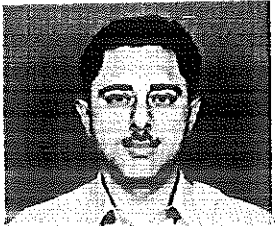


07/09/05



D.I.N. 103012002208133 1030320018688

Green Day

630620012

53404 (A.P)

STAMP DUTY : Rs. 7,50,000/-
COPRPORATION TAX: : Rs. 4,50,000/-

TOTAL STAMPS : Rs. 12,00,000/-

Alvina

[Handwritten signature]

~~32~~ 32



25000 x 48

1900,000

814686 Date 30/2/05

This paper of Rs. 1000000

to Mr. Nanna Sethiaiah S/o late Sh. Nanna
S/o Muthaiah R/O D-2
Address SID East of Gailash
through/State No. D. 65

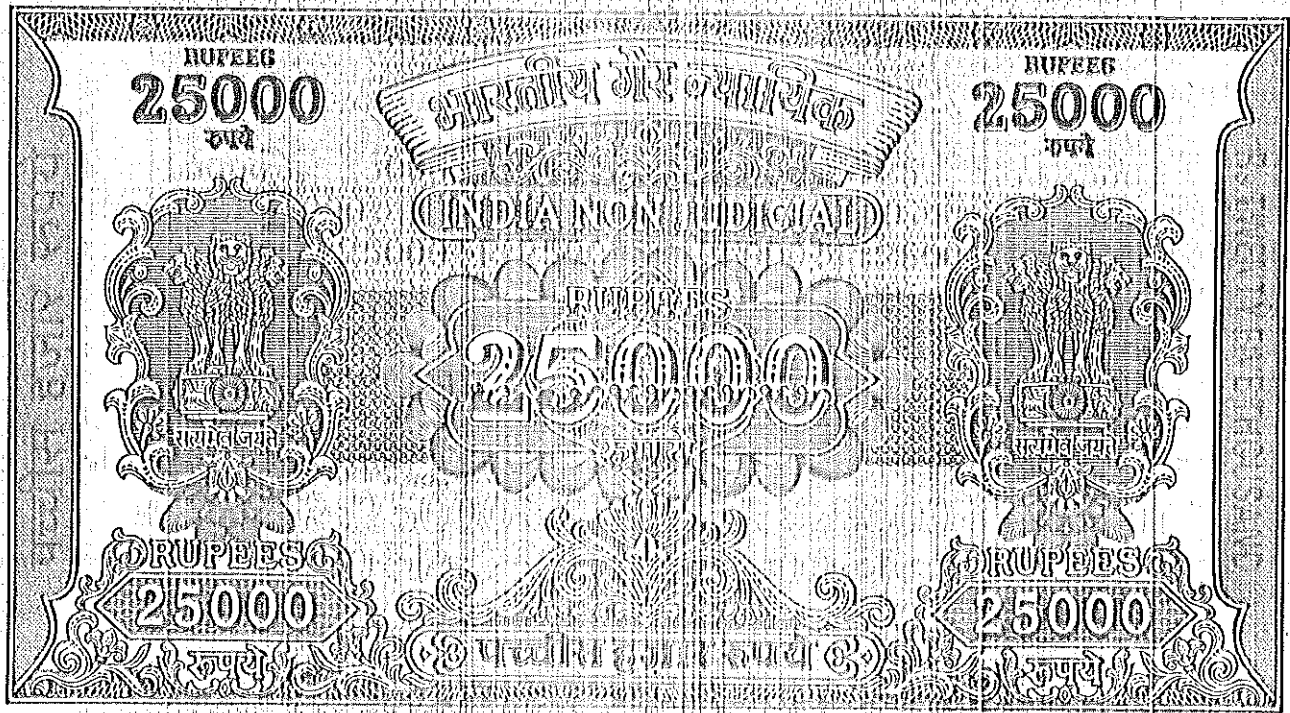
TILAK CHAND

Debit Treasury

K. K. Jha
Treasurer
Debit Treasury

E-14/22 Vikar P.D.

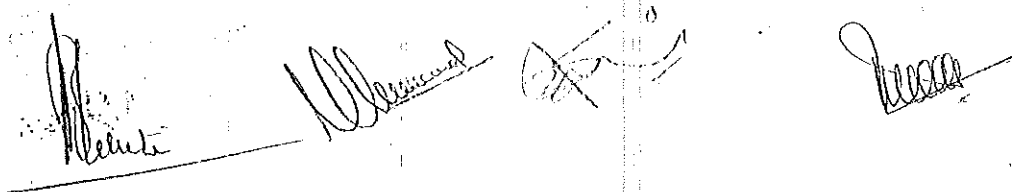




दिल्ली DELHI

053403

THIS SALE DEED IS MADE AND EXECUTED AT DELHI on this 7th day of September, 2005 by (1) Mrs. Adarsh Walia W/o Sh. Gurinder Singh and (2) Mrs. Davinder Kaur W/o Sh. Prit Pal Singh both R/o N-5, Chitranjan Park, New Delhi – 110 019, presently residing at 474, South Marginal Park, Jericho, New York-11753, both through their General attorneys namely (1) Sh. Sanjay Bhatia S/o Late Sh. J.P. Bhatia R/o G-207, Lane W-13, Sainik Farms, New Delhi (2) Sh. Ajay Bharti S/o Late Sh. O.P. Bharti R/o D-28, Kalkaji, New Delhi and (3) Sh. Abhinav Anand S/o Sh. Ashok Anand R/o G-194, Lane W-13, Sainik Farms, New Delhi, duly constituted vide General Power of Attorney dated 21/04/2004, duly attested by Notary Public, State of New York (USA) and duly authenticated by collector of Stamps, Saraswati Vihar, Delhi on 11/05/2004, hereinafter collectively called "the VENDORS"



Deed Related Detail

Deed Name SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Vasant Vihar

Place (Segment) Vasant Vihar

Property Type Residential

Area of Property 390.00 oZx xt

Area of Building 0' 0" 0Zx Qc

Building Type

Money Related Detail

Value 15,000,000.00 Rupees

Value of Registration Fee 100.00 Rupees

Value of Stamp Duty 1,200,000.00

Rupees

Pasting Fee 1.00 Ruppes

Presented by Sh/Smt/Sanjay Bhatia S/o, W/o late J.P.Bhatia R/o G-207, Lane W-13 Sainik
Farms ND in the office of the Registrar/ Sub Registrar, Delhi this 07/09/2005 day Wednesday
between the hours of

Signature of Presente

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi

Execution admitted by the said Shri/Smt/Km. Sanjay Bhatia , Ajay Bhatia , Abhinav Anand
and Shri/Smt./Km. Nama Seethaiah

Who is/are identified by Shri/Smt/Km. Harish Sharma S/o W/o D/o R.L.Sharma R/o BG-6/343
and Shri/Smt./Km Mahinder Manocha S/o W/o D/o K.L. manocha R/o 129 Sector-8 R.K. Puram ND
(Marginal 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
Having satisfied myself that this document was duly executed by Shri/Smt./Km Sanjay Bhatia , Ajay
Bhatia and Abhinav Anand; his attendance and signature are dispensed with and document is admitted
Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 15,000,000.00 Rupees one crore,
fifty lakh Only.

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

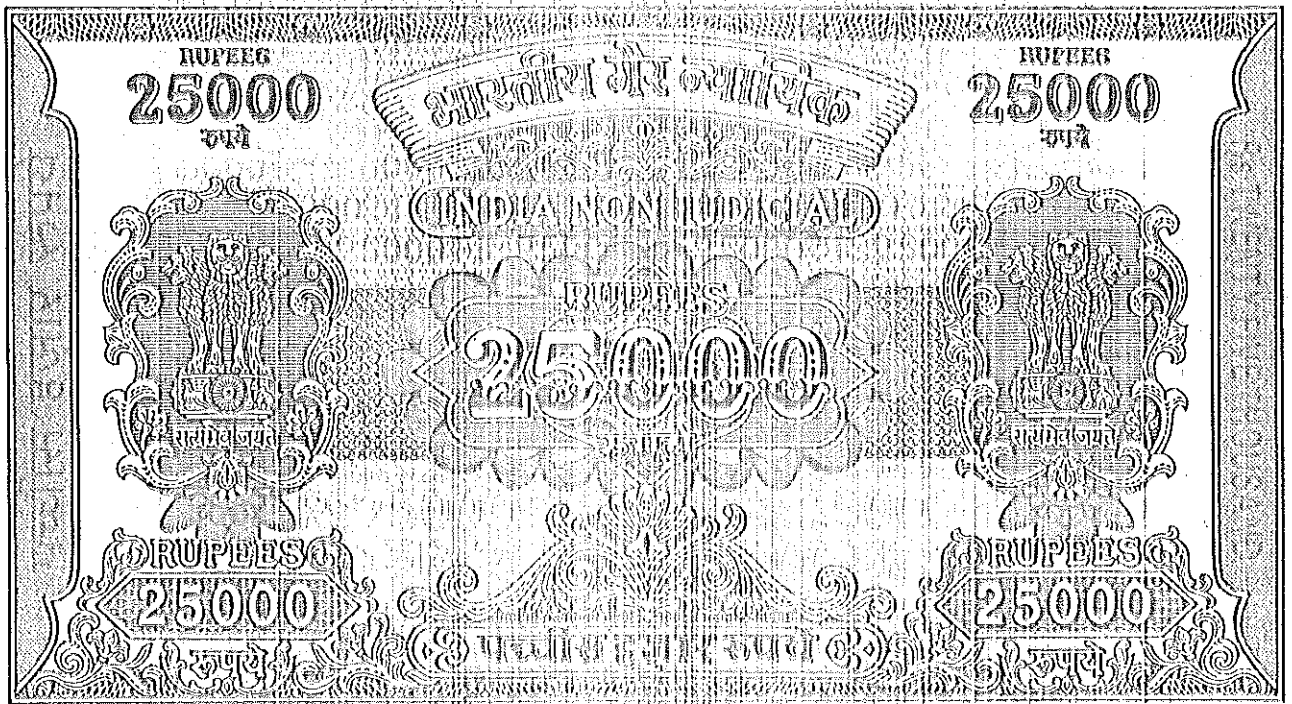
Vendor(s)/Mortgagor(s) by Sh./Smt.Nama Seethaiah S/o, W/o late Nama Seethaiah D-27
East Of Kailash ND R/o Harish Sharma , Mahinder Manocha
vendee(s) /Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid
witnesses.

