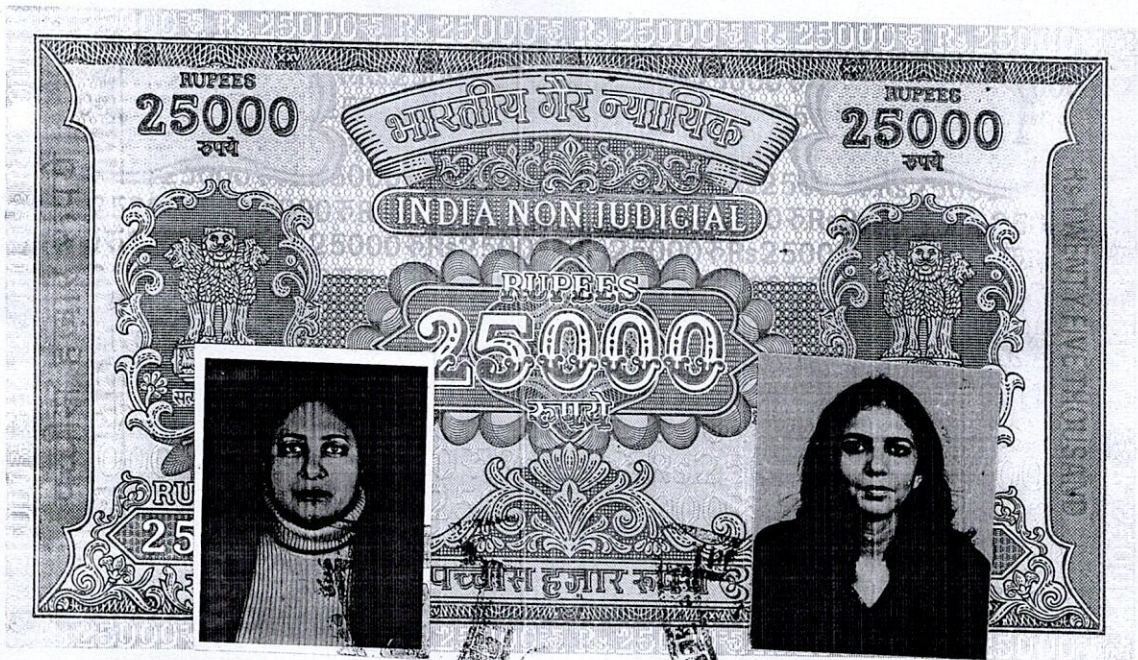




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पं. 1001 AFEX 1001

1001 AFEX 1001 346761

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23/2/07

SALE DEED FOR Rs. 30,00,000/-

Corporation Duty ..3% ..@..Rs. 090,000/-

Stamp Duty ..3% ..@..Rs. 090,000/-

Total Duty ..6% ..@..Rs. 180,000/-

This SALE DEED is made and executed at New Delhi on this 23rd day of February, 2007, by and between:-

Mrs. ANEETA KHANNA, W/o Shri Dinesh Khanna, R/o B-10/7171, Vasant Kunj, New Delhi, hereinafter referred to as "the VENDOR" (which expression, herein used, shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assignees) of the one part.

IN FAVOUR OF

Mrs. REENA BANSAL, W/o Shri Sanjay Prakash Bansal, R/o 102, Vandana Apptt., 22/1, Alipore Road, Kolkatta, hereinafter called "The VENDEE", (which expression, herein used, shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assignees of the other part.

Aneeta.

Reena Bansal

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : MS REENA BANSAL

S/O W/O : SH SANJA PRAKASH BANSAL

ADDRESS : 102, VANDNA APPTS., ALIPUR ROAD, CALCUTTA

PROP NO : B-10/7171, VASANT KUNJ, NEW DELHI-70

TENDERER : SH GAURAV MANAV

PURPOSE : SALE DEED

AMOUNT : Rs. 180000/-

DENOM*NUM: 25000 * 7, 5000 * 1

RUN_SRNO : 0726/2007/23719

DAY_SRNO : 106

PAPER NO : 1/8

AUTHORISED SIGNATURE
NAME/SSNO:




Aureta.





