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02DD 095857



DL/02/009/072542

DL/02/009/072552

DL/02/009/072637

DL/02/009/072467

DL/02/009/072706

**SALE DEED FOR RS. 60,00,000.00**

Document Scrutinized Written  
And Presentation Made By

**STAMP DUTY**

**RS. 4,80,000/-**

Signature & Date

**CORPORATION TAX**

**RS. 3,00,000/-**

**TOTAL STAMPS**

**RS. 7,80,000/-**

This Sale deed is executed at New Delhi on this 23<sup>th</sup> day of FEB 2003, by M/s Bhagat Medical and Research Institute Pvt. Ltd., a Private Limited Company, duly incorporated under

Bhagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

*Kumar*

*Poonam Kaur*

*P. Kapila*

2537 25000 24/2/07  
 Kiran  
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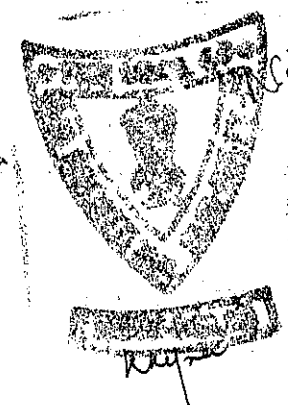
Kumar Kapils Stole  
 Jagdish Lal Kapils  
 A-11 Green Park  
 Nani and others

25000 x 31  
 50000  
 780000

SP Siva



SP Siva



Maninder Kay



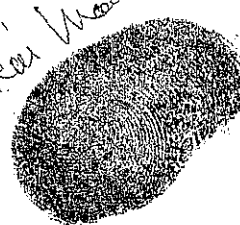
P. Kapila



Pavani Kolla



KB Raju



Sonia Bhargava





02DD 095856

1555  
2

the Companies Act, 1956, having its Registered Office at R-17, Greater Kailash, Part-I, New Delhi, through its Directors Dr. Satpal Singh S/o S. Bhagat Singh and Mrs. Narinder Kaur W/o Dr. Satpal Singh, duly authorised vide Resolution passed in the meeting of the Board of Directors held on 25<sup>th</sup> February, 2003, hereinafter called **THE VENDOR** (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*  
Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Dr. Nalini Kaur*  
Director

*Kapoor*

*Pranav Kapila*

*P. Kapila*

**Deed Related Detail**

Deed Name SALE WITHIN MC AREA

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar V  
 Village/City Green Park  
 Place (Segment) Green Park  
 Soil Type Residential  
 Area of Soil 655.00 वर्ग गज

Area of Building 0  
 Building Type

वर्ग फुट

**Money Related Detail**

Value 6,000,000.00 Rupees	Value of Stamp Duty 780,000.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Rupees

Presented by Sh/Smt. Dr Satpal Singh S/o, W/o S Bhagat Singh R/o R-17 G K-I in the office  
 ; of the Registrar/ Sub Registrar, Delhi this 28/02/2003 day Friday  
 between the hours of

Signature of Presenting

Registrar/Sub Registrar  
 Sub Registrar V  
 Delhi/New Delhi

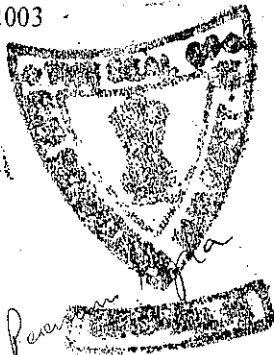
Execution admitted by the said Shri/Smt/Km. Dr Satpal Singh , Mrs Narinder Kaur  
 and Shri/Smt/Km. K K Kapila

Who are identified by Shri/Smt/Km. Sonia Bhardwaj S/o W/o D/o Sanjay Bhardwaj R/o L-7/6 DLF City-II  
 and Shri/Smt/Km K B Rai Khanna S/o W/o D/o S L Khanna R/o M-21 Saket N Delhi  
 (Mortgagee/Witness). Witness No. II is known to me contents of the document.

Contents of the document explained to the parties who understand the conditions and admit them as correct.  
 Having satisfied myself that this document was duly executed by Shri/Smt/Km Dr Satpal Singh , Mrs Narinder  
 Kaur in his official capacity, his attendance and signature are dispensed with and document is admitted to register

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 6,000,000.00 Rupees sixty lakh Only.  
 The Balance of entire consideration of Rs. Rupees has been paid to the  
 Vendor(s)/Mortgagor(s) by Sh./Smt.K K Kapila S/o, W/o J L Kapila A-11 Green Park R/o Sonia  
 Bhardwaj K B Rai Khanna  
 vendee(s) /Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid witnesses

Date 28/02/2003



*Narinder Kaur*

Registrar/Sub Registrar  
 Sub Registrar V  
 Delhi/New Delhi

*P. Kapila*



02DD 095855

IN FAVOUR OF

- 1) Shri K.K. Kapila S/o Late Shri Jagdish Lal Kapila;
  - 2) Smt. Poonam Kapila W/o Shri K.K. Kapila;
  - and
  - 3) Shri Prashant Kapila S/o Shri K.K. Kapila
- all residents of A-11, Green Park, New Delhi;

Bhagat Medical & Research Institute  
(P) Ltd.