Date 07/09/2005

Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi



दिल्ली DELHI

053402

IN FAVOUR OF

Sh. Nama Seethaiah, son of Late Shri Nama Muthaiah, resident of D-27, East of Kailash, New Delhi-110065, hereinafter called the "VENDEE"

Reg. No.
12085

Reg. Year
2005-2006

Book No.
1

814686
2
30/8/05
This paper of Rs. 1000/-



Ist Party

विक्रेता



IInd Party

क्रेता



Witness

xokg

Ist Party

IInd Party

Ist Party विक्रेता :-

Sanjay Bhatia

Ajay Bhatia

Abhinav Anand

IInd Party क्रेता :-

Nama Seethaiah

Witness xokg

Harish Sharma

Mahinder Manocha

Certificate (Section 60)

Registration No.12,085 in Book No.1 Vol No 2,270

on page 121 to 168 on this date

07/09/2005

day Wednesday

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

Sub Registrar

Sub Registrar IX

New Delhi/Delhi

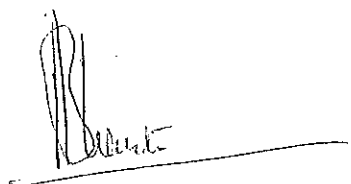

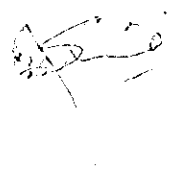
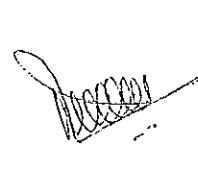
Date 07/09/2005



दिल्ली DELHI

053401

The expressions of the VENDORS and the VENDEE, unless and otherwise repugnant to the context of this deed, SHALL mean and include their respective heirs, successors, representatives, administrators, executors, nominees, agents and assigns etc.

814686

3

2018/05

For the Right of the
Name
Address
through/State

TILAK CHAND

Yash
K.K. Jha
Treasurer
Delhi Treasury

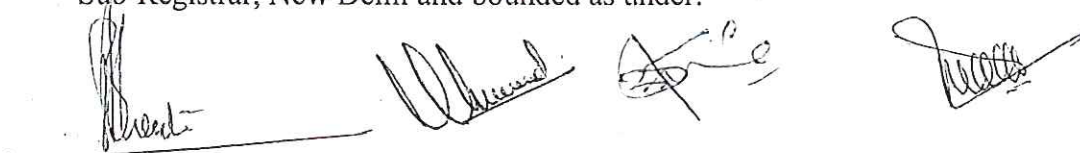




दिल्ली DELHI

053400

WHEREAS originally, by virtue of perpetual Sub-Lease Deed, the President of India, through the Government Servant's Co-operative House Building Society Ltd., granted into Sh. Brij Bhusan Lal S/o Lala Munshi Lal and Smt. Chatra Wati wife of Sh. Brij Bhushan Lal, sub-leasehold rights in perpetuity in respect of a residential plot of land bearing No. 23, in Street No. E-14, measuring 390 sq. yds, situated in the lay-out plan of the said society in the colony known as Vasant Vihar, New Delhi, within the limits of Municipal Corporation of Delhi (hereinafter referred to as "The said Plot of Land") vide perpetual Sub-Lease Deed dated 23.5.1969 duly registered as Document No. 4425, Addl. Book No. I, Volume No. 2218, on pages No. 95 to 101 on 30.6.1969, in the office of the Sub-Registrar, New Delhi and bounded as under:



814686

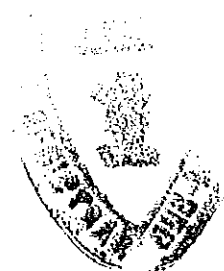
30/8/05

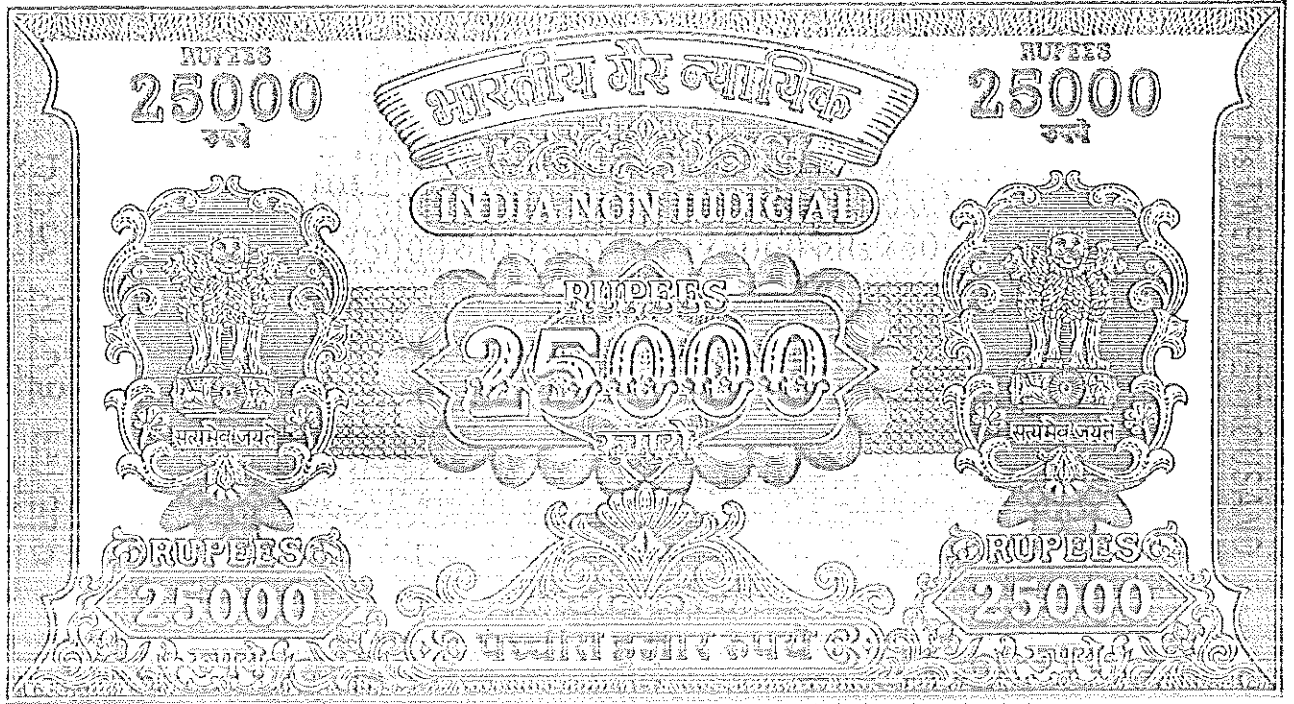
4
Date
This paper of
to
S/o
Address
through/Secy

K. K. Jha
Treasurer
Dahli Treasury

Dahli Treasury

TILAK CHAND





दिल्ली DELHI

053399

East : Plot No. 22
West : Plot No. 24
North : Street No. E-14 (45' wide)
South : 15' wide Service Road

[Handwritten signatures and marks]

514686

30/8/05

5
Date...
This paper of Rs...
to...
S/o...
Address...
through/Shri...

TILAK CHAND

Do...
X. K. Jha
Treasurer
District Treasury





दिल्ली DELHI

053398

AND WHEREAS, thereafter the said Sh. Brij Bhushan Lal and Smt. Chatra Wati at their own cost and out of their personal earnings and after obtaining the necessary approvals and sanctions from Delhi Development Authority vide their letter no. 31(178) 70 dated 3.3.1975, had constructed a residential building comprising of Ground and First Floor, fitted with all amenities such as water, electricity and sanitary connections on the said plot of land and also obtained Occupancy Certificate from Delhi Development Authority (The said plot of land alongwith super structure standing thereon are hereinafter collectively referred to as "The Said Property" which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings, power and sewerages connections therein deposits relative thereto).

[Handwritten signatures and marks]

84686

Date... 30/8/65
This paper of Rs...
to...
S/o...
Address...
through/Order...

TILAK CHAND

Delhi Treasury
K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053397

AND WHEREAS the said Smt. Chatra wati died and consequent upon here death, her 50% undivided share in the said property developed upon and was duly mutated in the joint names of here sons namely Sh. Kirti Bhushan Lal, Ravi Bhushan Lal, Kailash Bhushan Lal and Kamal Bhushan Lal, in the records of Delhi Development Authority, vide their Letter No. F.GS (E-14/23)/71/CS/DDA dated 11.4.1985, issued by Jt. Director (CS).

314 656

7

3-12-15

Date...
Tab paper of Rs...
to...
S/o...
Address...
through/Service...

TILAK GELAND

K. K. Jha
K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053396

AND WHEREAS the said Sh. Brij Bhushan Lal, Kirti Bhushan Lal, Ravi Bhushan Lal, Kailash Bhushan Lal and Kamal Bhushan Lal, carried out certain additions and alterations in the said property with their own funds and resources and also obtained completion certificate thereof from DDA, vide its Letter No. F.31 (178) 70 Bldg. / 929 (SZ) dated 25.7.1986.