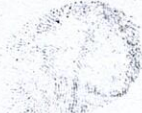
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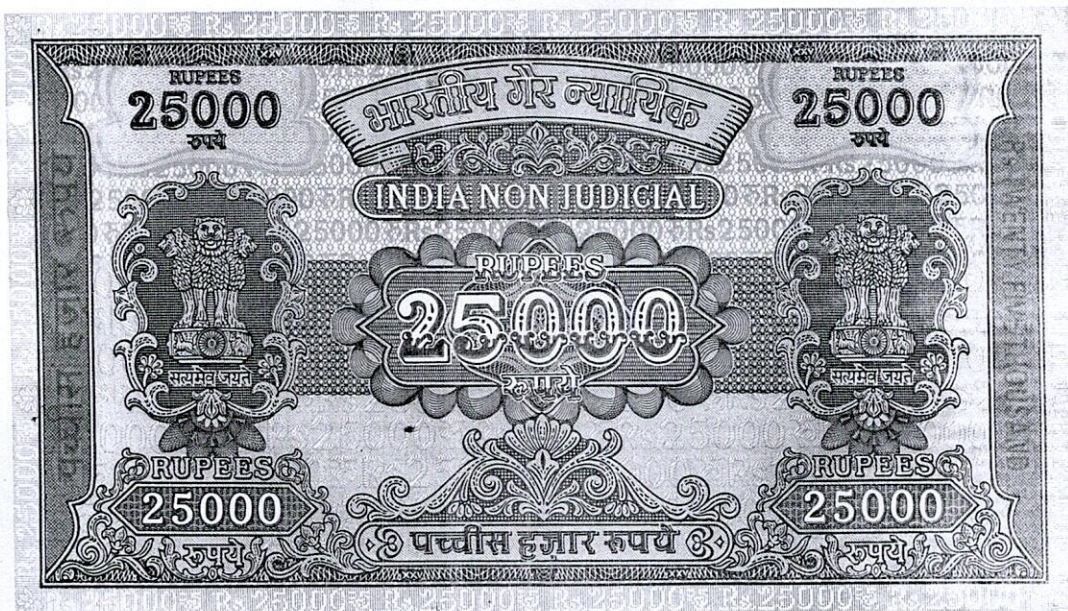


Gaurav


Dinesh.


Manav





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-11211-

WHEREAS the VENDOR is the absolute allottee/owner of FREE HOLD DELHI DEVELOPMENT AUTHORITY BUILT-UP SFS-III FLAT BEARING NO.7171, ON FIRST FLOOR, POCKET-10, SECTOR-B, (ALONGWITH SCOOTER GARAGE on Ground Floor), SITUATED IN THE RESIDENTIAL SCHEME OF VASANT KUNJ, NEW DELHI-110070, having acquired the said flat from the DELHI DEVELOPMENT AUTHORITY on freehold basis vide its File No.126(2017)83/SFS/VK-III dated 14.6.1990, and Conveyance Deed duly Registered as Document No.19023, in Addl. Book No.I, Volume No.427 on pages 114 to 115 on 29th December, 2000, in the office of the Sub-Registrar-VII, New Delhi.

That the said Flat stands duly mutated in the name of the VENDOR in the Records of the concerned authorities as sole & exclusive owner and the VENDOR has full and absolute right to sale and transfer the aforesaid FLAT in her sole discretion.

That the said Flat is the self acquired property of the VENDOR and her legal heirs or any other persons, except the VENDOR, have no rights, titles and interest in the said Flat, and the VENDOR is fully competent and empowered to sell and transfer the said Flat unto the VENDEE.