*Dr. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Navinder Kaur*

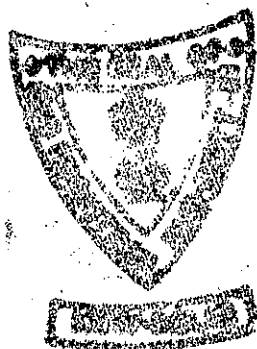
Director

*huper*

*Poonam Kapila*

*P. Kapila*

9753  
12  
24/2/03



24/2/03





02DD 095854

Hereinafter collectively called 'THE VENDEES' (which expression shall mean and include their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

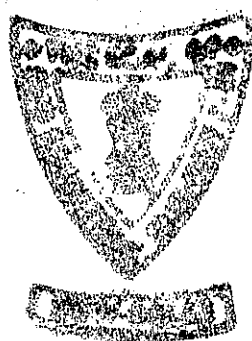
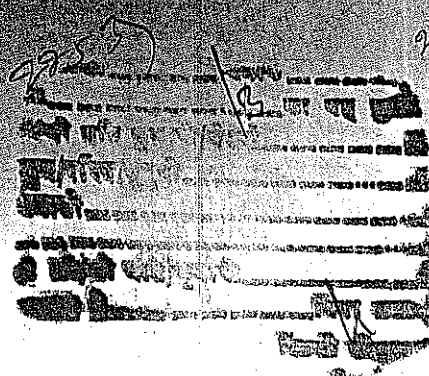
*Narinder Kaur*

Director

*Kupre*

*Anam Kaur*

*P. Kapila*



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02DD 095853

WHEREAS Smt. Durga Wati Kapoor W/o Shri Dina Nath Kapoor, S/Shri Inderjit Kapoor and Narinder Kumar Kapoor, sons of Shri Dina Nath Kapoor, jointly purchased a freehold plot of land bearing No. 8, Block 'A', measuring 655 Sq. Yds. (548 Sq. Mtrs.), situated in the colony known as Green Park (Main), New Delhi within the limits of Municipal Corporation of Delhi and bounded as under:-

EAST: Main Aurobindo Marg

WEST: Service Lane

NORTH: Plot No. A-7

SOUTH: Plot No. A-9

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kumar*

Director

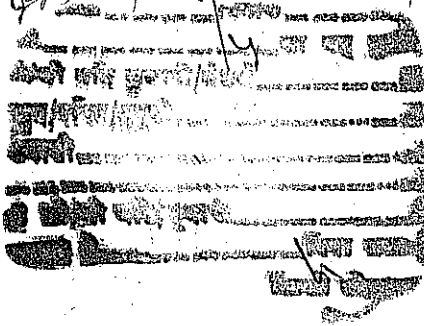
*Kapoor Pasram Kapoor*

*P. Kapila*

99537

4/4

9/4/21/93



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02DD 095852

From M/s Urban Improvement Company (P) Ltd., vide Sale Deed dated 28.10.1964, duly registered as Document No. 7711, in Addl. Book No. I, Volume No. 1219, on pages 26 to 28, on 1.12.1964, in the office of the Sub-Registrar, New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Naminder Key*

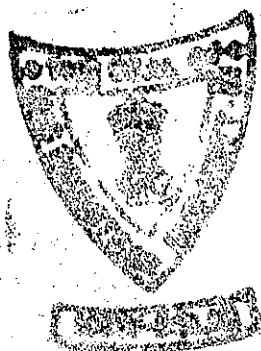
Director

*Pranav Kapila*

9253

24/2/03

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02DD 095851

AND WHEREAS after purchase of the aforesaid plot of land the aforesaid Smt. Durga Wati Kapoor, S/Shri Inderjit Kapoor and Narinder Kumar Kapoor, constructed a three storeyed building, comprising of Ground Floor, First Floor and Second Floor, on the said plot of land, with their own funds and resources, after getting the building plan sanctioned from the M.C.D. vide their letter No. 1470 B/42/66 dated 29.7.1966.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kumar*

Director

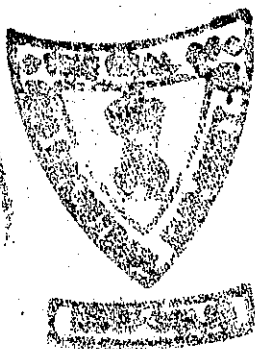
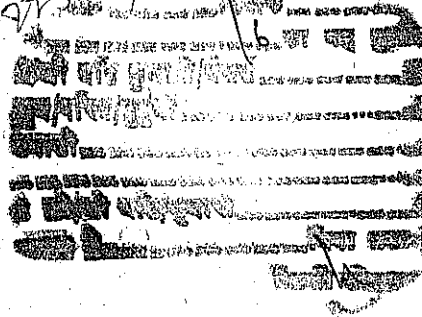
*Kapoor*

*Narinder Kumar*

*T. Kapile*

475

9/12/02







02DD 095850

AND WHEREAS the said Smt. Durga Wati Kapoor, gifted her  $1/6^{\text{th}}$  undivided share of the aforesaid property alongwith  $1/6^{\text{th}}$  undivided share in the land underneath 655 Sq. Yds., in favour of her son Shri Narinder Kumar Kapoor, vide Gift Deed dated 15.2.1968, duly registered as Document No. 1084, in Addl. Book No. I Volume No. 1920, on pages 183 to 187, on 16.2.1968, in the office of the Sub-Registrar, New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

