already been **provided in** the said building, for the exclusive use of the owner(s)/occupants of the said portion of the said property.
10. That the VENDEE shall **be fully** entitled to get the said electric and water connections transferred **in his/her** own name and all such securities deposited with the Delhi Jal Board and BSES Rajdhani Power Limited, shall absolutely belong **to the** VENDEE, without any objection by the **VENDOR**.
11. That the stairs, jet-pump, **overhead &** underground water tank passage, driveway and other **common** services in the said property shall remain common. The VENDEE shall use and enjoy these services and shall also proportionately share the **expenses** incurred from time to time for the maintenance of the said common services with the other occupants of the said building.



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12. That the VENDEE shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.
13. That the VENDEE shall abide by all the laws, bye-laws, rules and regulations of Municipal Corporation/Local bodies or any other concerned authorities.
14. That in the event of the building being damaged or not remaining in existence for any reason whatsoever, then the VENDEE shall have the proportionate right in the land alongwith 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 Photostat copies of all relevant documents in respect of the said property and original Sale Deeds/ Papers and all other relevant documents in respect of the said portion of the said property have been handed over by the VENDOR to the VENDEE .
16. That all the expenses of this Sale Deed, viz. Stamp Duty, Registration charges, etc. have been borne and paid by the VENDEE. The VENDEE shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.
17. That this transaction has taken place at New Delhi. As such, Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED at New Delhi, on the date first mentioned above in the presence of the following witnesses.

 3



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FORM-A

Rules 5 of Delhi Stamp (Prevention of Undervaluation of Instruments) Rules 2007)

Name of office of Registrar/Sub-Registrar :
Name & father name of the transferor

mehru. v

Address of transferor

Jai Raj Kumar S/O T.K. Loh
A-146, Anand Vihar -

Name & father name of the transferee
Address of transferee

Karthikeyan S/O M.L. Jeyaraj
24, Shakti Nagar, Jeeva Sutar, Jeeva

Has the property been transferred earlier (Yes/No):

Yes, amount of consideration thereof

Amount of consideration of the present transfer

20,00,000/-

Other information

Is it a case of agricultural land

a) Name of the Revenue Estate

b) Name of Village:

c) Khasra Number(s)

d) Area of land under transfer (in hect/Sq. Mtr.):

Acre= Sq. Mtr, 1 Bigha= Sq. Mtr., 1 Biswa= Sq. Mtr.)

Is it a case of non-agricultural land:-

Location of Property:-

a) Name of the colony/locality

Kauz-Khas Village

b) Sl. No. of the Colony/Locality in the list colonies/localities:-

c) Category of the colony/locality

If the name of 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. meters):-

iii) Land Use:-

Fill the corresponding values of the following land uses as applicable in your case

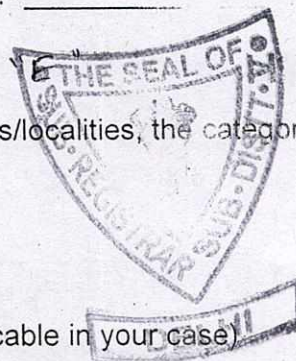
Residential-1

Govt. Public Purpose-1

Private Public purpose (e.g. private schools, colleges, hospitals)

Industrial-2

Commercial-3



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(v) Land Marks, if any, with the help of which the property can be located:

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

(i) Total area of the Plot:

595.51 Sq. mtr

(ii) Land use:-

(fill the corresponding values of the following land uses as applicable in your case)

- a) Residential-I
- b) Govt. Public Purpose-I
- c) Private Public purpose(e.g. private schools, colleges, hospitals)
- d) Industrial-2
- e) Commercial-3

(iii) Total Plinth area of the property (in sq.mtr.)

2382.06 Sq. mtr

(IV) Plinth area under transfer(in Sq. mtr.)

32.45 Sq. m

(v) Year of Construction

Nature of Construction

(In case of colonies falling in categories "G" and "H" please mention the corresponding value of the following types of structure applicable in your case.