Aucta

Paradise

Regd No. 123/23/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726] Date 23/02/2007

NAME(S) : MS REENA BANSAL		Deed Related Detail	
S/O W/O : SH SANJA PRAKASH		ADDRESS : 102, VANDANA APPTS., ALIPUR ROAD, CALCUTTA	
TENDERER : SH GAURAV MANAV		RUN SRNO : 0726/2007/23719	
AMOUNT : Rs. 180000/-		DAY SRNO : 106	
Tehsil/Sub Tehsil : Vasant Kunj		Area of Building 0 वर्ग फुट	
Village/City : Vasant Kunj		Building Type	
Place (Segment) : Residential		Property Type : Residential	
Area of Property : 1,400.00 वर्ग फुट			
Money Related Detail			
Consideration Amount 3,000,000.00 Rupees		Stamp Duty paid 180,000.00 Rupees	
Value of Registration Fee 100.00 Rupees		Pasting Fee 1.00 Rupees	

Presented by : Sh/Smt

S/o W/o

R/o

Aneeta Khanna

Shri Dinesh Khanna

B-10/7171 Vasant Kunj N.D.

in the office of the Registrar/ Sub Registrar, Delhi this 23/02/2007 day Friday
between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Aneeta Khanna

and Shri/Smt./Km. Reena Bansal

and Shri/Smt./Km Shakti Singh S/o W/o Khazan Singh D/o R/o WZ-491 Basaidarapur N.D.

and Shri/Smt./Km Dinesh Khanna S/o W/o D/o R.P.Khanna R/o 13 Maqbool Road Amritsar Punjab

(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.

in his official capacity, his attendance and signature are dispensed with and document is admitted to registration.

Having satisfied myself that this document was duly executed by Shri/Smt./Km Aneeta Khanna .

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 3,000,000.00 Rupees thirty lakh

Who is/are identified by Shri/Smt/Km. Shakti Singh S/o W/o D/o Khazan Singh R/o WZ-491 Basaidarapur

N.D. and Shri/Smt./Km Dinesh Khanna S/o W/o D/o R.P.Khanna R/o 13 Maqbool Road Amritsar Punjab

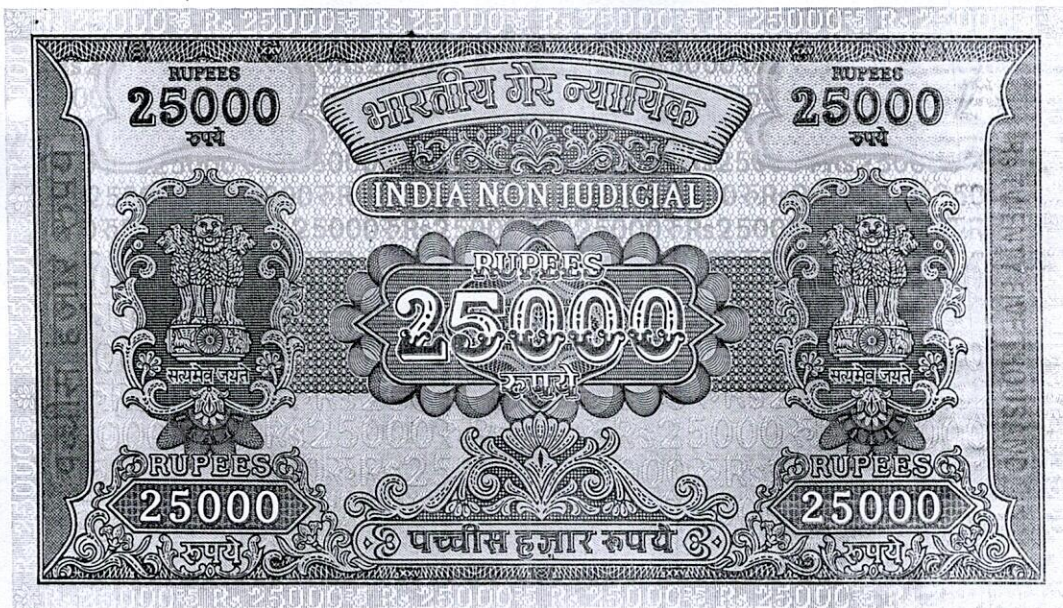
The Balance of entire consideration of Rs. Rupees