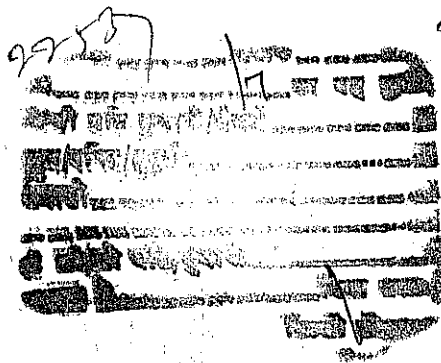
*Narinder Kumar*

Director

*Super*

*Benam Kapla*

*P. Kapile*



24/2/03



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CAMBRIDGE

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02DD 095849

AND WHEREAS the said Smt. Durga Wati Kapoor also gifted her remaining  $1/6^{\text{th}}$  undivided share of the aforesaid property alongwith  $1/6^{\text{th}}$  undivided share in the land underneath 655 Sq. Yds., in favour of her son Shri Inderjit Kapoor, vide Gift Deed dated 16.2.1968, duly registered as Document No. 1464, in Addl. Book No. I, Volume No. 1930, on pages 94 to 98, on 24.2.1968, in the office of the Sub-Registrar, New Delhi.

Bhagat Medical & Research Institute  
(F) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(F) Ltd.

*Narinder 1205*

Director

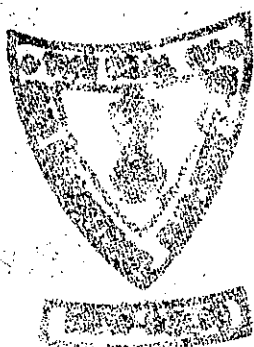
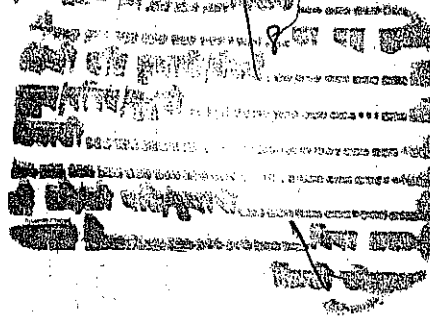
*Wynne*

*Poonam Kapla*

*P. Kapila*

566

9/4/21





02DD 095848

AND WHEREAS in the manner aforesaid, S/Shri Inderjit Kapoor and Narinder Kumar Kapoor, became the joint owners of the aforesaid property along with land underneath measuring 655 Sq. Yds.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

10

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Key*

Director

*Kapoor*

*Banani Kapoor*

*P. Kapila*







02DD 095847

AND WHEREAS S/Shri Inderjit Kapoor and Narinder Kumar Kapoor, through their General Attorney Shri N.K. Vedi S/o late Shri Inder Singh Vedi, sold the aforesaid property alongwith land underneath to the **Vendor** herein, vide Sale Deed dated 31.3.1987, duly registered as Document No.5917, in Addl. Book No. I, Volume No. 5889, on pages 58 to 74, on 16.7.1987, in the office of the Sub-Registrar, New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*S.P. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kumar*

Director

*Kapoor*

*Poonam Kapila*

*P. Kapila*

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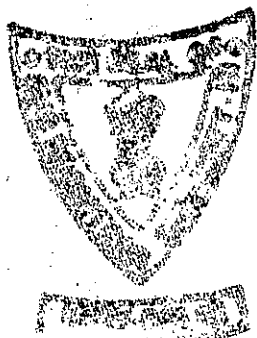
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THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D.C. 20535

OFFICE OF THE ATTORNEY GENERAL  
WASHINGTON, D.C. 20540



02DD 095846

AND WHEREAS after the purchase of the aforesaid property, the **Vendor** constructed the entire Third Floor on the terrace above Second Floor and Lift Room on terrace of Third Floor with its own funds and resources.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

12

*P. Kapile*

Bhagat Medical & Research Institute  
(P) Ltd.

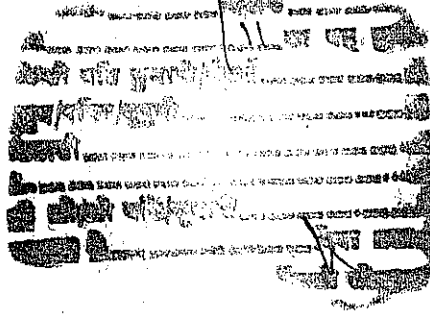
*Kavinder K*

Director

*Kumari Poonam Kapile*

97537

24/9/03





02DD 095845

AND WHEREAS in the manner aforesaid the **Vendor** herein, became the sole, absolute and exclusive owner of the aforesaid property comprising of Ground Floor, First Floor, Second Floor and Third Floor with terrace alongwith the freehold land underneath measuring 655 Sq. Yds. (548 Sq. Mtrs.), bearing No. A-8, situated at Green Park (Main), New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Navinder Kaur*