Subst

Date 30/8/55
Tab paper of Rs. 3.11
ID...
S/o...
Address...
through...

TILAK CHAND

K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053395

AND WHEREAS the said Sh. Ravi Bhushan died and consequent upon his death, his entire share in the said property developed upon and was duly mutated in the name of his wife Smt. Kusum Lal, in the records of Delhi Development Authority, vide their Letter No. F.GS (E-14/23) / 71/CS/DDA/2043 DATED 17.7.1985, issued by Jt. Director (CS), read with letter No. F.GS (E-14/23)/71/CS/DDA/10483, dated 8.12.1995 issued by Dy. Director (CS), Delhi Development Authority.



814686

9 Date 30/8/05
Tab paper of Rs. 1000
to...
S/c...
Address...
through/Elan...

TILAK CHAND

K. K. Jha
K. K. Jha
Debit Treasury

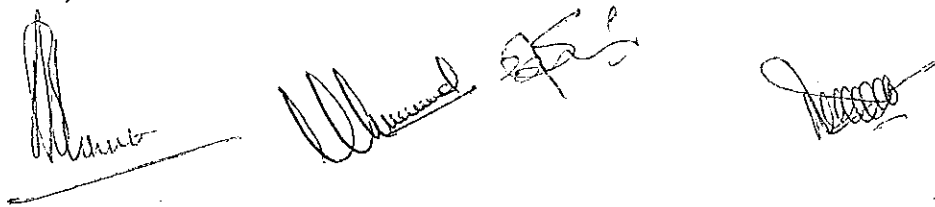




दिल्ली DELHI

053394

AND WHEREAS the said Sh. Brij Bhushan Lal also died and consequent upon his death, his entire share in the said property developed upon and was duly mutated in the joint names of Sh. Kirti Bhushan Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, (all sons) Smt. Kusum Lal (daughter in law), Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal (daughters), in the records of DDA, vide its Letter No. F.GS (E-14/23)/71/CS/DDA/557 dated 18.01.1996, issued by Jt. Director (CS), DDA.



814686

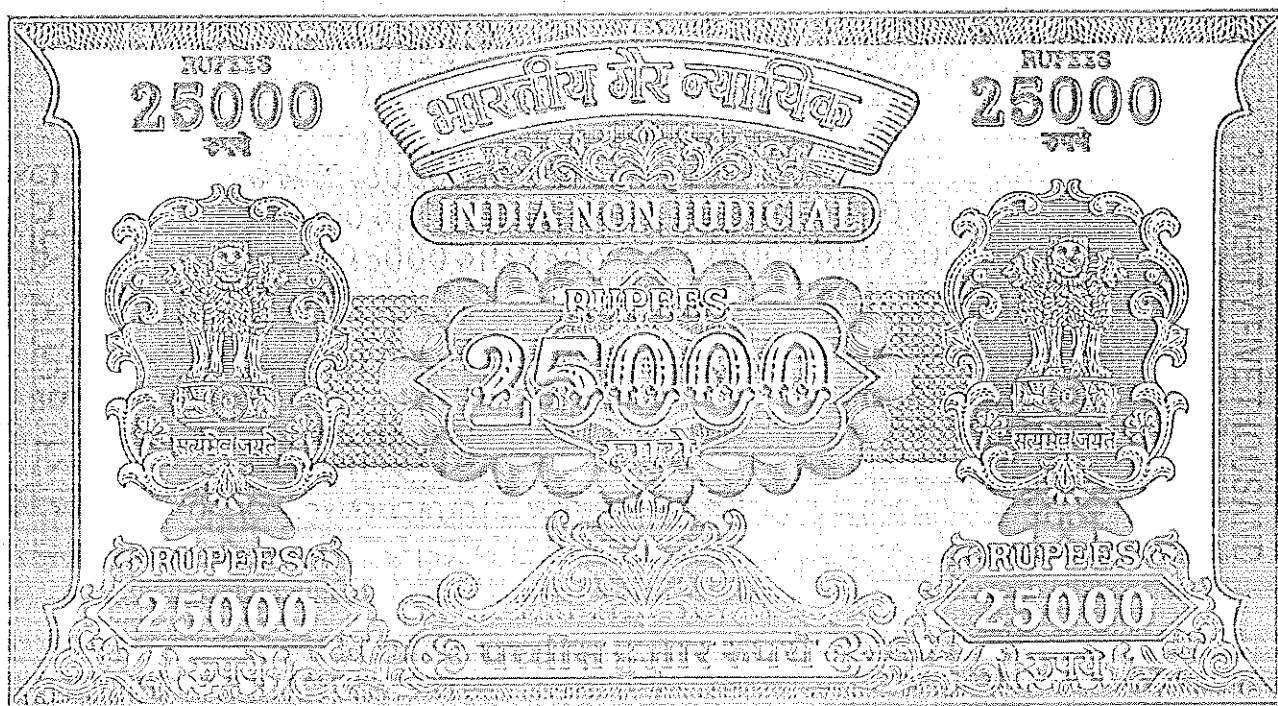
308105

Date...
This paper of Rs...
to...
S/o...
Address...
through/State...

TILAK CHAND

~~K. K. Jha~~
K. K. Jha
Treasurer
Dept. Treasury





दिल्ली DELHI

053393

AND WHEREAS the said property was duly mutated in the joint names of Sh. Kirti Bhushan Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, Smt. Kusum Lal, Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal, in the records of the Government Servants Co-operative House Building Society Ltd., vide their Letter dated 10.4.1996.

[Signature]

[Signature]

[Signature]

[Signature]

814686

30/8/05

11 Date
This part of the
to
S/o
Address
through/Share

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
Treasury

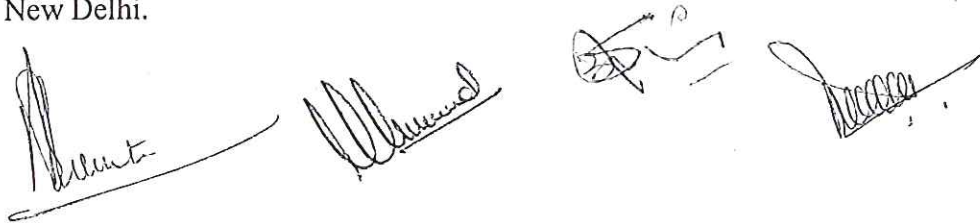




दिल्ली DELHI

053392

AND WHEREAS the said Sh. Kirti Bhushan Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, Smt. Kusum Lal, Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal, also got the sub-leasehold rights in respect of the said plot of land converted into freehold in the joint names of the said Sh. Kirti Bhushan Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, Smt. Kusum Lal, Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal, from the president of India, through DDA, vide Conveyance Deed dated 30.4.1996 duly registered as Doc. No. 3270, in Addl. Book No. 1, Vol. No. 697 on pages 128 to 129 on 30.4.1996, in the office of the Sub-Registrar, I.N.A., Vikas Sadan, New Delhi.



219686

12

30/8/05

Date
Title page of B.
to
S/o
Address
through/State

TILAK CHAND

~~K. K. Jha~~
K. K. Jha
Treasurer
Treasury





दिल्ली DELHI

053391

Thus in the manner aforesaid, the said S/Sh. Kirti Bhushal Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, Smt. Kusum Lal, Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal become the joint and absolute owners of the said property.

844656


13

308/05

Date...
This paper of Rs...
to...
S/o...
Address...
through...

Heina

TILAK CHAND


K.K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053390

AND WHEREAS the said Sh. Kirti Bhushan Lal, Kailash Bhushan Lal, Kamal Bhushan Lal, Smt. Kusum Lal, Smt. Shobha Bansal, Smt. Urmil Singhal and Smt. Manju Aggarwal sold, transferred and conveyed the said property including the said plot of land to Mrs. Adarsh Walia wife of Sh. Gurvinder Singh and Mrs. Davinder Kaur wife of Sh. Prit Pal Singh (the VENDORS herein), vide Sale Deed dated 18.3.1999, which is duly registered in the office of the Sub-Registrar-IX, New Delhi as Document No. 619, in Addl. Book No. I, Volume No. 180, on pages 133 to 229 on 19.3.1999.









814686

14 Date 30/5/05
Tab page of Rs
to
S/o Name
Address
through/for K. Kulha
Treasurer
Delhi Treasury
TILAK CHAND







दिल्ली DELHI

053389

AND WHEREAS in the manner aforesaid, the VENDORS herein became the joint and absolute owners of the said property alongwith the ownership rights in the land underneath measuring 390 Sq. Yds., which is the self acquired property of the VENDORS.







814656

15

30/8/05

Date...
Tab paper of ...
to...
S/o...
Address...
through...

K. K. Jha
K. K. Jha
Treasurer
Datta Treasury

TILAK CHAND





दिल्ली DELHI

053388

AND WHEREAS thereafter, the said property was re-constructed and re-developed, after getting the building plans sanctioned from Municipal Corporation of Delhi, vide its letter No. 164/B/SZ/2004 dated 25/05/2004. The said property at present comprises of Basement, Ground Floor, First Floor, Second Floor and Terrace.

8/4686

30/8/05

Date
Tab paper of
to
S/o
Address
through/State

gama

TILAK CHAND

~~Y. K. K. K.~~
Treasurer
Delhi Treasury





दिल्ली DELHI

053387

AND WHEREAS the VENDORS have full right and authority to sell and transfer the portion under sale in whole or in parts.

514686

30/8/05

Date...
Tab paper of Re...
to...
S/o...
Address...
through/Obt...

