



सत्यमेव जयते

INDIA NON JUDICIAL

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Government of National Capital Territory of Delhi

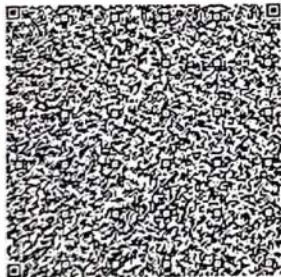
e-Stamp

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Certificate No. : IN-DL44495247140600M  
Certificate Issued Date : 12-Apr-2014 02:10 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP ASAF/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL-CORPBK86105456801355M  
Purchased by : TARWINDER SINGH AHLUWALIA AND OTHER  
Description of Document : Article 23 Sale  
Property Description : XVI/8112, PLOT NO. 4, BLOCK NO. 52, DESH BANDHU GUPTA ROAD, KAROL BAGH, NEW DELHI  
Consideration Price (Rs.) : 59,50,000  
(Fifty Nine Lakh Fifty Thousand only)  
First Party : VIJAY KUMAR LAMBA  
Second Party : TARWINDER SINGH AHLUWALIA AND OTHER  
Stamp Duty Paid By : TARWINDER SINGH AHLUWALIA AND OTHER  
Stamp Duty Amount(Rs.) : 2,97,500  
(Two Lakh Ninety Seven Thousand Five Hundred only)

Signature with date



Please write or type below this line

VIJAY KUMAR LAMBA) (TARWINDER SINGH AHLUWALIA) (HARJEET KAUR)  
AN - AABPL 47276 PAN - AAFPA 3591D PAN - AANPK 5777B



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Statutory Alert

1. The authenticity of the Stamp Certificate should be verified by the user by checking the details on the website available on the website of the Government of India.
2. The user of the Stamp Certificate should be aware of the details of the Stamp Certificate.
3. In case of any discrepancy, please inform the Competent Authority.



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**SALE DEED FOR Rs.59,50,000/-**

Stamp Duty Paid on 50% share @ 3%.....Rs. 89,250/-  
Transfer Duty Paid on 50% share @ 3%.....Rs. 89,250/-  
Stamp Duty Paid on 50% share @ 2%.....Rs. 59,500/-  
Transfer Duty Paid on 50% share @ 2%.....Rs. 59,500/-

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Total @ 5%.....Rs.2,97,500/-  
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This SALE DEED is executed at New Delhi, on this 15<sup>th</sup> day of April, 2014,  
by:- Shri **VIJAY KUMAR LAMBA** S/o Shri Krishan Lal Lamba, R/o 11060, East Park  
Road, Karol Bagh, New Delhi-110005, hereinafter called "**THE VENDOR**";

**IN FAVOUR OF:-**

- 1) Shri **TARWINDER SINGH AHLUWALIA** S/o Shri Amrik Singh Ahluwalia,
  - 2) Mrs. **HARJEET KAUR** W/o Shri Tarwinder Singh Ahluwalia,
- both R/o 52/16, Ramjas Road, Karol Bagh, New Delhi-110005, hereinafter called "**THE VENDEES**";

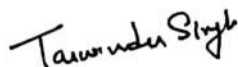
The expression of the Vendor and the Vendees shall mean and include them, their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

WHEREAS the Vendor is the owner of built-up portion bearing Pvt. No.B-11, on the Ground Floor (without terrace/roof rights), measuring about 553 sq. ft., including wall, of property bearing Municipal No.8112, Ward No.XVI, built on Plot No.4, in Block No.52, situated at Desh Bandhu Gupta Road, W.E.A., Karol Bagh, New Delhi-110005, popularly known as "PREHLAD MARKET", measuring about 322.8 sq. yds., Khasra No.998/6, and the entire property is bounded as under:-

EAST	:	PROPERTY NO.8111.
WEST	:	PROPERTY NO.8113.
NORTH	:	LANE.
SOUTH	:	DESH BANDHU GUPTA ROAD.