Director

13

*T. Kapila*

*Wingman*

*Poornam Kapila*







02DD 095844

AND WHEREAS the **Vendor** sold the Third Floor along with the entire terrace rights thereupon of the property, along with 20% undivided share in land underneath, bearing No. A-8, Green Park, New Delhi – 110 016 to Mr. K.K. Kapila, Smt. Poonam Kapila, W/o Mr. K.K. Kapila and Mr Prashant Kapila, S/o Mr. K.K. Kapila vide registered sale deed No. 12869 in additional Book No. I Volume 2221 on pages 177-194 on 23.12.2000 with Sub-registrar New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*S.P. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kumar*

Director

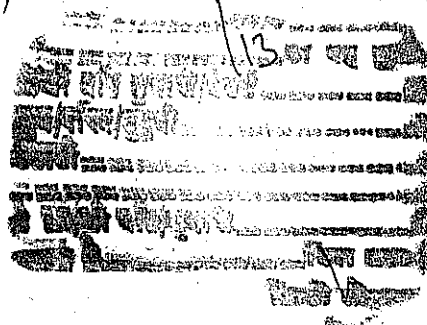
14

*P. Kapila*

*hempu Poonam Kapila*

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OFFICE OF THE  
DIRECTOR



02DD 095843

AND WHEREAS the **Vendor** sold the Ground Floor and the First Floor along with the Garage Block and Servants Quarter on all floors (including areas on Second Floor of Garage Block) of the property, along with 60% of undivided and indivisible shares in land underneath, bearing No. A-8, Green Park (Main), New Delhi – 110 016 to Mr. K.K. Kapila and Smt. Poonam Kapila vide registered sale deed No. 7084 in additional Book No. I, Volume No. 2947 on pages 1 to 98 on 8.8.2002 with Sub-registrar, New Delhi.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

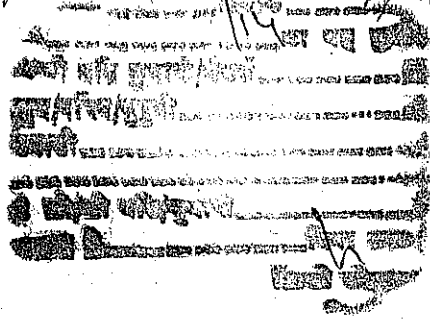
*K.K. Kapila* *Poonam Kapila*

*P. Kapila*

0750

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02DD 095842

And hence, the **Vendor** became the owner of Second Floor of the said building along with 20% undivided and indivisible share in land underneath.

Bhagat Medical & Research Institute  
(P) Ltd.

*S.P. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

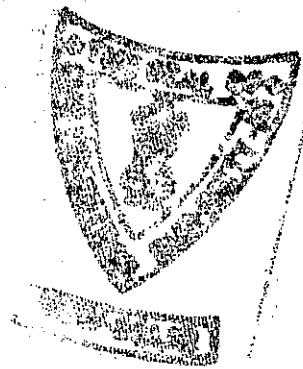
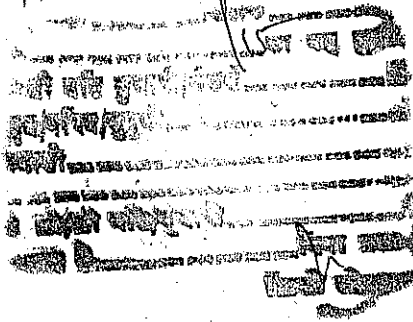
*huyne*

*Poonam Kaur*

*P. Kapila*

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24/2/03



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02DD 095841

AND WHEREAS the **Vendor** for its bonafide needs and requirements has agreed to sell, transfer, convey and assign to the **Vendees** and the **Vendees** had agreed to purchase the Second Floor of the aforesaid property, alongwith 20% undivided, indivisible and impartible ownership rights in the land underneath measuring 655 Sq. Yds., bearing No. A-8, situated at Green Park (Main), New Delhi, with all rights of easements, patent or latent, enjoyed and reputed to be enjoyed the same with all rights in fixtures and fittings, electricity, water including tubewell boring, sanitary connections, trees, shrubs, lawns, compound, wall, pathways and structure standing thereon including lift and its appurtenances, hereinafter referred to as **'THE SAID PORTION OF THE SAID PROPERTY'** for a total consideration of Rs. 60,00,000/- (Rs. Sixty Lacs Only).

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(F) Ltd.

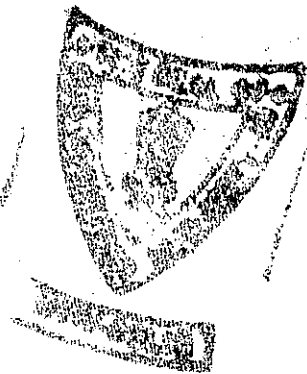
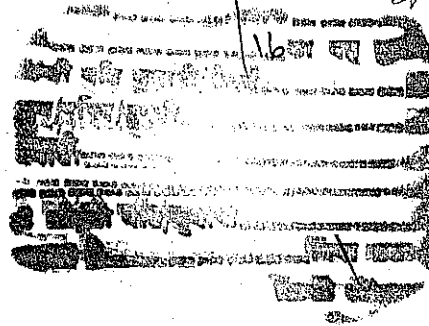
*Narinder Kaur*