TILAK GHAND

K.K. Tilha
K.K. Tilha
Treasurer
Delhi Treasury

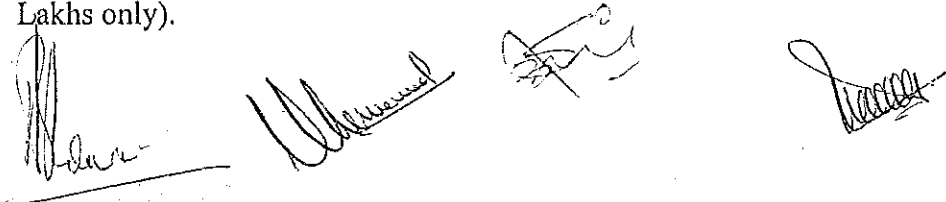




दिल्ली DELHI

053386

AND WHEREAS the 'VENDORS' for their bonafide needs and requirements have agreed to irrevocably sell, convey, transfer and assign to the 'VENDEE' and the 'VENDEE' have agreed to purchase the entire Basement and entire Ground Floor of the building at E-14/23, Vasant Vihar, New Delhi, consisting of Four Bedrooms, Four Bathrooms, One Drawing cum Dining room, One Kitchen, One Lobby, Front Lawn; Rear Courtyard with one Servant Quarter having common Toilet on the Terrace above the Second Floor and space for one car park in the common Driveway inside the building and right of ingress and outgress along with other owners/occupants of the said building on all common facilities (e.g. lifts, water pumps, water tanks, drainage/sewerage, common staircase, driveway etc.), easements, appurtenances attached and erected in the said building alongwith proportionate, undivided, indivisible and impartible proportionate right in the freehold plot of land underneath to the extent of 40%, measuring 390 sq. yds. hereinafter collectively referred to as the PROPERTY UNDER SALE in semi finished condition for a total sale consideration of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs only).



814686

18

3-18/05

Date...
Tas paper of...
to...
S/o...
Address...
through/State... for...

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053385

AND WHEREAS the VENDORS have further warranted and represented to the VENDEE that the PROPERTY UNDER SALE is free from all sorts of encumbrances, attachments, income or wealth tax liabilities / attachments, injunction(s), notice(s), mandatory and prohibitory charges, prior sale(s), releases, family and legal disputes of any kind whatsoever and that they have full and unrestricted right and power to convey, assign, transfer, alienate and sell the PROPERTY UNDER SALE and that for that purpose they are fully entitled to make and enter into any Agreement to Sell, execute Sale Deed and/or other transfer documents qua the PROPERTY UNDER SALE either in part or in full, without the consent of anyone else.

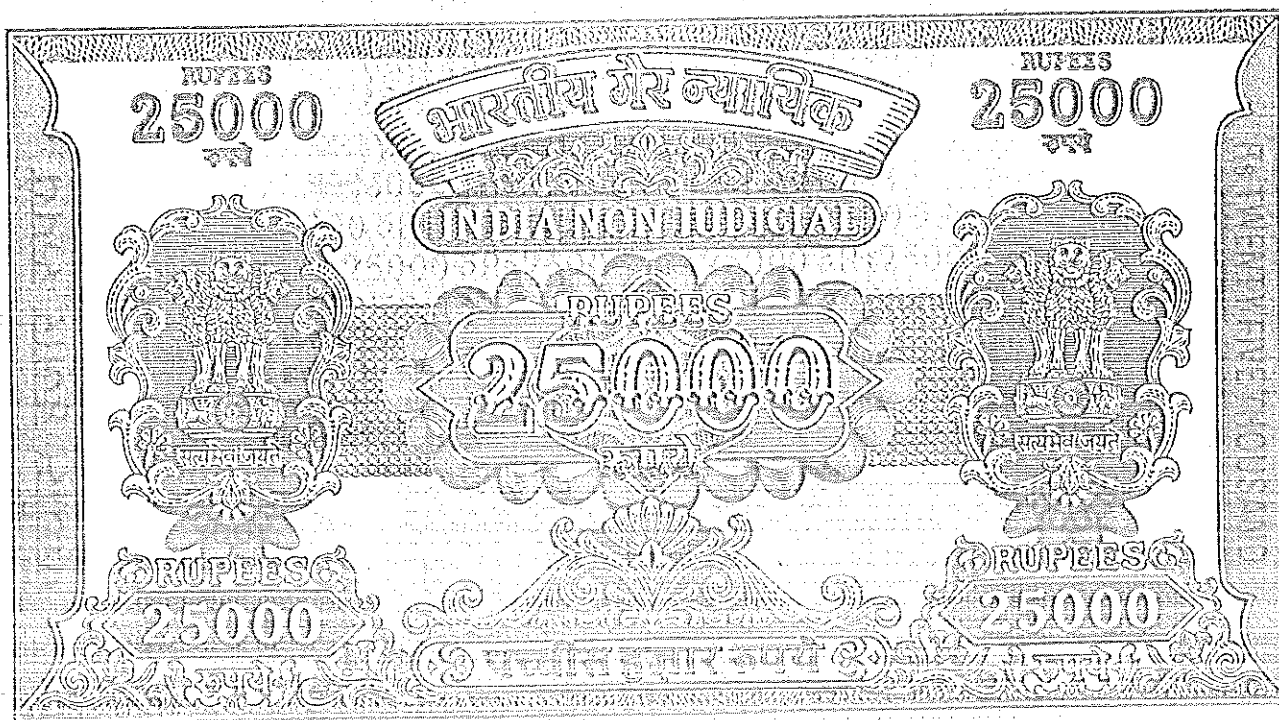
Sub 86

19. Date 20/8/05
This paper is
to
S/o
Address
through/Share

K. K. Jha
Deputy
Deputy

TILAK CHAND

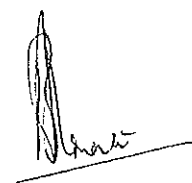


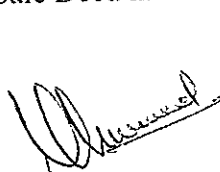


दिल्ली DELHI

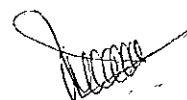
053384

AND WHEREAS after complying with the agreed terms and conditions, the VENDORS are executing this Sale Deed in favour of the VENDEE as under:









514686

30/8/05

20 Date
This paper is
to
S/o
Address
through/

~~Ap. Chow~~
K. K. Jha

Treasurer
Joint Secretary
Min

TILAK CHAND





दिल्ली DELHI

053383

NOW THIS SALE DEED WITNESSETH AS UNDER:

- 1) That in pursuance of the covenants and stipulations referred to herein above, the VENDEE has paid to the VENDORS, the total sale consideration amount of Rs. 150 Lakhs (Rupees One Hundred and Fifty Lakhs only) for the PROPERTY UNDER SALE, which has been fully received by the VENDORS from the VENDEE, in the following manner;

514686

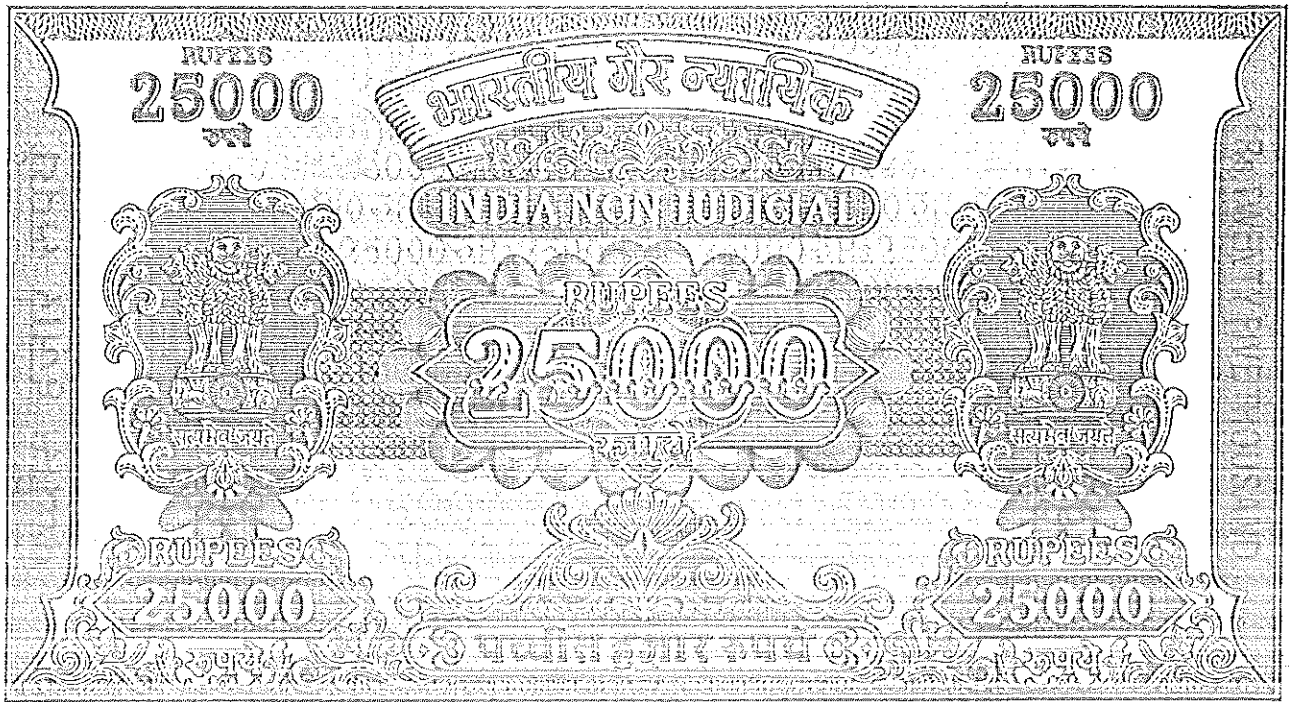
30/8/05

Order No. 21 Date
This paper of Rs. 100/-
to
S/o. *Same*
Address
through/Stri

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053382

iv) The sale consideration amount of Rs. 150.00 Lakhs (Rupees One Hundred and Fifty Lakhs Only) has been paid by the VENDEE at the time of signing, execution and registration of this Sale-Deed and simultaneous handing over of actual, physical and vacant possession along with photocopies of the originals of all the title documents of the PROPERTY UNDER SALE by the VENDORS to the VENDEE, the receipt of which VENDORS hereby admit and acknowledge.