Contd...4/-









having been purchased from Shri Upinder Singh S/o S. Trilok Singh Kwatra, R/o B-422, New Friends Colony, New Delhi, vide Sale Deed dated 30-11-2009, duly registered as Document No.8432, in Addl. Book No.I, Volume No.13417, on pages 75 to 83, on 30-11-2009, in the Office of the Sub-Registrar-III, New Delhi.

AND WHEREAS said Shri Upinder Singh purchased the said portion in the said property from Shri Ashok Kumar Rastogi S/o Late Shri Suresh Chandra Rastogi, vide Sale Deed dated 12-11-2009, duly registered as Document No.7973, in Addl. Book No.I, Volume No.13398, on pages 28 to 35, on 12-11-2009, in the Office of the Sub-Registrar-

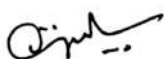
AND WHEREAS the Vendor for his bonafide needs and requirements has agreed to sell the said built-up portion bearing Pvt. No.B-11, on the Ground Floor (without terrace/roof rights), measuring about 553 sq. ft., including wall, which is more particularly shown as RED in the map attached herewith, part of property bearing Municipal No.8112, Ward No.XVI, built on Plot No.4, in Block No.52, situated at Desh Bandhu Gupta Road, W.E.A., Karol Bagh, New Delhi-110005, popularly known as "PREHLAD MARKET", measuring about 322.8 sq. yds. (Total), Khasra No.998/6, alongwith proportionate rights in the land underneath (hereinafter referred to as the SAID PORTION IN THE SAID PROPERTY) to the Vendees and the Vendees have agreed to purchase the same in equal share, for a total sum of Rs.59,50,000/- (Rupees Fifty Nine Lac and Fifty Thousand only).

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. That in pursuance of the said agreement and in consideration of Rs.59,50,000/- (Rupees Fifty Nine Lac and Fifty Thousand only) which sum has been received by the Vendor from the Vendees, in the following manners:-
  - i) Rs.14,00,000/- vide Cheque No.531902, dated 02-04-2014,
  - ii) Rs.15,50,000/- vide Cheque No.531906, dated 13-04-2014, both drawn on State Bank of India, Ajmal Khan Road, Karol Bagh, New Delhi,
  - iii) Rs.11,00,000/- vide Cheque No.000027, dated 04-03-2014, &
  - iv) Rs.19,00,000/- vide Cheque No.000048, dated 14-04-2014 both drawn on HDFC Bank, New Delhi,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 Vendees.

Contd...5/-

2. That the Vendor hereby as owner of the said portion in the said property sell, grant, convey, transfer, assign and assures that the Vendor's rights, titles and interests in the said portion in the said property alongwith the proportionate rights in the land underneath, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging or usually held herewith including all electric, water 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 Vendees, absolutely and forever.
3. That the Vendor has handed over the peaceful physical vacant possession of the said portion in the said property to the Vendees on the execution of this Sale Deed.
4. That the Vendor has assured the Vendees that the said portion in the said property hereby sold is free from all sorts of encumbrances, such as sale, gift, mortgage, court litigation, dispute, notice, charge, lien, etc. and the said portion in the said property hereby sold is free from all legal and other defects and the Vendor is fully competent to transfer the same.
5. 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 Vendees have become the owners of the same. They shall now enjoy and utilize the said portion in the said property in any manner without any interruption or disturbances by the Vendor or any person claiming title through or under him.
6. That the Vendor hereby declares that the said portion in the said property hereby sold is the self acquired property of the Vendor and that none else except the Vendor, has any right, title and interest therein and the title which is hereby transferred, subsists and the Vendor has full power, good title and absolute authority to transfer the same.
7. That the Vendor hereby further covenant with the Vendees that in case the said portion in the said property hereby sold or any part thereof is lost to the Vendees 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 Vendees in any way disturbed on account of litigation started by anyone claiming title thereof or on account of some act or omission of the Vendor or anyone else claims title paramount to the Vendor, then the Vendor will be liable for all the losses, damages, costs and expenses sustained by the Vendees.