Vendor(s)/Mortgagor(s) by Sh./Smt.Reena Bansal S/o, W/o Sanjay Prakash Bansal 102 Vandana Apptt. 22/1
Alipore Road Kolkatta R/o Shakti Singh , Dinesh Khanna

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

Date 23/02/2007

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi



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AND WHEREAS the VENDOR, for her bonafide requirement and legal need of funds, has agreed to sell, assign, convey, alienate and transfer her all rights, titles and interests in the aforesaid FREE HOLD DELHI DEVELOPMENT AUTHORITY BUILT-UP SFS-III FLAT BEARING NO.7171, ON FIRST FLOOR, POCKET-10, SECTOR-B, (ALONGWITH SCOOTER GARAGE on Ground Floor), SITUATED IN THE RESIDENTIAL SCHEME OF VASANT KUNJ, NEW DELHI-110070, alongwith proportionate undivided, indivisible and impartiable share in the land underneath the same, and with the right to use common facilities such as staircases, passages, overhead water tank etc. provided in the aforesaid Flat, (hereinafter referred to as the said FLAT), unto the VENDEE and the VENDEE have also agreed to purchase the aforesaid property for a total sale consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) under the following terms and conditions of this Sale Deed.

Aneta

Paradise

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : MS REENA BANSAL

S/O W/O : SH SANJA PRAKASH BANSAL

ADDRESS : 102, VANDNA APPTS., ALIPUR ROAD, CALCUTTA

Reg. No. 1231 Reg. Year 2007-2008 Book No. 7

PROP. NO. : 10/7171 VASANT KUNJ, NEW DELHI-70

TENDERER : SH GAURAV MANAV

RUN_SRNO : 0726/2007/23719

PURPOSE : SH DEED 1

DAY_SRNO : 106

AMOUNT : Rs.180000/-

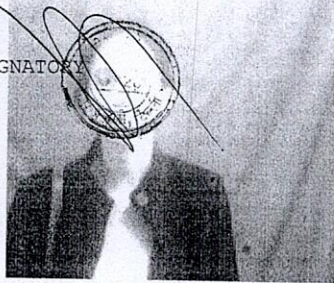
PAPER NO : 3/8

DENOM*NUM: 25000 * 7, 5000 * 1



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Aneeta Khanna

IInd Party क्रेता :- Reena Bansal

Witness गवाह Shakti Singh, Dinesh Khanna

Certificate (Section 60)