Pucca	:	1.0
Semi-pucca		0.75
Kacha		0.51

D. In case of Flats:-

(i) Constructed by DDA/Co-operative Group Housing Society (CGHS) Private Colonies

(ii) Plinth Area of the flats (In Sq. Mtrs)

(iii) Whether number of the Storey in the building Of your flat exceeds four or not(Yes/No)

Name & Signature of the Transferor

VERIFICATION

I, _____, DO HEREBY SOLEMNLY DECLARE THAT WHAT IS STATED ABOVE IS THE BEST OF MY KNOWLEDGE AND BELIEF.

Verified today, this _____ Day of Feb 20 12

Signature of Transferee

Name & Signature of the Transferor

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9
WITNESSES:-

1. Sandeep S/O Ravinder Singh
118, S. R. House Super Sect
N. D. - 110049

2.

UPKAS LAL
DI 43/2010 (ADL)

VENDOR

VENDEE



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Reg. No. 2378 Reg. Year 2012-2013 Book No. 1



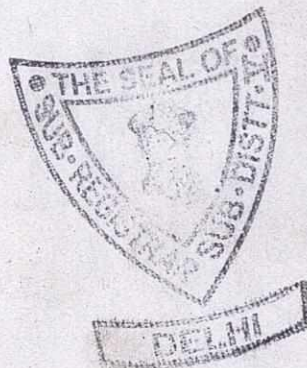
Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह



Ist Party

IInd Party

Ist Party विक्रेता :- JAI RAJ KUMAR

IInd Party क्रेता :- Harsh Khanna

Witness गवाह Sandeep, Vikas Garg

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Certificate (Section 60)

Registration No.2,378 in Book No.1 Vol No 11,971

on page 11 to 21 on this date

21/02/2012 11:33:28AM

day Tuesday

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

Sub Registrar

Sub Registrar V

New Delhi/Delhi

Date 21/02/2012 14:35:20

That the parties herein are citizen of India.

IN WITNESSES WHEREOF the vendor and the vendee have signed on this Sale Deed on the date, month and year first mentioned above in the presence of the following witnesses.

WITNESSES

1. AAIPU4135C
Manoj Upadhyay
S/o Sh. Jai Sharan Arya
R/o, H. No. 2A, Plot No.5,
JNU, Aravali Apartment,
Sector-56, Gurgaon, Haryana

VENDOR

2. ABL1026251
As per
80 Moolag
M-926
Side Pur 10

TRUE COPY

VENDEE

(RAJ KUMAR)

(JAI RAJ KUMAR)

Reg. No.	Reg. Year	Book No.
20296	2011-2012	1



Ist Party विक्रेता



IInd Party क्रेता



Witness xol

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Ist Party

IInd Party

Ist Party विक्रेता :- RAJ KUMAR

IInd Party क्रेता :- Jai Raj Kr.

Witness xokg Manoj Upadhyay, Aspak



Certificate (Section 60)

Registration No.20,296 in Book No.1 Vol No 11,718

on page 16 to 26 on this date

08/12/2011 11:12:20AM

day Thursday

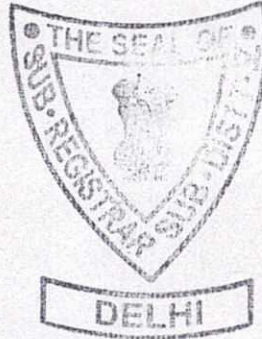
and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar V

New Delhi/Delhi

Date 08/12/2011 13:18:16



Stamp Paper No. INDL70289276389620P
CERTIFIED/TRUE COPY

Registration No. 2378 In Addl. Book No. 1
Volume No. 11971 on pages 11 to 21
on this Date 21/02/2012 Day of Tuesday