Tarun Singh

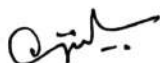


Contd...6/-



8. That the Vendees can get the said portion in the said property transferred, mutated and substituted in their joint names in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.
9. That the Vendor has paid all kinds of dues, demands, house tax, electricity and water charges, etc. outgoing which are payable in respect of the said portion in the said property upto the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.
10. That the Vendees shall be entitled to use and enjoy the common facilities in the building and shall contribute for the maintenance for the same, if any.
11. That the Vendees herein shall abide by all the laws of the land by-laws, rules and regulations which govern the plot and super structure. The Vendees shall also not use the built up portion, the subject matter of this sale in any manner which is likely to cause nuisance or annoyance to the other occupiers of the building nor the same shall be used for any illegal and immoral purposes.
12. That the Vendees can get the electricity and water meter/connection/s changed/installed/transferred in respect the said portion in the said property, in their joint names from the concerned authorities, to which the Vendor shall have no objection.
13. That the Vendees shall not throw or accumulate dirt, rubbish, rages or other refuses or permit the same to be thrown in any of the common are of the said building.
14. That the Vendor has handed over the original Sale Deeds in respect of the said portion and photostat copies of the previous documents and papers to the Vendees on the execution of this Sale Deed.
15. That the Vendees have paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

Contd...7/-



Tarun Singh



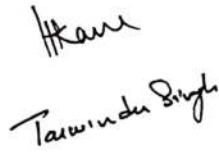
**FORM-A**

(SEE RULE 5 OF THE DELHI STAMP (PREVENTION OF UNDERVALUATION OF INSTRUMENTS RULES, 2007)

1. Name of office of Sub Registrar :- III, ASAF ALI ROAD, NEW DELHI.
2. Name, Father/husband name & address of the transferor:- Shri VIJAY KUMAR LAMBA S/o Shri Krishan Lal Lamba, R/o 11060, East Park Road, Karol Bagh, New Delhi-110005.,
3. Name, Father/husband name & address of the transferee:- (1) Shri TARWINDER SINGH AHLUWALIA S/o Shri Amrik Singh Ahluwalia, & (2) Mrs. HARJEET KAUR W/o Shri Tarwinder Singh Ahluwalia, both R/o 52/16, Ramjas Road, Karol Bagh, New Delhi-110005,
4. Amt. of consideration of the present transfer : Rs.59,50,000/-
5. Other information:-
  - a) Name of the Colony/locality : D.B. Gupta Road, W.E.A., Karol Bagh, New Delhi,
  - b) Category of the colony locality : 'D'( if the name of colony/locality is not included in the list of colonies/localities, the category of nearest colony/locality may be mentioned)
  - ii) Area in sq. yds. : 322.8 sq. yds.
  - iii) Land use :- : Commercial-3,
6. Total Plot Area (in sq. mtrs.) : 269.9 sq. mtrs.
7. Total Plinth area of the property (in sq. mtrs.) : 809.7 sq. mtrs.
8. Plinth area under transfer (in sq. mtrs.) : 51.38 sq. mtrs.
9. Land Rights : 17.13 sq. mtrs.
10. Year of construction : Before 1959,
11. Nature of construction : Pucca



SIGNATURE OF TRANSFEREES



SIGNATURE OF TRANSFEROR

IN WITNESS WHEREOF the Vendor and the Vendees 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.

(JAGDEEP SINGH SABHARWAL)  
S/o S. A.S. Sabharwal,  
R/o 16B/14, Dev Nagar,  
Karol Bagh, New Delhi-110005,

DL. P06102001141901

2.