814686

22

30/5/05

DATE...
This paper of...
is...
S/o...
Address...
through/Order...

K. K. Jha
K. K. Jha

Treasurer

Delhi Treasury

TILAK CHAND

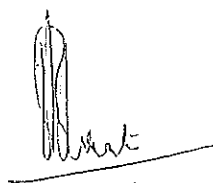




दिल्ली DELHI

053381

The VENDORS do hereby acknowledge, admit and confirm the receipt of the total sale consideration amount of Rs. 150.00 Lakhs from the VENDEE in the manner stated here in above.









814656

23

30/8/05

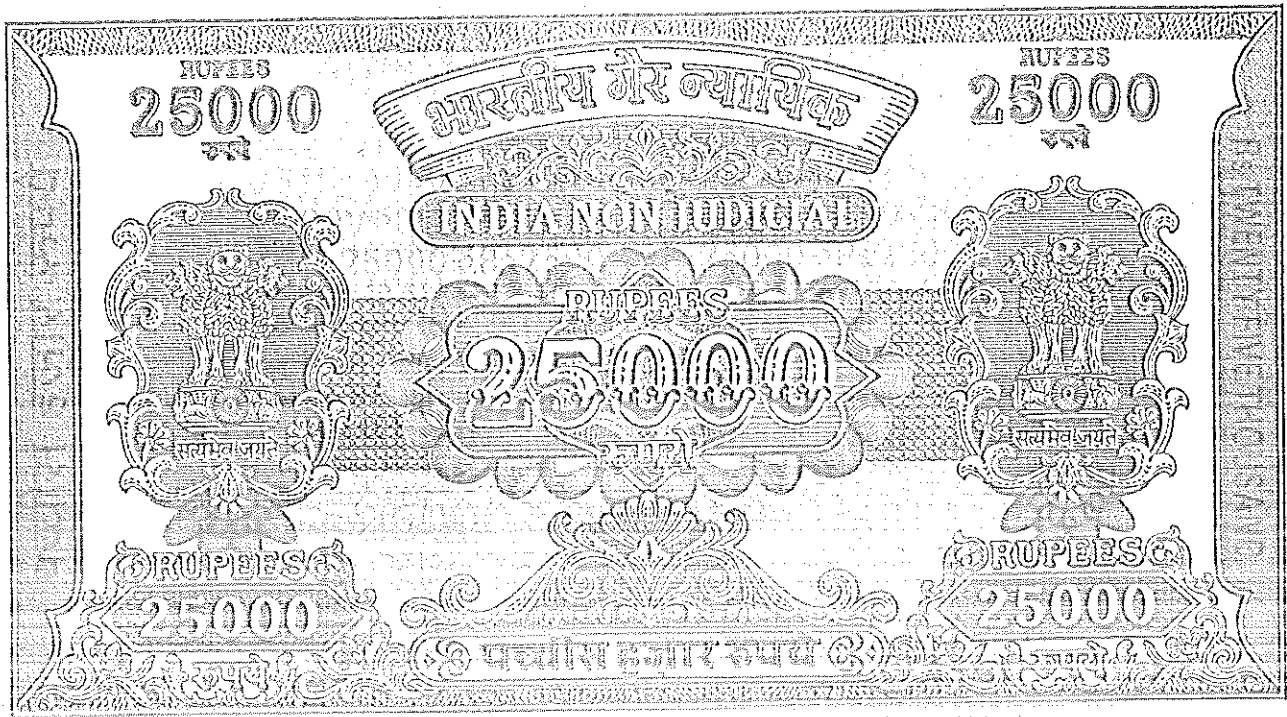
This paper of ...
to ...
S/o ...
Address ...
through/ ...

K. K. Jha
Treasurer
Delhi Treasury

TILAK CHAND

Delhi Treasury
Delhi





दिल्ली DELHI

053380

- 2) That in consideration of the total sale consideration amount of Rs. 150.00 Lakhs (Rupees one hundred and fifty lakhs only) having been received by the VENDORS from the VENDEE qua the PROPERTY UNDER SALE, in the manner detailed herein above, the VENDORS do hereby grant, convey, sell, transfer and assign all their rights, titles and interests in the said PROPERTY UNDER SALE, fully described above, together with 40% undivided, indivisible and impatible ownership rights of the

814686

22/8/05

24 Date
This paper of Rs.
to
S/o.
Address
through/Share

K. K. Jha
K. K. Jha
Director
Deputy Secretary

TILAK CHAND





दिल्ली DELHI

053379

land underneath the said building to the VENDEE on the terms and conditions herein provided that nothing herein stated shall confer or deemed to have conferred upon the VENDEE exclusively any right or title to the common driveway, staircase, overhead water tanks, sewers, water meters and other common facilities to the exclusion of the VENDORS and or the VENDEE or owners or occupants of the other units of the said building.

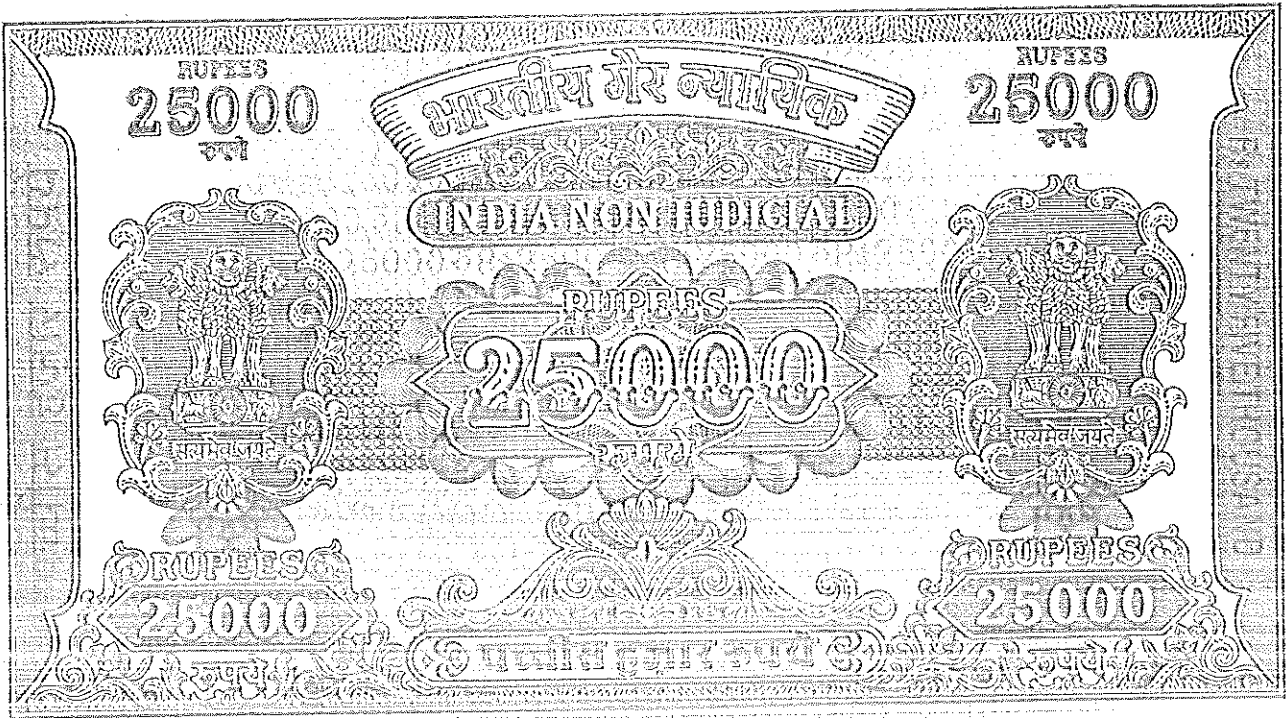
814656

25 Date... 3-18/15
This paper of Rs...
to...
S/o...
Address...
through/Station... for...

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
Dist. Treasury





दिल्ली DELHI

053378

3) THE VENDORS HEREBY COVENANT AND ASSURE THE VENDEE AS UNDER:-

a) That the PROPERTY UNDER SALE is free from all sorts/kinds of encumbrances such as prior sale, gif, disputes, litigation, notification, requisition, mortgage, attachment, decree, lien, court injunction, Lease, notices, claims, demands, Will, Trust, Exchange, Legal flaws, charge, agreement etc. and if it is ever proved or otherwise if the whole or any portion of the PROPERTY UNDER SALE is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in ownership and title of the VENDORS thereto, then the VENDORS shall be liable and responsible to make good the loss, if any, suffered by the VENDEE by way of giving an amount equal to a sum of losses/damages, claims, demands, actions, proceedings, costs, charges and expenses which may be suffered, incurred or undergone by the VENDEE directly or indirectly.

[Three handwritten signatures are present below the text.]