Director

17

*P. Kapila*

*Pranav Kapila*





**NOW THIS AGREEMENT TO SELL      02DD 095840**  
**WITNESSETH AS UNDER:**

That in consideration of the sum of Rs. 60,00,000/- (Rs. Sixty Lacs Only), which has been received by the **Vendor** from the **Vendees** in the following manner:

1. Cheque No. 420523 dated 2.8.2002 for Rs. 10,00,000.00 (Rupees Ten Lakhs Only) favouring M/s Bhagat Medical and Research Institute Pvt. Ltd.
2. Pay Order No. 058998 dated February 27, 2003 for Rs. 16,66,666.67 (Rupees Sixteen Lacs Sixty Six Thousand Six Hundred Sixty Six and Sixty Seven Paise Only) favouring M/s Bhagat Medical and Research Institute Pvt. Ltd.
3. Pay Order No. 058999 dated February 27, 2003 for Rs. 16,66,666.66 (Rupees Sixteen Lacs Sixty Six Thousand Six Hundred Sixty Six and Sixty Six Paise Only) favouring M/s Bhagat Medical and Research Institute Pvt. Ltd.
4. Pay Order No. 059000 dated February 27, 2003 for Rs. 16,66,666.67 (Rupees Sixteen Lacs Sixty Six Thousand Six Hundred Sixty Six and Sixty Seven Paise Only) favouring M/s Bhagat Medical and Research Institute Pvt. Ltd.

18

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

*P. Kapila*

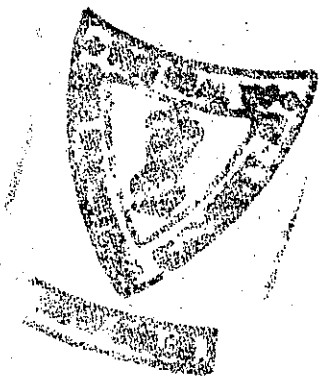
*Kapila*

*Poonam Kapila*

9250 117 94-107

THE UNITED STATES OF AMERICA  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR  
SUBJECT: [REDACTED]





02DD 095839

The receipt of which the **Vendor** hereby admits and acknowledges in full and final settlement, the **Vendor** doth hereby sell, convey, transfer and assign the said portion of the said property (fully described above) along with 20% undivided, indivisible and impartible ownership rights in the freehold land underneath measuring 655 Sq. Yds., with all rights, title, interest, easements, privileges and appurtenances, with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances, unto the **Vendees**, absolutely and forever.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

19

*P. Kapila*

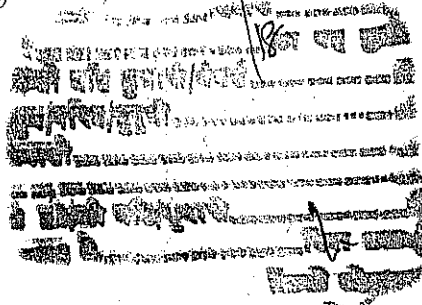
Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

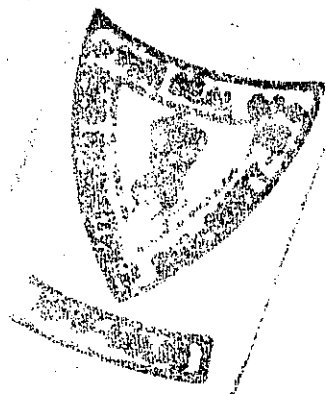
*hempner* *Parvati Kapila*

9255

24/2/09



100210



100210



02DD 095838

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 **Vendees** have become the absolute owners of the said portion of the said property, with full rights to use and enjoy the same as absolute owners without any objection/hindrance by the **Vendor** or any other person claiming through or under the **Vendor**.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

20

*P. Kapila*

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

*Kumari*

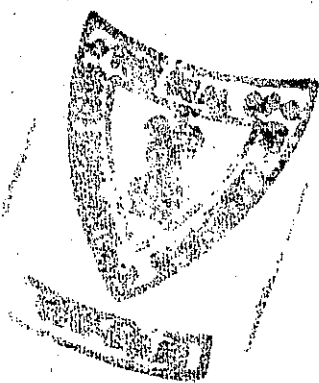
*Pranav Kapila*

११५७

१९

१५/११/७३

सुनी वती गुणवत्/सुनी  
सुनी/सुनी/सुनी  
सुनी  
सुनी  
सुनी



सुनी वती गुणवत्/सुनी  
सुनी/सुनी/सुनी  
सुनी





02DD 095837

That the **Vendor** hereby assures the **Vendees** that the **Vendor** has neither done or been party to any act whereby the **Vendor's** right 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 or any part thereof.

Bhagat Medical & Research Institute  
(P) Ltd.

21

*S.P. Singh*

Director

*P. Kapile*

Bhagat Medical & Research Institute  
(P) Ltd.

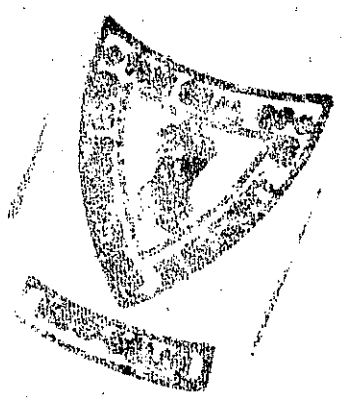
*Narinder Kaur*

Director

*Surpreet Kaur*

92530 1/2 24/1/03

THE  
UNITED STATES  
DEPARTMENT OF  
THE ARMY  
OFFICE OF THE  
CHIEF OF STAFF  
WASHINGTON, D.C.