(MANGAL DASS MEHRA)  
S/o Sathu Ram Mehra  
R/o 6568/9, BLK-9, H.NO-3,  
Dev Nagar, New Delhi

I.C. No. RJN 1733764



VENDOR



Tarun Singh

VENDEES





Reg. No.  
3292

Reg. Year  
2014-2015

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party

VIJAY KUMAR LAMBA

IInd Party

TARWINDER SINGH AHLUWALIA AND OTHERS, Harjeet Kaur

Witness

Jagdeep Singh, Mangal Dass Mehra

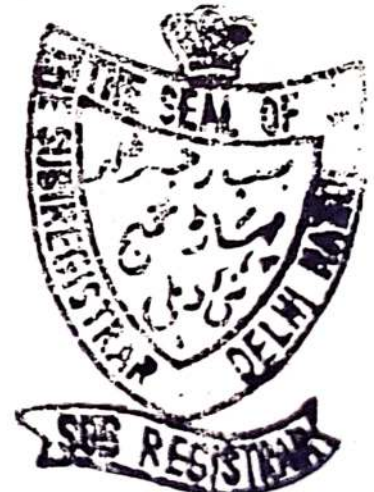
Certificate (Section 60)

Registration No.3,292 in Book No.1 Vol No 15,561  
on page 164 to 172 on this date 16/04/2014 10:47:48  
and left thumb impressions has/have been taken in my presence.

day Wednesday

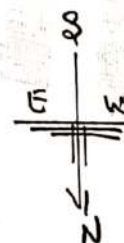
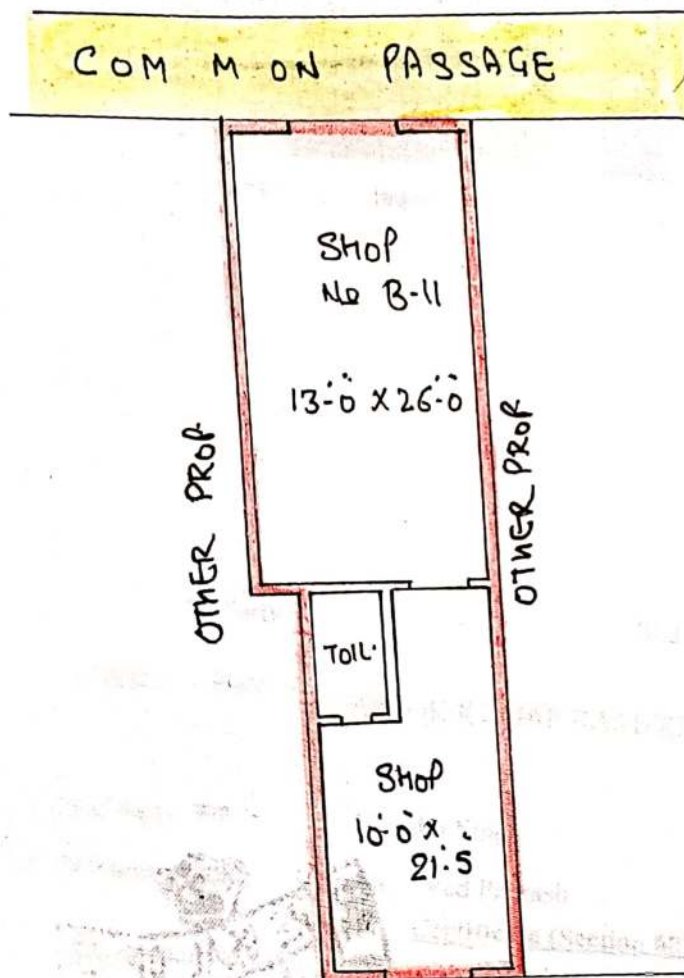
Date 16/04/2014 3:33:14

Sub Registrar  
Sub Registrar III  
New Delhi/Delhi





PLAN OF PLOT NO 4 BLOCK NO 52 AT PREHLAD MARKET, DESH BANDHU  
ROAD, KAROL BAGH NEW DELHI 110005  
FOR : MR. VIJAY KUMAR LAMBA  
BY : MR. TARWINDER SINGH AHLUWALIA AND OTHER  
SOLD PORTION SHOWN IN RED  
COMMON PORTION SHOWN IN YELLOW  
AREA = 553 SQ FTS



*[Handwritten signature]*

*Tarwinder Singh*

*[Handwritten signature]*

G A L I  
GROUND FLOOR PLAN

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