814686

26

20/8/05

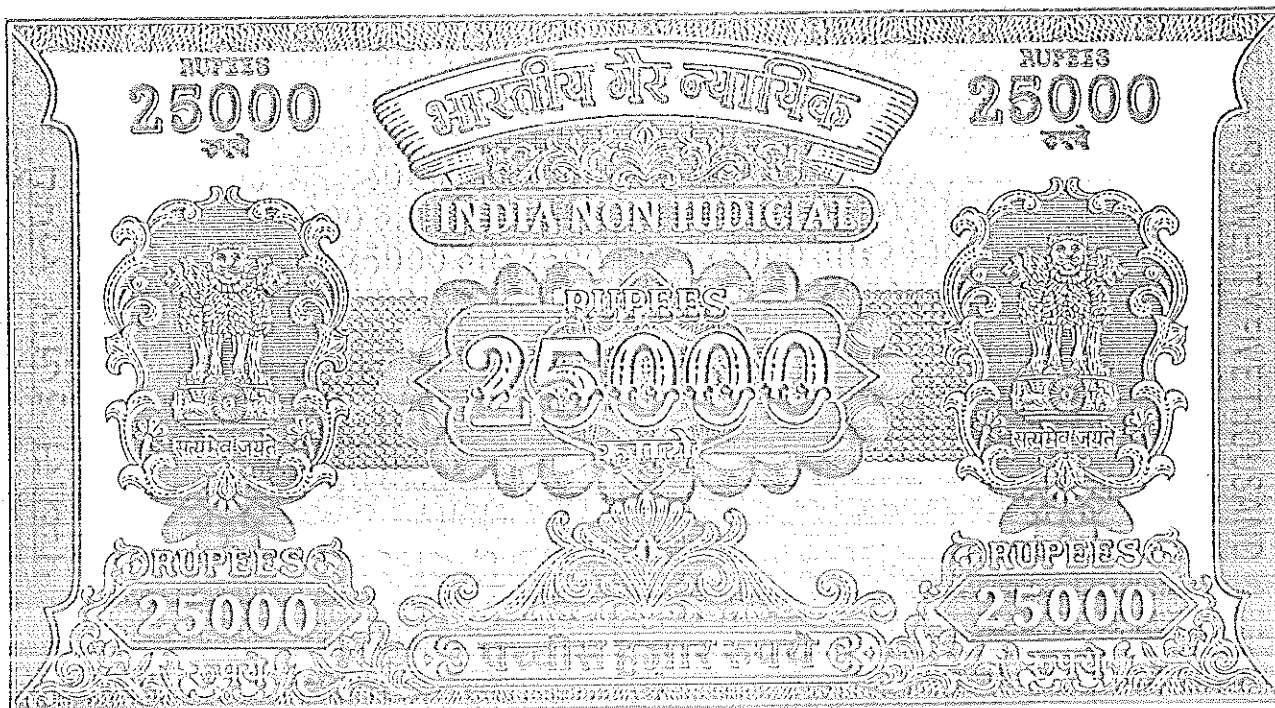
Date
This part of
to
S/c
Address
through

K. K. Jha

Treasurer
Dahli Treasury

FLAK CHAND





दिल्ली DELHI

053377

b) The VENDORS also assure the VENDEE that the building, of which the PROPERTY UNDER SALE is a part, has been constructed strictly in accordance with the sanctioned plan granted by the competent authority. Relying and acting on the aforesaid representations of the VENDORS and believing the same to be true, the VENDEE, under bonafide impression and in good faith, has purchased the said PROPERTY UNDER SALE from the VENDORS.

814686

27

30/8/05

... ..
This paper of
to
S/o
Address
through

K. K. Jha
K. K. Jha
Treasurer
... ..

TILAX CHAND





दिल्ली DELHI

053376

c) That the VENDORS have delivered and handed over actual, physical and vacant possession of the PROPERTY UNDER SALE to the VENDEE by means of this INDENTURE.

814686
Date 28/3/18/01
The paper of ...
to ...
S/o ...
Address ...
through/Share ...

K. K. Jha
Treasurer
Delhi Treasury

TILAK CHAND





दिल्ली DELHI

053375

4) That, now the VENDORS have been left with no right, title, interest, claim or concern of any nature whatsoever and in any manner in/with the PROPERTY UNDER SALE and the VENDEE shall be fully entitled to use and enjoy the PROPERTY UNDER SALE in any manner, the VENDEE likes, without any objection/hindrance from/by the VENDORS or any other persons(s) claiming through/under the VENDORS.

814686
29
30/8/65
Date
This paper of
to
S/o
Address
through/Share

~~K. K. Jha~~
K. K. Jha
Treasurer
Delhi Treasury
DIN

TILAK CHAND





दिल्ली DELHI

053374

5) That now, the VENDEE has full right to receive, realize, recover and collect the recent and profits of the PROPERTY UNDER SALE in any manner the VENDEE LIKES.

[Signature]

[Signature]

[Signature]

[Faint signature or stamp]

814686

30

30/8/95

Payable to the order of _____
The sum of _____
to _____
S/o _____
Address _____
through/Share _____

K. K. Jha
K. K. Jha
Treasurer

TILAK CHAND Delhi Treasury





दिल्ली DELHI

053373

6) That hereafter the VENDEE is fully entitled to make any addition and/or alteration in the PROPERTY UNDER SALE without any hindrance/objection by the VENDORS and without affecting the safety of the structure and/or the entire building.









814686

30/8/05

31 Date
This paper of Rs.
to
S/o. *namer*
Address
through/Share

K. K. Jha

Treasurer
Dahai Treasury
Dahai Treasury

TILAK CHAND

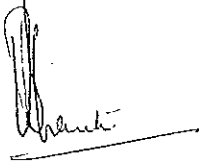




दिल्ली DELHI

053372

7) That the VENDORS hereby assure the VENDEE that they have neither done nor have been party to any act till date whereby their rights, titles and interests in the PROPERTY UNDER SALE may, in any way, be impaired or whereby they may be prevented from transferring/ selling the PROPERTY UNDER SALE or any part thereof.







814686

32

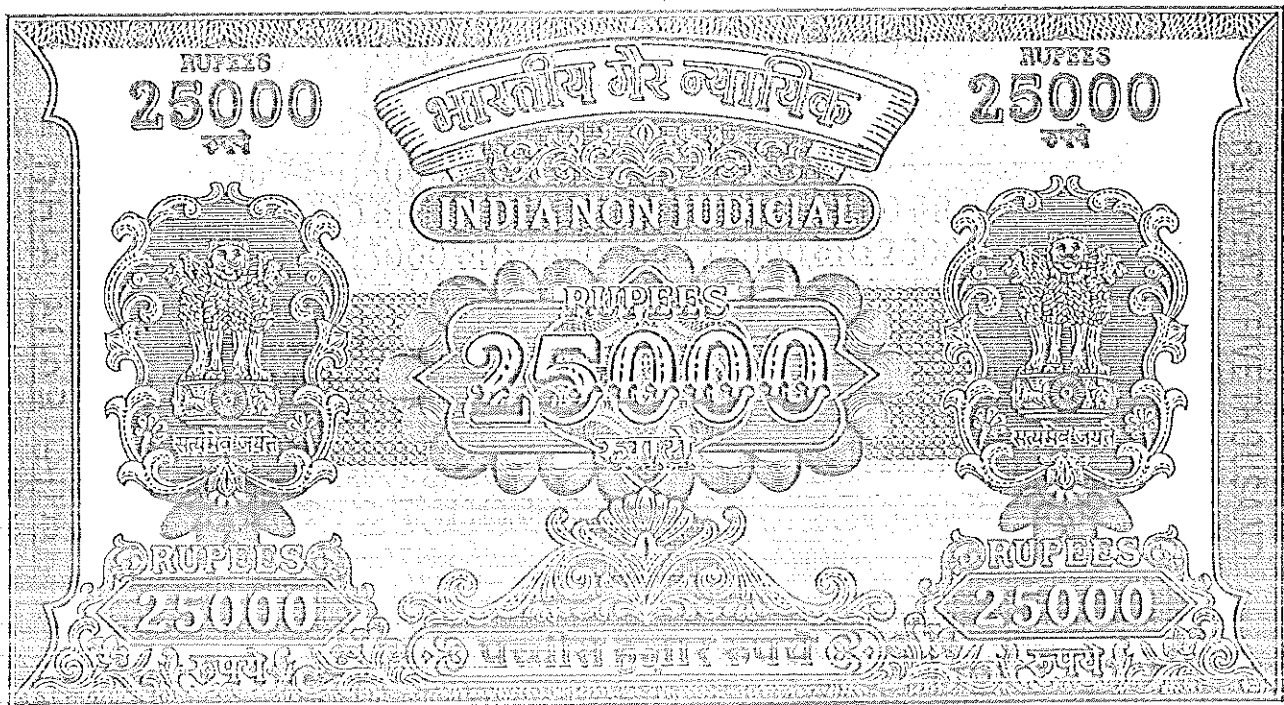
30/8/05

This paper of the
to
S/O
Address
through/Station

TILAK CHAND

~~K.K. Uha~~
Treasurer
B.M. Treasury





दिल्ली DELHI

053371

8) That the VENDORS hereby declare and represent that the PROPERTY UNDER SALE is not subject matter of any HUF and that no part thereof is owned by any minor.