Sub Registrar
V Mehrauli New Delhi

Date of Application: 01/01/2018

Fees Paid Rs. 110 Vide Slip No 95505

Date of Payment: 01/01/2018

Dt. when copy is ready: 03/01/2018

Copy prepared by: Bharat Sanwariya

Copy checked by: Jay Prakash

Certified to be true copy SALE

TRUE COPY

Record Keeper

Reader

Sub Registrar
V Mehrauli New Delhi

TRUE COPY



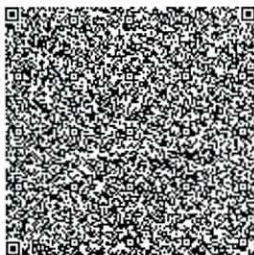
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL64126223284224P
Certificate Issued Date	: 15-Dec-2017 12:15 PM
Account Reference	: IMPACC (IV)/ dl876303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL87630331180230036754P
Purchased by	: SANJAY KUMAR
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANJAY KUMAR
Second Party	: Not Applicable
Stamp Duty Paid By	: SANJAY KUMAR
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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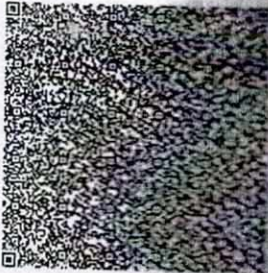
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL06465179459670J
Certificate Issued Date	: 30-Nov-2011 01:58 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP PATPAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK13054550495029J
Purchased by	: JAI RAJ KUMAR SON OF LT SH JAI KISHAN LAL
Description of Document	: Article 23 Sale
Property Description	: SHOP NO 3, BUILDING NO 30 OUT OF 712 SQ FT KHASRA NO 13 VILLAGE HAUZ KHAS NEW DELHI
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: RAJ KUMAR DHINGRA SON OF LT SH NEBH RAJ
Second Party	: JAI RAJ KUMAR SON OF LT SH JAI KISHAN LAL
Stamp Duty Paid By	: JAI RAJ KUMAR SON OF LT SH JAI KISHAN LAL
Stamp Duty Amount (Rs.)	: 85,200
	(Eighty Five Thousand Two Hundred only)



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LOCKED

[Signature]

[Signature]

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2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



प्लेटो पब्लिक स्कूल
आई. पी. एक्सटेंशन
पटपड़गंज
प्रीत विहार
नई दिल्ली-110092



कापोरेशन बैंक Corporation Bank

भारत सरकार का उद्यम A Govt. of India Enterprise

Plato Public School
I.P. Extension
Patparganj,
Preet Vihar
New Delhi-110092

To
The sub registrar,

dt-02.12.2011

Delhi

Subject-- Regarding certificate no-DL06465179459670J

Dear sir,

The above stamp paper was purchased from our branch on 30.11.2011 by Jai Raj Kumar Son Of Lt Sh Jai Kishan Lal . Amount of stamp paper was Rs.85200/- . This paper was purchased for sale purpose.

In this paper consideration price was wrongly mentioned as Rs.0/- instead of Rs.1420000/-

As we are not authorized to modify the stamp paper , so kindly accept the above stamp with consideration price Rs.1420000/-.

कापोरेशन बैंक
For Faithful
CORPORATION BANK
अधिकारी/ Officer
पटपड़गंज, दिल्ली/Patpar Ganj, Delhi
हस्ताक्षर

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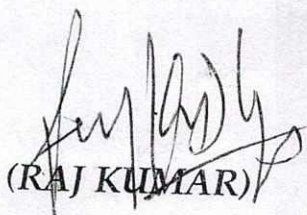
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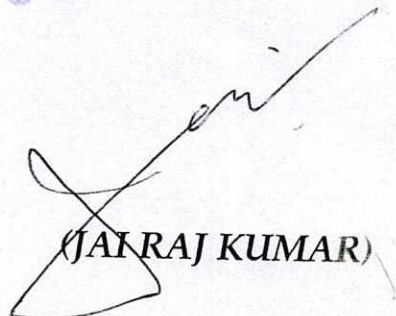
That the **VENDOR** has assured the **VENDEE** that the portion of the said property hereby sold is freehold in nature and is free from all sorts of encumbrances, mortgage, sale, gift, unauthorized occupation, disputes, Will, liabilities, sub-tenancies, claim, acquisition, stay order, notices, charges, hypothecation, attachment in the decree of any court, lien, court injunction, lease Agreement and other payments like electricity and water bills and other liabilities etc. or any other registered or unregistered encumbrances whatsoever and if it is proved otherwise, as a result of which if the **VENDEE** is deprived of the said portion of the said property or any part thereof, then the **VENDORS** shall be liable and responsible to indemnify all the losses, damages thus suffered by the **VENDEE**.

That it has also been agreed between the parties that the liability to pay all **BSES MCD** taxes levies or any other liability etc. upto the date of execution of this Sale Deed is of the **VENDOR** and after taking possession of the said portion of the said property hereby sold the liability is of the **VENDEE** and in other words, the vendee will pay the house-tax, levies, other taxes, electricity & water dues from the date of taking possession.

