



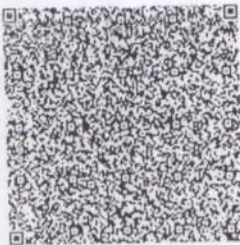
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL03225198571726I
Certificate Issued Date : 14-Jun-2010 05:34 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP BHICAM/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK06558166536152I
Purchased by : SMT PINGLA SINGHAL
Description of Document : Article 23 Sale
Property Description : SECOND FLOOR FLAT NO.11 PROP NO R-10 NEHRU ENCLAVE
NEW DELHI-110019
Consideration Price (Rs.) : 42,75,000
(Forty Two Lakh Seventy Five Thousand only)
First Party : PRAVEEN CHAND JAIN
Second Party : SMT PINGLA SINGHAL
Stamp Duty Paid By : SMT PINGLA SINGHAL
Stamp Duty Amount(Rs.) : 1,71,000
(One Lakh Seventy One Thousand only)



Please write or type below this line.....



(Praveen Chand Jain)

AAAP JAN 8 AM

Statutory Alert

The authenticity

VERIFIED
189

LOCKED



(Smt Pingla Singhal)

21/06/2010 9:08:18 AM
Pingla Singhal

SALE DEED FOR RS.42.75.00/-

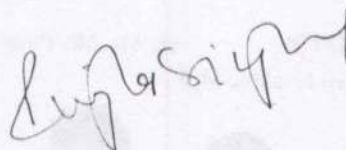
Locality name	:	R-10. NEHRU ENCLAVE. NEW DELHI - 110019
b) Category of the Locality as per MCD	:	B/1175
c) Circle Rate of Locality	:	RS.34, 100/- PER SQ.MTRS.
d) Total Area of property	:	1084.44 Sq Yard equivalent to 907.06 SQ. MTRS.
e) No. of Floors on property	:	THREE STOREY + BASEMENT
f) Proportionate land in transfer for Flat no 11 on Second Floor	:	: 907.06 /12 SQ. MTRS. Or 75.59 SQ. MTRS
g) Land Use	:	RESIDENTIAL
A:- Cost of Land	:	34,100 X 75.59 = RS 25,77619 /-
h) Plinth Area under transfer	:	158 SQ. MTRS.
i) Rate of Construction as per MCD	:	RS. 11,875/-
j) Time & Type of Construction	:	1991-1999 & PUCCA
k) Age factor	:	0.9

B:- Total Cost of Construction : 11.875 X 158 X 0.9
= RS.16,88,625 /-
= RS.42 66,244/-

Total Cost of Property (A) + (B)
(as per the circle rate)

Therefore, Minimum Value as per the Circle Rate on which Stamp duty is to be paid is
RS.42,66,244- OR RS 42,75,000/-

VALUE OF PROPERTY	:	RS.42, 66,244-
AS PER CIRCLE RATE	:	RS.42, 75,000-
TRANSACTION VALUE	:	RS.85,500/-
STAMP DUTY @2%	:	RS.85,500/-
CORPORATION TAX @2%	:	RS.171000/-
TOTAL STAMP DUTY PAID	:	
e-STAMP CERTIFICATE NO. & DATE	:	

SALE DEED IS EXECUTED AT NEW DELHI ON THIS 15 day of June.
 10 by Shri Praveen Chand Jain son of Shri Harish Chand Jain resident of B -154, Priya
 Darshini Vihar, New Delhi 110 092, hereinafter referred to as "THE VENDOR" (which
 expression shall unless repugnant to the context or meaning thereof include his
 successors, executors, heirs, administrators and permitted assigns) of the FIRST PART.

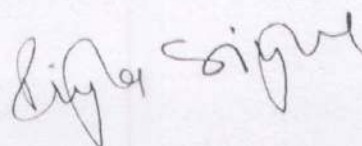
AND

Mrs. PINGLA SINGHAL wife of Shri Rajender Singhal resident of Flat No 5, R-10,
 Nehru Enclave, New Delhi 110 019, hereinafter called "THE VENDEE" (which
 expression shall unless repugnant to the context or meaning thereof include her
 successors, executors, legal heirs administrators and assigns) of the SECOND PART.
 The Vendor and Vendee both are INDIAN CITIZENS.

WHEREAS Shri Anil Kumar Tandon had purchased Plot No.A(C)/10, Kalkaji, New
 Delhi from Government on Lease-hold basis on 4-11-1955 admeasuring 1084.44 Square
 Yards.