819686
33

30/8/05

DATE: 30/8/05

This paper of Rs. 100/-

to the order of Pana

S/o. Pana

Address: 1/1, 1st floor

through/31/8/05 K.K. Jha

Treasurer

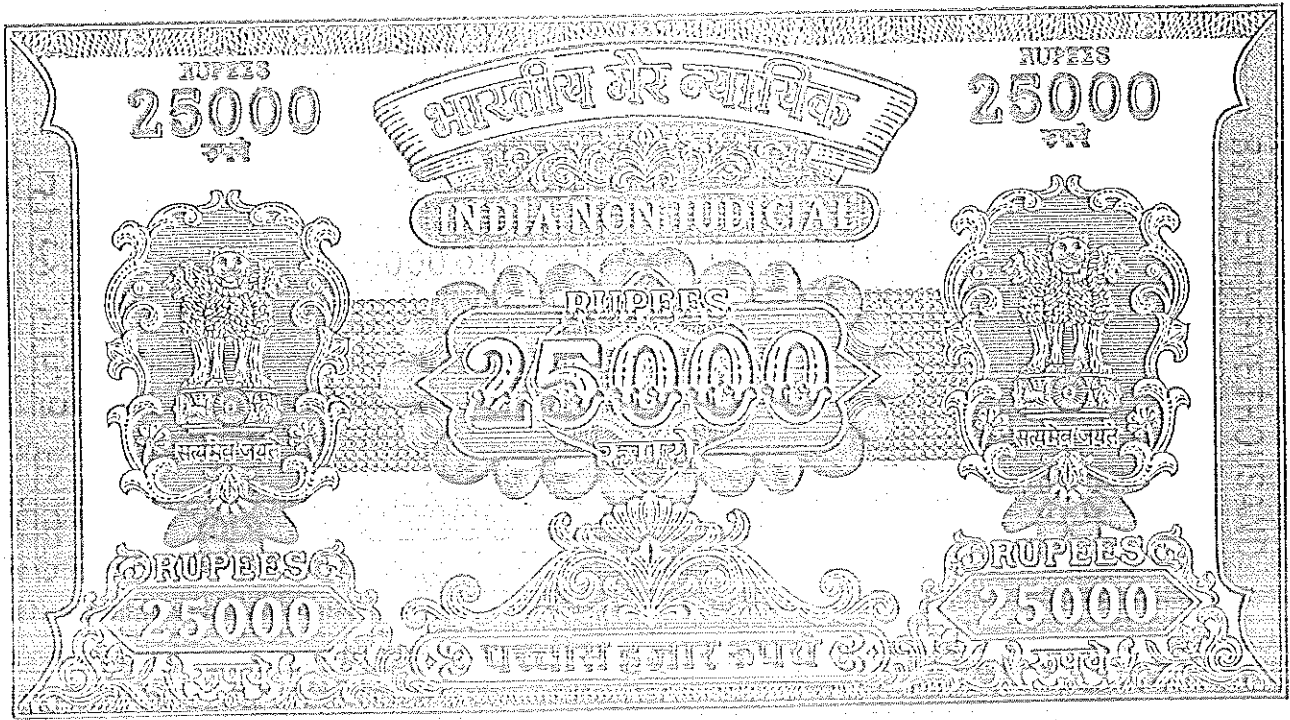
1/1 Treasury

East India

TILAK CHAND

1/1

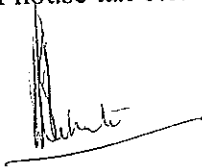




दिल्ली DELHI

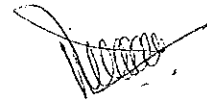
053370

9) That hereafter the VENDEE is fully competent and entitled to get the PROERTY UNDER SALE transferred/mutated in his own name in the records of concerned authorities including MCD on the basis of this Sale Deed or its certified true copy and to get the assessment of the PROPERTY UNDER SALE done in his name for the purposes of house tax etc.









84656

24

30/8/05

Date: 30/8/05
This paper of 24...
to...
S/o...
Address...
through/State...
Treasury

TILAK CHAND

24/8/05





दिल्ली DELHI

053369

10) That the house tax, water and electricity charges and other dues and demands, if any payable in respect of the PROPERTY UNDER SALE shall be paid by the VENDORS upto the date of execution of this Sale Deed and thereafter, the VENDEE shall be responsible/liable for payment of the same.

814686

36

30/8/05

Date...
This paper is for...
to be...
S/O...
Address...
through...

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
T. K. J. Treasury





दिल्ली DELHI

053368

11) That the total sale consideration of the PROPERTY UNDER SALE includes the consideration for electricity and water connections as well as the security deposits made with the concerned departments. The VENDEE, now is competent and entitled to get the existing electricity and water connections transferred in this name along with the security deposits in the records of concerned authorities/departments.

5/4686

36

30/8/05

to
S/c
Address
through

Delhi

K.K. Jha

Treasurer

Delhi Treasury

TILAK CHAND





दिल्ली DELHI

053367

12) That a separate three phase meter of 11 KVA load and a separate water connection has been provided for the exclusive use of the owner(s)/occupants of the said PROPERTY UNDER SALE.

3018105

Dama

K. K. Jha
Treasurer
Delhi Treasury

RELAX CRAFTS



दिल्ली DELHI

053366

13) That the VENDEE shall have proportionate shall in the common facilities and common services with right of ingress and outgress and shall be a tenant in common with regard to the common facilities/services with other owners/occupants of the said building.

814686

30/8/05

38
This paper is for the use of the
S/o...
Address...
through...

TILAK CHAND

~~Y. G. Jha~~
K. M. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053365

14) That the VENDEE shall have right of access, at all reasonable times, to get the underground water tank and booster pumps repaired/cleaned etc. and all other common utilities and services.

814656

39

30/8/05

This paper is for
S/o ...
Address ...
through/State ...

TILAK CHAND

K. K. Jha
K. K. Jha
Treasurer
Delhi Treasury





दिल्ली DELHI

053364

15) That the VENDEE shall share the charges on account of general maintenance of the Building, of which the PROPERTY UNDER SALE is a part and common amenities such as lights in staircase, gate and driveway etc. and booster consumption as well maintenance of overhead water tank, common passages and areas etc. with the other owners/occupants of the said building in proportion to the area of the portion occupies by each owner/occupant of the building. If all the owners/occupants of the said building decide to form a society for the upkeep, maintenance and security of the said building, in future, then the VENDEE shall be competent and entitled to become the member/subscriber of such society and shall contribute the charges of his share to the said society.

[Signature]

[Signature]

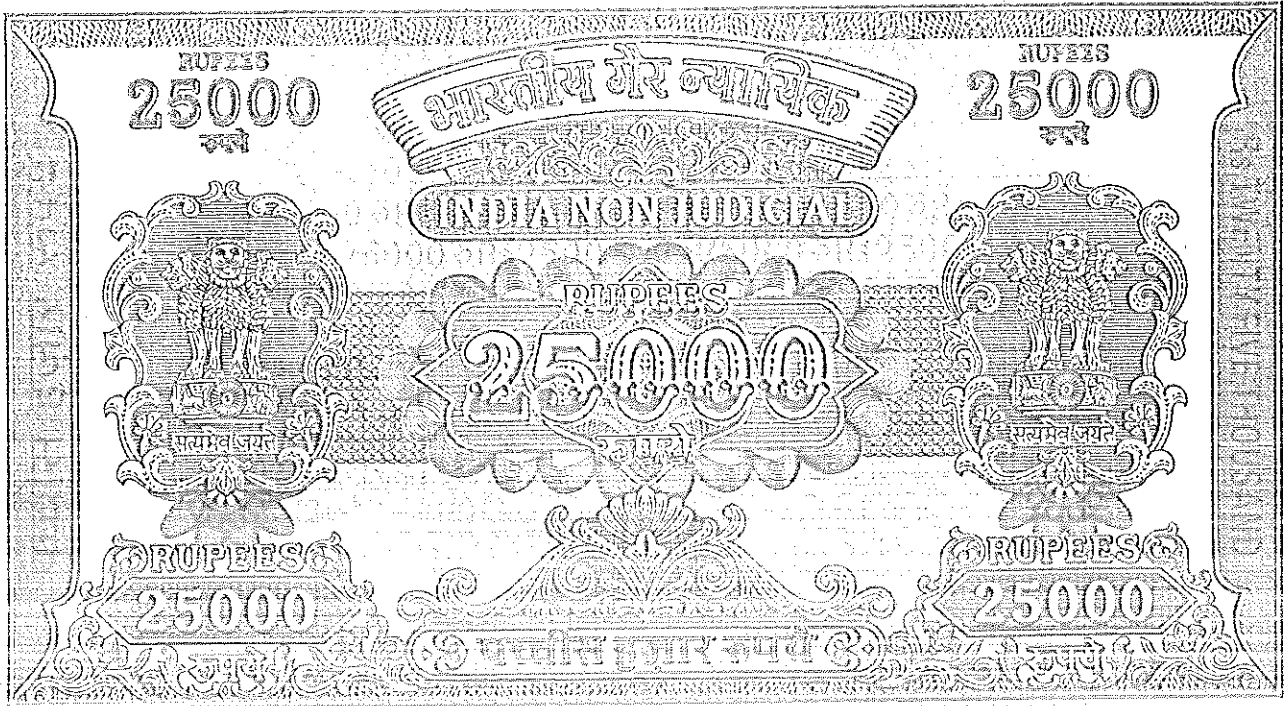
[Signature]

814686
 40 30/8/65
 Date
 This paper of
 to
 S/o
 Address
 through/State
 K. K. Jha
 Treasurer
 Cash Treasury

TILAK CHAND

Cash Treasury





दिल्ली DELHI

053363

16) That the VENDORS shall indemnify and keep indemnified the VENDEE against all losses, damages, fines, penalties, claims, actions, costs, prejudice or proceedings from all the persons including Municipal Corporation of Delhi/DDA/BSES/DJB or any other concerned authority etc. on account of any act, omission, breach of by-laws, rules, orders, directives, etc. on the part of the VENDORS or their agents and servants till the date of execution of Sale Deed, which the VENDEE may sustain by virtue of purchasing the PROPERTY UNDER SALE.

[Signature]

[Signature]

[Signature]

[Signature]

814686
41 Date 30/8/05
This part of R.
to...
S/O...
Address...
through/State...
K. K. Jha
Treasurer
Delhi Treasury
TILAK CHAND





दिल्ली DELHI

053362

17) That the VENDEE shall have, as a matter of right, right to use all common entrances, passages, staircases, Lift, Car Parking, driveways and other common facilities as are available in the said building.

814686

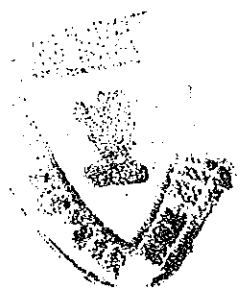
42

30/8/05

Tab paper of ...
to ...
S/o ...
Address ...
through/Date ...