The **VENDOR** has handed over the photocopies of the documents which are lying with him to the **VENDEE**.

TRUE COPY


(RAJ KUMAR)


(JAI RAJ KUMAR)

TRUE COPY



Stamp Paper No. INDL64126223284224P
CERTIFIED/TRUE COPY

Registration No. 20296 In Addl. BookNo. I
Volume No. 11718 on pages 16 to 26
on this Date 08/12/2011 Day of Thursday

Sub Registrar
V Mehrauli New Delhi

Date of Application: 15/12/2017

Fees Paid Rs. 110 Vide Slip No 94665

Date of Payment: 15/12/2017

Dt. when copy is ready: 19/12/2017

Copy prepared by: Bharat Sanwariya

Copy checked by: Jay Prakash

Certified to be true copy SALE

Record Keeper Reader

Sub Registrar
V Mehrauli New Delhi

TRUE COPY



(RAJ KUMAR)

P03062003368718



(JAI RAJ KUMAR)

P07092007418638

SALE DEED FOR RS. 14,20,000/-

Stamp Duty Paid	:	Rs.:- 42,600/-
Corporation Tax Paid	:	Rs.:- 42,600/-
Total Stamp Duty Paid	:	Rs :- 85,200/-
Locality Name	:	Hauz Khas Village
Category of Locality as per MCD	:	"E"

(RAJ KUMAR)

2

(JAI RAJ KUMAR)

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V

Area of Building 0 oZx Qq\

Village/City Hauz Khas

Building Type

Place (Segment) Hauz Khas

Property Type Commercial

Area of Property 360.00 oZx QqV

Money Related Detail

Consideration Amount 1,420,000.00 Rupees

Stamp Duty paid 85,200.00 Rupees

Value of Registration Fee 14,200.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt
RAJ KUMAR

S/o W/o

N.Raj

R/o

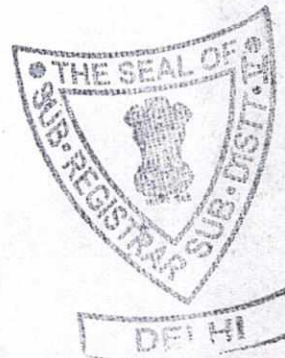
30 / 11, Hauz Khas

in the office of the Sub Registrar, Delhi this 07/12/2011 1:25:12PM day Wednesday
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms RAJ KUMAR

and Shri/Ms Jai Raj Kr.



Registrar/Sub Reg

Sub Registrar V

Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. Manoj Upadhyay S/o W/o D/o J. Sharan R/o H No 2A Plot No 5
Aravali Apts Sec-56 GGN HR

and Shri/Smt/Km Aspak S/o W/o D/o Mustaq R/o H-92G Sita Puri 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
presenceVendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 1,420,000.00 Rupees Fourteen Lakh T
Thousand Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Jai Raj Kr. S/o W/o K. Lal

R/o A-146 Anand Vihar Delhi

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

Date 08/12/2011 13:17:57

TRUE COPY

Registrar/Sub R

Sub Registr

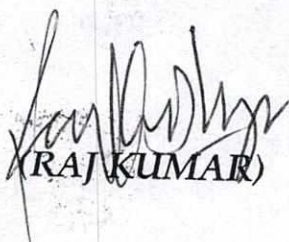
Delhi/New Delhi

Jai Raj

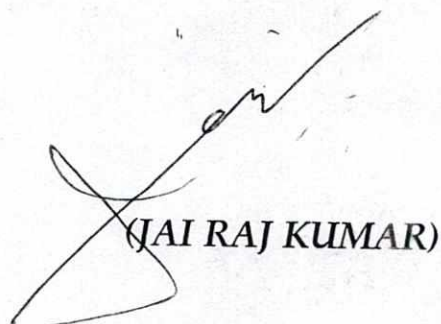
Circle Rate of Locality	:	Rs. 47,840/- per sq. mtrs.
Rate of Construction	:	Rs. 6410/- per sq. mtrs.
Total Area of Property	:	712 sq. yds., (approx. 595.51 sq. mtrs.)
No. of Floors of Property	:	4
Land use	:	Commercial
Total Plinth area of Property	:	approx. 2382.06 sq. mtrs.
Plinth area under transfer	:	approx. 33.45 sq. mtrs.
Total Land Cost	:	Rs. 12,01,980/-
Total Cost of Construction	:	Rs. 2,14,735/-
Total Value as per Circle rate	:	Rs. 14,16,715/-
Stamp Duty Paid on	:	Rs. 14,20,000/-