Registration No.1,231 in Book No.1 Vol No 3,463

on page 102 to 109 on this date 23/02/2007

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

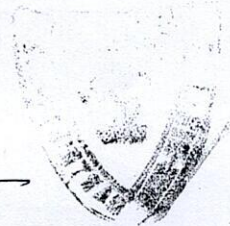
Date 23/02/2007

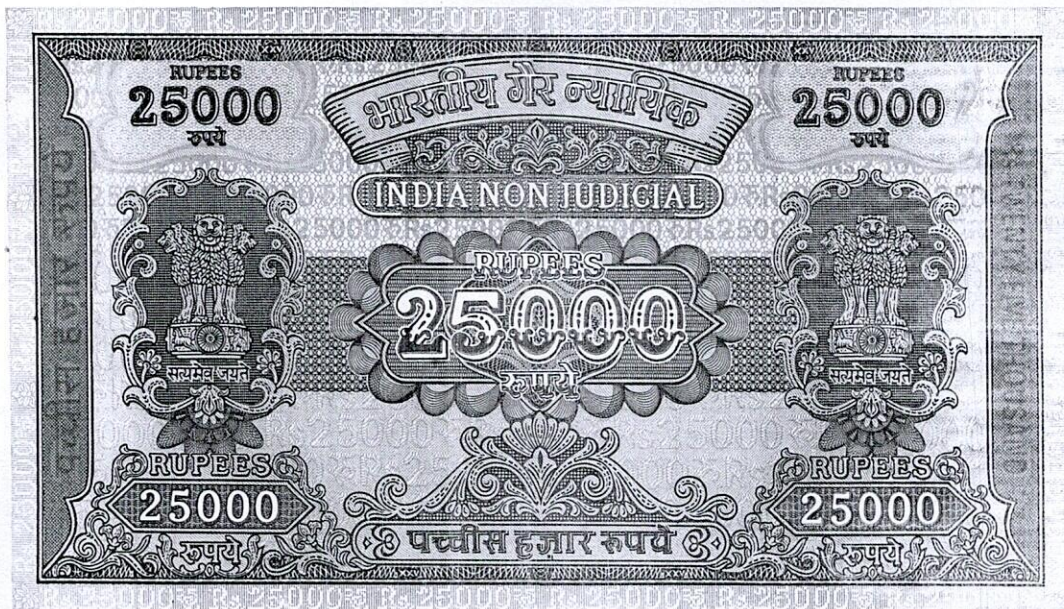
day Friday

Sub Registrar

Sub Registrar IX

New Delhi/Delhi





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NOW THIS SALE DEED WITNESSETH AS UNDER:--

1. That in consideration of the said sum of Rs.30,00,000/- (Rupees Thirty Lakhs only), the VENDOR do hereby sell, convey, alienate and transfer her all rights, titles and interests in the said flat, alongwith fittings, fixtures and super structure thereon and all other estate rights whatsoever, including all easements, appurtenances to the said flat as also enjoyed or reputed to be enjoyed therewith unto the VENDEE, in perfect and absolute ownership without any hindrance, disturbance, whatsoever, TO HAVE, TO HOLD AND TO ENJOY THE SAME ABSOLUTELY AND FOREVER.