TILAK CHAND

K. K. Jha
Treasurer
General Treasury





दिल्ली DELHI

053361

18) That all the expenses concerning the purchase of stamp or costs, pertaining to the registration and execution of this Sale Deed in respect of PROPERTY UNDER SALE shall be borne and paid by the VENDEE or his nominee(s) or assignee(s) etc.

814686

43

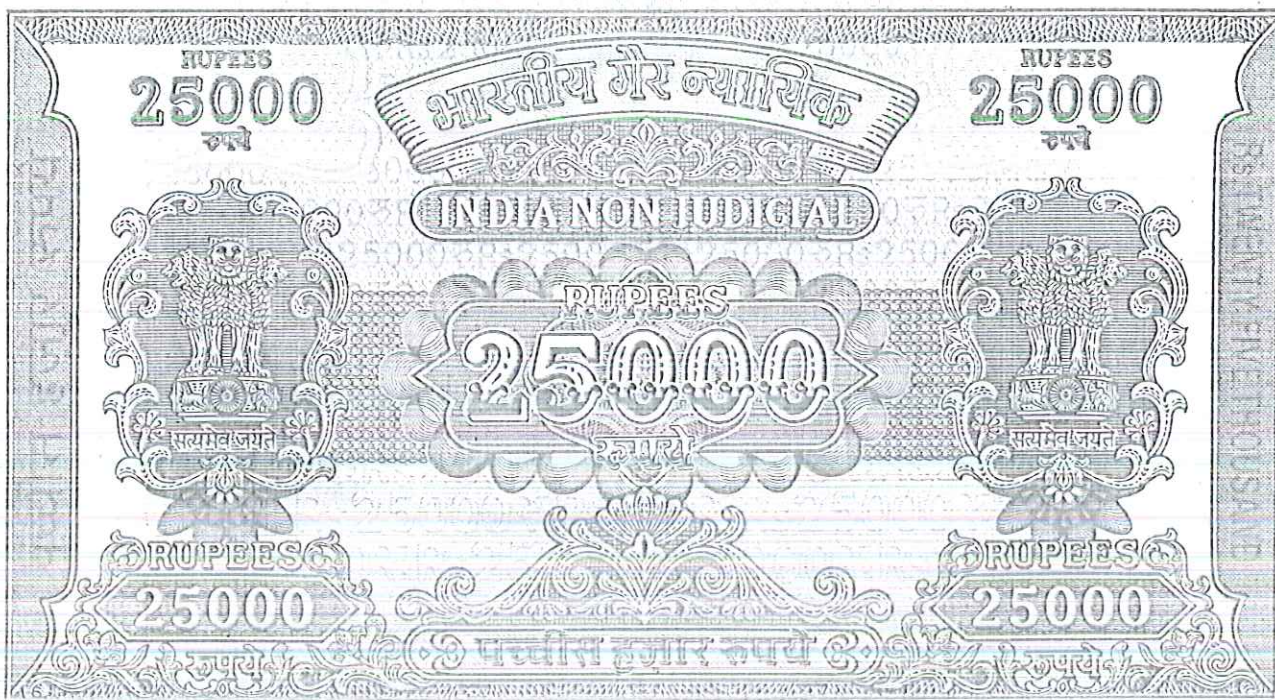
20/13/05

This paper of ...
to ...
S/o ...
Address ...
through/Share ...

K. K. Jha

TILAK CHAND





दिल्ली DELHI

053360

19) That the vendors shall deliver and hand over to the VENDEE the photocopies of the originals papers, documents, deeds, certificates, affidavits, indemnity bonds etc. whatsoever is/are available with them, relating to the PROPERTY UNDER SALE at the time of execution and presentation for registration of this Sale Deed.

[Signature]

[Signature]

[Signature]

[Signature]

814686

44

30/8/05

This paper of ...
to ...
S/o ...
Address ...
through/SS ...

Dama

K. K. Jha

Treasurer

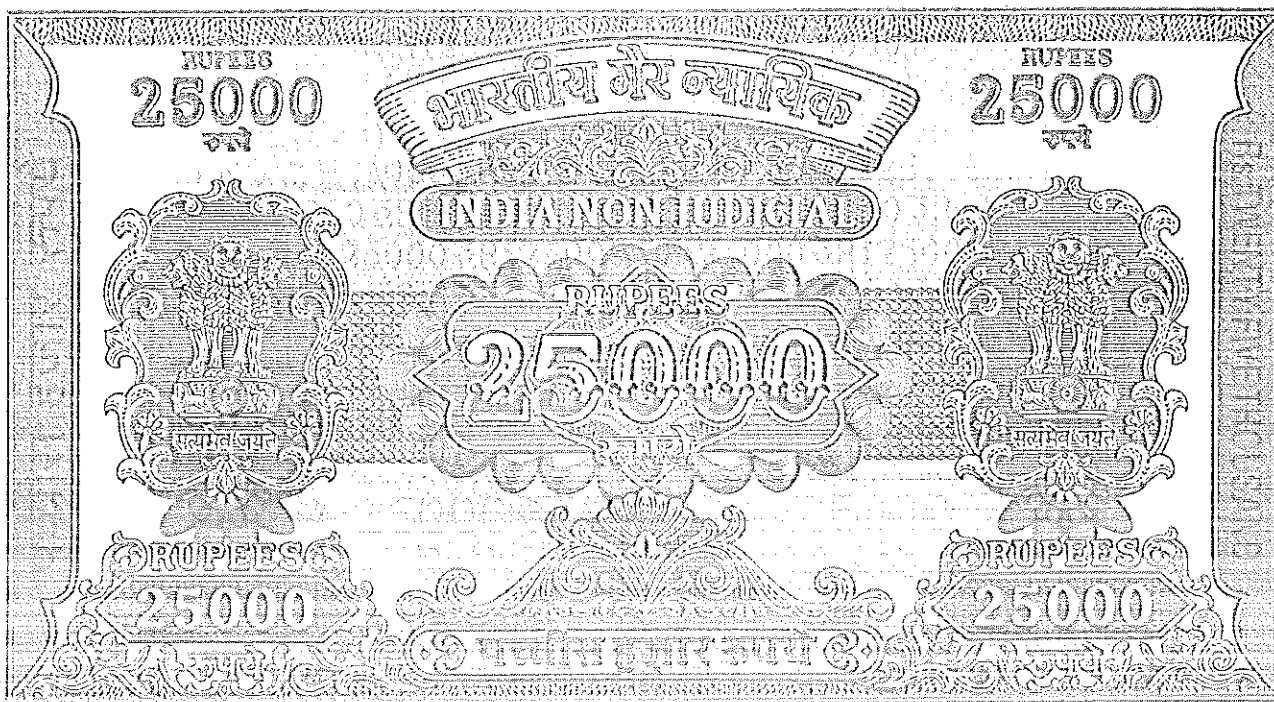
Dolhi Treasury

Dolhi Treasury

Dolhi

TILAK CHAND





दिल्ली DELHI

053359

20) That the VENDORS are still alive and they have not revoked the said General Power of Attorney Deed and the said Attorney is fully entitled and empowered to execute this Sale Deed in favour of the VENDEE.

814686

45

30/8/05

The paper of ...
to ...
S/o ...
Address ...
through ...

TILAK CHAND

Yam
Cashier
Delhi Treasury





दिल्ली DELHI

053358

21) That this transaction has taken place in New Delhi and as such the New Delhi Courts shall have exclusive jurisdiction to entertain any disputes between the VENDEE and the VENDORS.

46 Date: 5/1/54
This paper is for
S/O
Address
through/State

~~K. K. Jha~~
Treasurer
Delhi Treasury



दिल्ली DELHI

053357

IN WITNESS WHEREOF, the 'VENDORS' through attorney and the 'VENDEE' have signed this SALE DEED at New Delhi on the date first mentioned above in the presence of the following witness:

WITNESSES




VENDEORS ATTORNEYS

1. Harish Sharma
S/o: R.L. Sharma
R/o: BG-6/343B Paschim Vihar
DL No: C-403202296975.

2. Mahinder Manoch
S/o: K.L. Manoch
R/o: 129 Sec-8 R.H. Faza⁴⁸
P.P. No: B-178876.


VENDEE

8/4/86

47

30/8/85

Date...
Tab page...
to...
S/o...
Address...
through/...
for...

~~K. K. Jha~~
TILAK GELAND
K. K. Jha
Treasurer
Public Treasury



RECEIPT

Received a sum of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lacs Only) from Sh. Nama Seethaiah, son of Late Shri Nama Muthaiah, resident of D-27, East of Kailash, New Delhi-110065, New Delhi, in the following manner:

as full and final sale consideration amount against the sale of the the entire Basement and entire Ground Floor of the building at E-14/23, Vasant Vihar, New Delhi, consisting of Four Bedrooms, Four Bathrooms, One Drawing cum Dining room, One Kitchen, One Lobby, Front Lawn, Rear Courtyard with one Servant Quarter having common Toilet on the Terrace above the Second Floor and space for one car park in the common Driveway inside the building and right of ingress and outgress along with other owners/occupants of the said building on all common facilities, alongwith 40 %, undivided, indivisible and impartible ownership rights in the freehold land underneath measuring 390 square yards, as per the terms and conditions of Sale Deed dated_____.

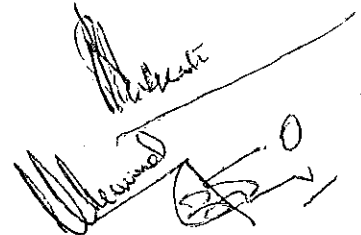
In witness whereof I have signed this receipt at New Delhi on _____, in the presence of the following witnesses.

Witnesses

1.

2.

(_____)



Executant