*This Sale Deed is executed at New Delhi on this 07th day of December 2011, by **MR. RAJ KUMAR** (alias **RAJ KUMAR DHINGRA**) son of Late Shri Nehh Raj, resident of 30, Village Hauz Khas, New Delhi-110016, hereinafter called "THE VENDOR", (which expression shall mean and include his legal heirs, successors, legal representative, administrators, executors, nominees and assigns).*

TRUE COPY


(RAJ KUMAR)

3


(JAI RAJ KUMAR)



TRUE COPY

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IN FAVOUR OF

SHRI JAI RAJ KUMAR Son of Late Shri Jai Kishan Lal, resident of A-146, Anand Vihar, Delhi, hereinafter called "THE VENDEE", (which expression shall mean and include his legal heirs, successors, legal representative, administrators, executors, nominees and assigns).

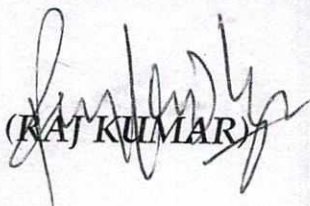
WHEREAS Shri Nebh Raj son of Shri Walaya Ram purchased the Freehold property bearing No.30, situated at Village Hauz Khas, New Delhi, measuring 712 Sq. Yds., being part of Khasra Sakni No.13, (hereinafter called the said property), which is bounded as under:-

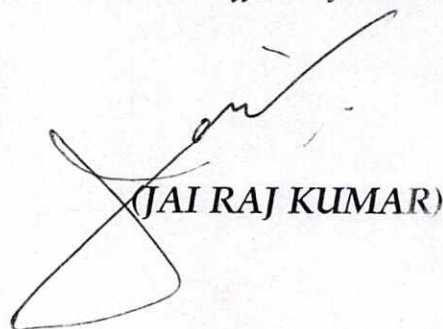
North : House No. 28 & 29
South : Vacant Land
East : Vacant Land
West : Road

TRUE COPY

From the President of India, vide Conveyance Deed dated 04.07.1967, duly registered as Document No.4405, in Additional Book No.1, Volume No.1796, on pages 28 to 29, on dated 17.07.1967, in the office of the Sub-Registrar, New Delhi.

AND WHEREAS the said Shri Nebh Raj died, leaving behind a WILL dated 22.09.1979, bequeathing the said property in favour of his son Mr. Raj Kumar (alias Raj Kumar Dhingra) (the **VENDOR** herein), which is duly registered as Document No. 1905, in Additional Book No.III, Volume No. 144, on pages 121 to 124, on 24.09.1979 in the office of the Sub-Registrar, New Delhi.


(RAJ KUMAR)


(JAI RAJ KUMAR)

AND WHEREAS later-on the **VENDOR** got mutated the said property in his name in the records of Municipal Corporation of Delhi, vide their Letter No.TAX/SZ/90/1106, dated 28.09.1990 on the basis of the aforesaid WILL.

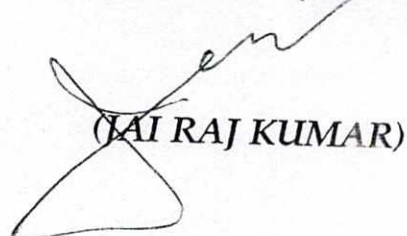
AND WHEREAS thereafter the vendor had applied in the Hon'ble Court of Shri S.N.Aggarwal, Addl. District Judge, Delhi for the Grant of Letter of Administration in respect of the said property, Under Section 290 of the Indian Succession Act, XXXIX of 1925 vide Probate Case No. 257 of 1994 (Old No. 337/90) and the aforesaid WILL was Probated in favour of the **VENDOR**, vide order dated 07.10.1996 issued by Hon'ble Court of Shri S.N.Aggarwal, Addl. District Judge, Delhi.