17

17



02DD 095836

That the **Vendor** declares and represents 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 and or no minor has any right, title, interest and claim or concern of any nature with the said portion of the said property and further none else other than the **Vendor** has any right, title or interest of any kind whatsoever in the whole or any part of the said portion of the said property and further there is no impediment in the **Vendor's** right to execute this Sale Deed.

Bhagat Medical & Research Institute  
(P) Ltd.

*SR Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

22

*P. Kapila*

*Kapila* *Poonam Kapila*





02DD 095835

That the **Vendor** hereby assures, represents and covenants with the **Vendees** as follows:

- That the said portion of the said property is free from all encumbrances whatsoever or howsoever.
- That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the said portion of the said property.
- That excepting the **Vendor** nobody else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said portion of the said property.
- That there is no legal impediment or bar whereby the **Vendor** can be prevented from selling, transferring and vesting the absolute title in the said portion of the said property, in favour of the **Vendees**.

23

Shagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

*P. Kapila*

Shagat Medical & Research Institute  
(P) Ltd.

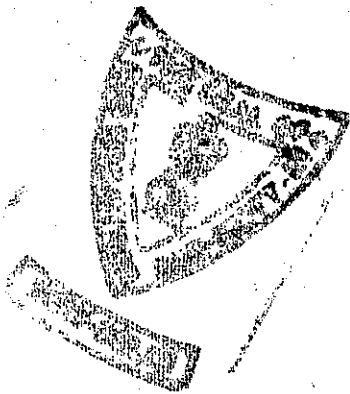
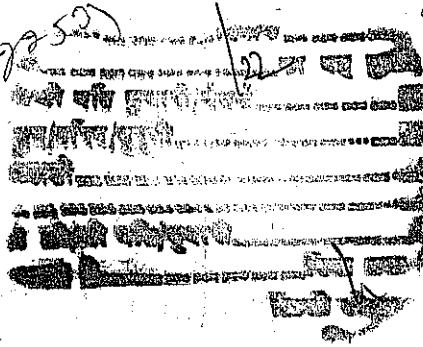
*Narinder Kaur*

Director

*Kumari Poonam Kapila*

7253

7.4/19



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02DD 095834

- e) That there is no subsisting agreement for sale, in respect of the said portion of the said property hereby sold to the **vendees** and the same has not been transferred in any manner whatsoever in favour of any other person or persons.
- f) That the **Vendor** has a marketable title in respect of the said portion of the said property.
- g) That there is no notice of default or breach on the part of the **Vendor** or its predecessors in interest of any provisions of law in respect of the said portion of the said property.

Dhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

24

*P. Kapile*

Dhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

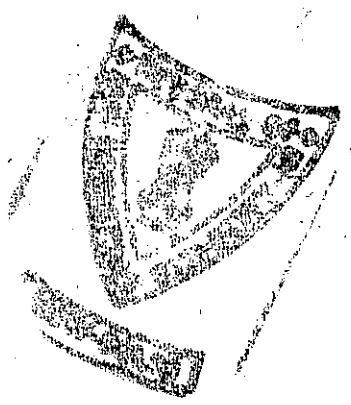
Director

*Kumar*

*Pranav Kapila*

9955 / 23  
941-183

पुणे जिल्हा प्रशासनाच्या कार्यालयात  
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02DD 095833

That the **Vendor** further assures the **Vendees** that the said portion of the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction. Will, Trust, Exchange, Lease, legal flaws, claims, demands, loan, surety, security, prior Agreement to Sell, Stay Order etc. and if it is ever proved otherwise, or in case any legal defect in the ownership and title of the **Vendor** is found and the **Vendees** suffer any loss or damage, then the **Vendor** will be liable and responsible to make good the loss suffered by the **Vendees** and keep the **Vendees** indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the **Vendees**, at the prevailing market value.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

25

*P. Kapila*

Bhagat Medical & Research Institute  
(P) Ltd.

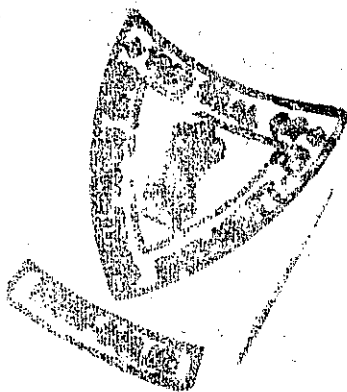
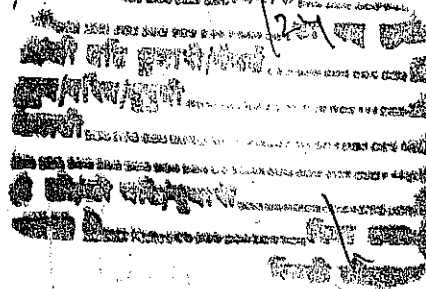
*Narinder Kaur*

Director

*Super Pawan Kapila*

99557

941-103





02DD 095832

That the Vendees can get the said portion of the said property mutated in their own names in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

Shagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Shagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

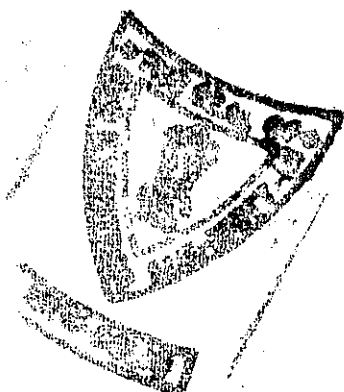
Director

26

*P. Karpile*

*Kupre Anam Kapla*

9257 1/25/51 103





02DD 095831

That the house tax, property tax, water and electricity charges and other dues and demands of whatsoever nature, payable in respect of the said portion of the said property shall be paid and borne by the **Vendor** upto the date of the registration of this Sale Deed and thereafter the **Vendees** will be responsible for the payment of the same.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

27

*P. Kapile*

*Beenu Kapila*





02DD 095830

That the owner/occupants of the said building shall have full right of access through staircase etc. to the top terrace at all reasonable times to get the overhead tank repaired/cleaned etc. and to install T.V. Antenna. That similar condition shall apply to the underground water tank booster pump etc.

Bhagat Medical & Research Institute  
(P) Ltd.

*S.P. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

28

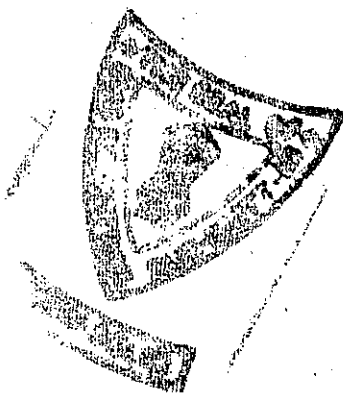
*P. Kapila*

*Kapila Pawan Kapila*



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02DD 095829

That the **Vendees** 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.

Jhagat Medical & Research Institute  
(P) Ltd.

*SP. Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

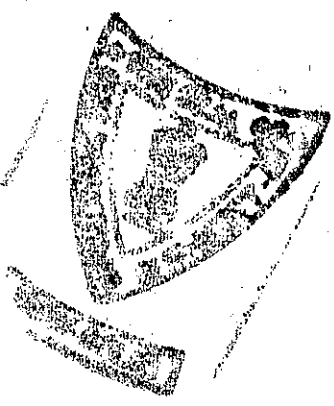
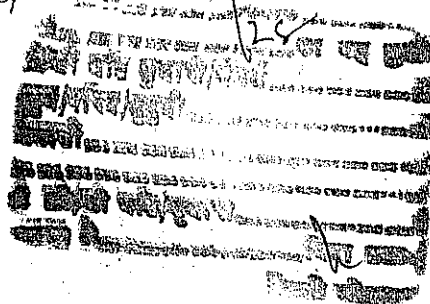
29

*P. Kapila*

*Kupar Poonam Kapila*

0955

04/2/83





02DD 095828

That all the relevant documents in respect of the said property have been handed over by the **Vendor** to the **Vendees**.

Bhagat Medical & Research Institute  
(P) Ltd.

SP Singh

Director

Bhagat Medical & Research Institute  
(P) Ltd.

Narinder Kaur

Director

30

P. Kapile

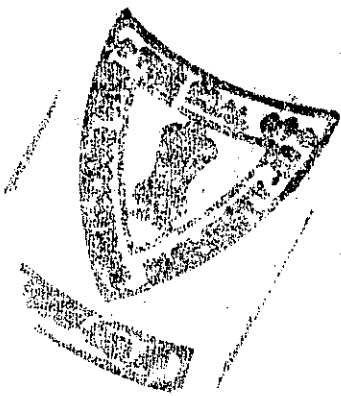
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Ranam Kapile

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02DD 095827

That all the expenses of this Sale Deed viz. stamp duty, registration charges etc. have been borne and paid by the **Vendees.**

That this transaction has taken place at New Delhi and as such Delhi courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

Bhagat Medical & Research Institute  
(P) Ltd.

*SP Singh*

Director

Bhagat Medical & Research Institute  
(P) Ltd.