Aucta

peradend

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : MS REENA BANSAL

S/O W/O : SH SANJA PRAKASH BANSAL

ADDRESS : 102, VANDNA APPTS., ALIPUR ROAD, CALCUTTA

PROP_NO : B-10/7171, VASANT KUNJ, NEW DELHI-70

TENDERER : SH GAURAV MANAV

PURPOSE : SALE DEED

AMOUNT : Rs.180000/-

DENOM*NUM: 25000 * 7, 5000 * 1

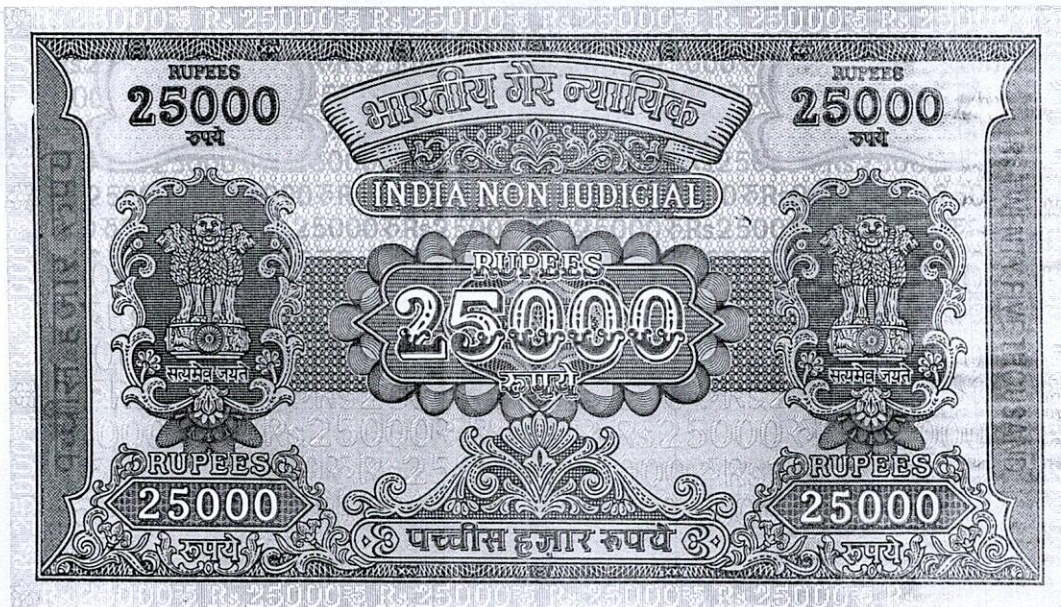
RUN_SRNO : 0726/2007/23719

DAY_SRNO : 106

PAPER NO : 4/8

AUTHORISED SIGNATORY
NAME/SSNO:

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2. That the said consideration of Rs.30,00,000/- (Rupees Thirty Lakhs only) has already been paid by the VENDEE to the VENDOR, in the following manner:-

- i. Rs.8,00,000/- vide Ch.No.507139 dated 26.11.06, drawn on CITI Bank, Kolkata (Payable at Par);
- ii. Rs.13,00,000/- vide D.D.No.056327 dated 22.2.07, of State Bank of India, payable at Amritsar, Punjab;
- iii. Rs.2,00,000/- vide D.D.No.052711 dated 22.2.07, of State Bank of Saurashtra, payable at Amritsar, Punjab;
- iv. Rs.7,00,000/- vide D.D.No.052712 dated 22.2.07, of State Bank of Saurashtra, payable at Amritsar, Punjab;

in full and final payment/settlement towards the sale price of the said flat, and the legal receipt of the same is hereby admitted and acknowledged in respect of the sale of the said flat in full and payment and/or settlement by the VENDOR.

That the VENDOR hereby declares that upon receipt of the aforesaid consideration from the VENDEE, nothing remains unpaid to the VENDOR by the vendee against the sale of the right, titles and interests of the VENDOR in the said flat, as the aforesaid consideration represents the full and final consideration for the transaction.

Aucta.

Paradesed

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]