TRUE COPY

AND WHEREAS in the manner aforesaid the **VENDOR** has become the lawful owner and in physical possession of the said property. As such the **VENDOR** has full right and absolute authority to sell the 'said property' either in whole or in parts to any one whom he deems fit and proper.

AND WHEREAS for the bonafide needs and requirement, the **VENDOR** has agreed to sell and the **VENDEE** has agreed to purchase the Shop/Office bearing Private No. 3, on Ground Floor, having super area of 360 Sq.Ft., built-up on the Property bearing No.30, out of total land measuring 712 sq.yds., being part of Khasra No.13, situated at Village Hauz Khas, New Delhi, with common W.C. on Ground Floor, with super


(RAJ KUMAR)


(RAJ KUMAR)

structure standing thereon, alongwith fitting ad fixtures installed therein, with separate electricity connection, with the common right, to use the entrance, pathways, staircase and passage etc. with all rights, interests, title, privileges, easements and appurtenances attached thereto alogwith proportionate, undivided, indivisible and impartible ownership right in the land underneath (hereinafter referred to as the said portion of the said property) for a consideration of Rs. 14,20,000/- (Rupees Fourteen Lacs Twenty thousand only).


NOW THIS DEED WITNESSETH AS UNDER:

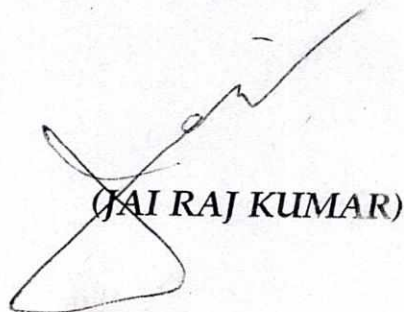
That the VENDEE has already paid the aforesaid full and final sale consideration amount of Rs. 14,20,000/- (Rupees Fourteen Lacs Twenty thousand only) to the VENDOR as full and final settlement, in the following manner:-

TRUE COPY

Amount	Cheque No.	Date	Drawn on
5,00,000/-	025276	05.10.2011	Bank of Baroda, Delhi
5,00,000/-	025279	24.10.2011	Bank of Baroda, Delhi
4,20,000/-	578207	30.11.2011	Bank of Baroda, Delhi

the receipt of which amount, the VENDOR hereby admit and acknowledge in full and final settlement. Nothing is left due to be paid by the VENDEE to the VENDOR against the above said portion of the said property.


(RAJ KUMAR)


(RAJ KUMAR)

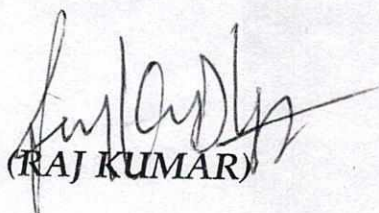
That the **VENDOR** doth hereby grant, convey, sell, transfer and assign all his **rights**, title and interest in the said portion of the said property together with ownership rights to the **VENDEE** and the same including easements and appurtenances and whatsoever pertaining to the said portion of the said property to have and to hold the same unto the **VENDEE** on as it is where it is basis absolutely and forever.

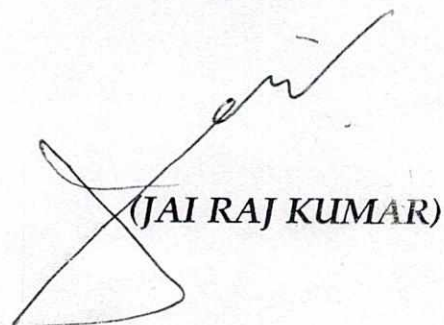
That the **VENDOR** had handed over the actual physical vacant possession of the said portion of the said property to the **VENDEE** on the spot.

TRUE COPY

That now the **VENDOR** has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the **VENDEE** has become the sole and absolute owner of the said portion of the said property forever. The vendee is at liberty to use and enjoy the said portion of the said property in the way she likes, without any demand, objection, claim or interruption by the **VENDOR** or their legal heirs, or any person(s) claiming under or in trust for him/them.

That the **VENDEE** has transferred the ownership rights to the **VENDEE** in respect of the said portion of the said property.


(RAJ KUMAR)


(JAI RAJ KUMAR)