*Narinder Kaur*

Director

31

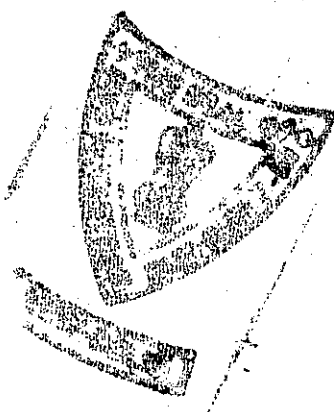
*P. Kapila*

*Kapila* *Poonam Kapila*

925

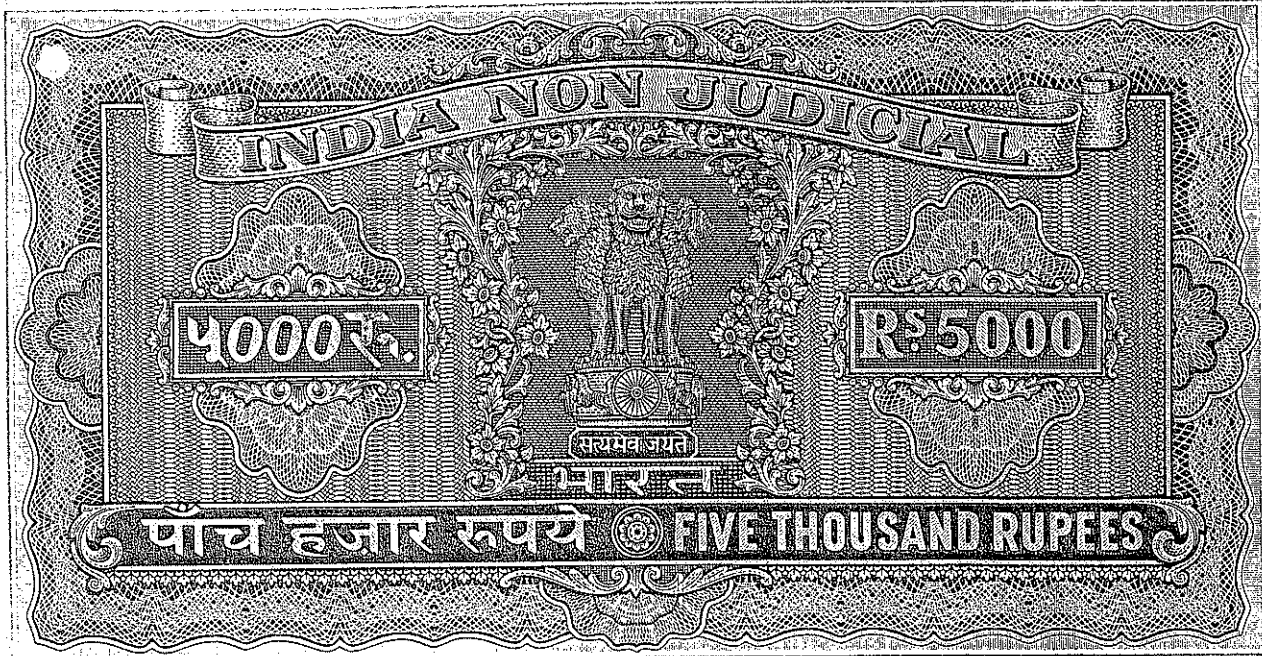
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30



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• *Chlorophyll a* (Chl *a*)



IN WITNESS WHEREOF the **Vendors** have signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses:

#### WITNESSES

- Sonia Bhardwaj*
- Name: *Sonia Bhardwaj*  
Dr. Sonia Bhardwaj  
W/o Mr. Sanjay Bhardwaj  
Address  
L-7/6, DLF City-II, Gurgaon  
Haryana - 122 002
  - Name: *K.B. Rai Khanna*  
Mr. K.B. Rai Khanna  
S/o Late Mr. S.L. Khanna  
Address  
M-21, Saket  
New Delhi - 110 017

For and on behalf of M/s Bhagat Medical and Research Institute Pvt. Ltd. (**Vendor**)

- Dr. Satpal Singh*  
Bhagat Medical & Research Institute (P) Ltd.  
Director
1. Dr. Satpal Singh, Director  
Bhagat Medical & Research Institute (P) Ltd.
  - Narinder Kaur*  
2. Mrs. Narinder Kaur, Director

#### Vendees

- Kiran Kumar Kapila*
1. Mr. Kiran Kumar Kapila  
*Poonam Kapila*
  2. Mrs. Poonam Kapila  
*P. Kapila*
  3. Mr. Prashant Kapila

Reg. No.  
1555

Reg. Year  
2003-2004

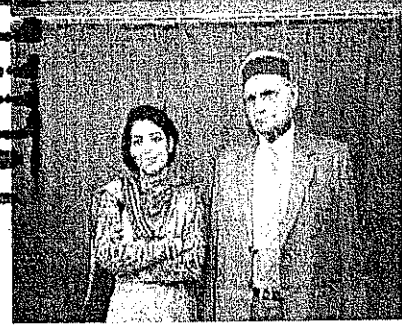
Book No.  
1



Ist Party

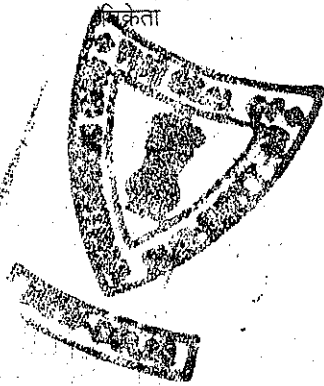


IInd Party



Witness

गवाह



Ist Party

IInd Party

Ist Party विक्रेता :- Bhagat Medical & Research Instt P Ltd

Bhagat Medical & Research Instt P L

IInd Party क्रेता :- K.K. Kapila Poonam Kapila

Prashant Kapila

Witness गवाह :- Sonia Bhardwaj K B Rai Khanna

**Certificate (Section 60)**

Registration No.1,555 in Book No.1 Vol No 3,243  
on page 96 to 127 on this date 28/02/2003 day Friday  
and left thumb impressions have/has been taken in my presence.

Sub Registrar  
Sub Registrar V  
New Delhi/Delhi

ate 28/02/2003