NAME(S) : MS REENA BANSAL

S/O W/O : SH SANJA PRAKASH BANSAL

ADDRESS : 102, VANDNA APPTS., ALIPUR ROAD, CALCUTTA

PROP NO : B-10/7171, VASANT KUNJ, NEW DELHI-70

TENDERER : SH GAURAV MANAV

RUN_SRNO : 0726/2007/23719

PURPOSE : SALE DEED

DAY_SRNO : 106

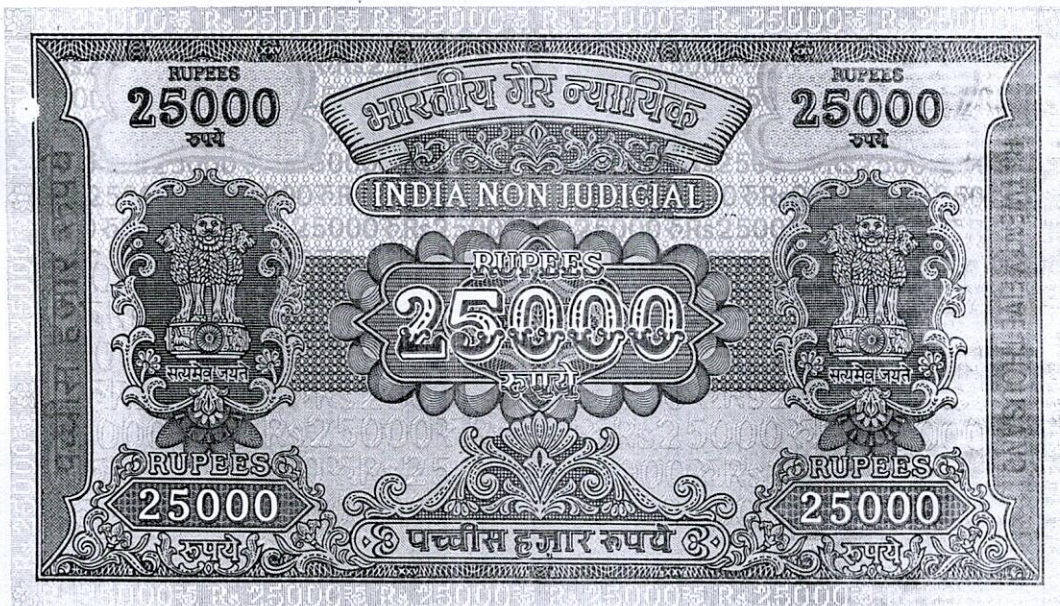
AMOUNT : Rs.180000/-

PAPER NO : 5/8

DENOM*NUM: 25000 * 7, 5000 * 1

AUTHORISED SIGNATORY
NAME/SSNO:





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3. That the VENDOR have delivered the peaceful and actual physical vacant possession of the said flat unto the VENDEE on the spot.
4. That the VENDOR do hereby sell, grant, convey, transfer and assign, with the ownership rights of the said flat together with the super structure thereon, unto the VENDEE, and the VENDOR hereby transfers her all rights, titles and interests, alongwith all the rights, privileges, easements and appurtenances, whatsoever in the said flat, belong and usually held herewith including all electric, water and all the estate right, title, and interest in the said flat, hereby conveyed, and every part thereof TO HAVE AND TO HOLD THE SAME unto the VENDEE absolutely and forever.
5. That the VENDOR hereby assure the VENDEE that the said flat, hereby conveyed, is free from all sorts of charges, encumbrances, liens, loan, claims, demands, and liabilities, surety, security, legal flaws, disputes, sale, mortgage, gift, liabilities, disabilities, injunction, notifications for acquisitions/requisition, and if ever it is proved to be otherwise and the VENDEE suffers, due to any legal defect in the title of the VENDOR, any loss and/or whole or any part of the said flat, hereby conveyed, is taken away from the possession of the VENDEE, then the VENDOR will make good the losses thus suffered by the VENDEE in this regard and shall keep the VENDEE indemnified against all losses, costs, damages and expenses accruing thereby to the VENDEE.

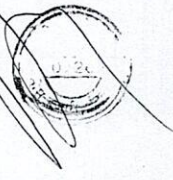
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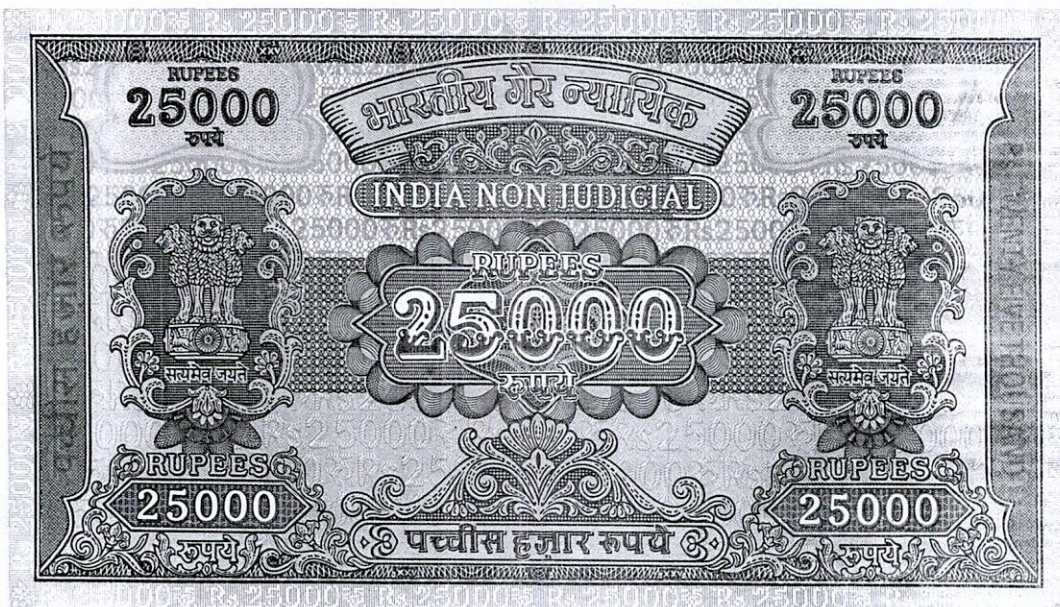
for and on behalf of

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]
NAME(S) : MS REENA BANSAL
S/O W/O : SH SANJA PRAKASH BANSAL
ADDRESS : 102, VANDNA APPTS., ALIPUR ROAD, CALCUTTA
PROP NO : B-10/7171, VASANT KUNJ, NEW DELHI-70
TENDERER : SH GAURAV MANAV
PURPOSE : SALE DEED
AMOUNT : Rs.180000/-
DENOM*NUM: 25000 * 2 5000 * 1

RUN SRNO : 0726/2007/23719
DAY SRNO : 106
PAPER NO : 6/8

AUTHORISED SIGNATORY
NAME/SSNO:

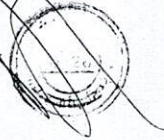
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19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]
NAME(S) : MS REENA BANSAL
S/O_W/O : SH SANJA PRAKASH BANSAL
ADDRESS : 102, VANDNA APPTTS., ALIPUR ROAD, CALCUTTA
PROP NO : B-10/7171, VASANT KUNJ, NEW DELHI-70
TENDERER : SH GAURAV MANAV
PURPOSE : SALE DEED
AMOUNT : Rs.180000/-
DENOM*NUM: 25000 * 7, 5000 * 1

RUN_SRNO : 0726/2007/23719
DAY_SRNO : 106
PAPER NO : 7/8

AUTHORISED SIGNATORY
NAME/SSNO:





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10. That VENDOR will be responsible for the payment of the rates, cesses, house tax, electricity, water bills, & other liabilities payable in respect of the said flat, upto date, and thereafter the VENDEE will be responsible for the payment of the same.
11. That the VENDEE has paid the stamp duty, transfer duty, registration charges and other incidental charges for the execution of this Sale deed.
12. That both the parties, hereto i.e. the VENDOR and the VENDEE are Indian Nationals.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have set subscribed their hands to this sale deed on the day, month and year, first mentioned above, in the presence of the following witnesses.

WITNESSES:

1.

Shakti Singh
S. N. Khosla Singh
H. No. 491, Kasaidarapur
N.D. 15
D. No. 1960506233

2.

Dinesh
Dinesh Khanna
S. N. Ram Parkash Khanna
H. 13, Maghwal Road, Amritsar P.D.
D. No. 21813/ATO

A. S. S. S.

VENDOR

S. S. S. S.

VENDEE

19/02/2007 STATE BANK OF INDIA, TIS HAZARI, DELHI [0726]
NAME(S) : MS REENA BANSAL
S/O W/O : SH SANJA PRAKASH BANSAL
ADDRESS : 102, VANDNA APPTTS., ALIPUR ROAD, CALCUTTA
PROP NO : B-10/7171, VASANT KUNJ, NEW DELHI-70
TENDERER : SH GAURAV MANAV
PURPOSE : SALE DEED
AMOUNT : Rs.180000/-
DENOM*NUM: 25000 * 7, 5000 * 1

RUN SRNO : 0726/2007/23719
DAY SRNO : 106
PAPER NO : 8/8

AUTHORISED SIGNATORY
NAME/SSNO: ☐