WHEREAS the Shri S.S. Chhibber has acquired 50% of the ownership rights in plot
 No.A(C)/10, Kalkaji, New Delhi from Shri Anil Kumar Tandon through Hon'ble
 Registrar, Delhi High Court in compliance with the decree and judgment dated 29.4.1982
 passed by Hon'ble High Court of Delhi in Suit No. 178/79 vide virtue of a Sale Deed
 dated 16.1.1989, registered as document Sl.No.890, Addl. Book No.1, Volume No.6312,
 on pages from 19 to 23 dated 30.1.1989 and registered in the Office of the Sub-Registrar,
 New Delhi.

WHEREAS Shri S.S. Chhibber has subsequently acquired remaining 50% of the balance
 of the ownership rights in the Land through a Deed of Relinquishment dated 14.9.1990
 executed by Mr. Upkar Chander S/o. Shri Sri Ram by virtue of Relinquishment Deed
 registered as document Sl.No.5965 in Addl. Book No.1 Volume No.6811 on page No. 1
 to 4, registered in the Office of the Sub-Registrar, New Delhi, dated 14.9.1990.

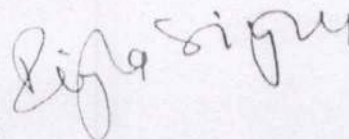



AS the Shri S.S. Chhibber has got the said plot mutated in his favour from the Land and Development Office, Ministry of Housing, Government of India, New Delhi, vide their letter No.L&DO/PSIII/1407 dated 29.6.1989.

WHEREAS the Shri S.S. Chhibber has constructed various flats on the said plot after obtaining approval from Delhi Municipal Corporation vide their Letter No.88/CC/89 dated 8th May, 1991 and has also obtained a Completion Certificate from Delhi Municipal Corporation vide their Letter No.109/A/HQ/90/290/AE(B) HQI dated 2.6.1990.

WHEREAS the said property was converted from Lease Hold to Free Hold from the Office of Land & Development Officer, Nirman Bhawan, New Delhi vide Registered Conveyance Deed dated 5.12.2000 as Documents No.12210, in Addl. Book No.I, Volume No.2200, on pages 27 to 30, on 05.12.2000 registered with the Sub-Registrar-V, New Delhi.

WHEREAS the Vendor is the owner and in possession of Second floor flat (Rear Side) (Adjoining Road) bearing Flat No.11, of Property bearing No.R-10, Nehru Enclave, New Delhi - 110019, area measuring 1700sq.ft. (equivalent to 158 square meters), consisting of three bed rooms, three bathrooms, one drawing-dining room, one kitchen, including balconies, one servant room under and overhead tank with common W.C., with super structure standing thereon, fittings, fixtures, water and electricity connection installed alongwith all ownership rights in the land underneath and right to use all common facilities with other owners and occupants of the building, (hereinafter called the "said portion of the said property") by virtue of Sale Deed registered as document No.6879, in Addl. Book No.I, Volume No.2483, on pages 22 to 27, on 3/8/2001, in the office of Sub-Registrar, New Delhi, executed by Shri S.S.Chibber son of Shri S.P.Chibber through his attorney Shri Navin Chand Jain, son of Shri Harish Chand Jain, read with Rectification Deed registered as document No.6791, in Addl.Book No.I, Volume No.9291, on pages 157 to 159 on 4/6/2009, in the office of Sub-Registrar, New Delhi executed by Shri S.S.Chibber son of Shri S.P.Chibber.

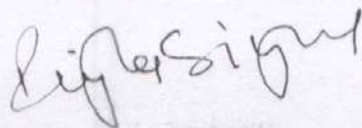



WHEREAS in the manner aforesaid Vendor became the sole and absolute owner also in physical possession of Second floor Flat (Rear Side) (Adjoining Road) bearing Flat No.11, of Property bearing No.R-10, Nehru Enclave, New Delhi - 110019, area measuring 1700sq.ft. (equivalent to 158 square meters) consisting of three bed rooms, three bathrooms, one drawing-dining room, one kitchen, including balconies, one servant room under and over head tank with common W.C., with super structure standing thereon, fittings, fixtures, water and electricity connection installed along with all ownership rights in the land underneath and right to use all common facilities with other owners and occupants of the building, for all purposes and can use, enjoy and hold the same in any manner he may likes.

AND WHEREAS NOW the Vendor due to his domestic legal needs and requirements has agreed to sell, transfer and convey his rights, interests, liens and titles of the aforesaid Second Floor Rear Flat bearing No.11, area measuring 1700 Sq. Ft (equivalent to 158 square meters). consisting of Three bedrooms, three bathrooms, one drawing-dining, one kitchen, including balconies, one servant room under overhead tank with common W.C. situated at R-10, Nehru Enclave, New Delhi 110 019, formally known as A(C)/10, Kalkaji, New Delhi, fitted with separate electric and water meters therein, along with common passage and staircase and all other common facilities in the said building and along with undivided proportionate indivisible, impartible rights in the land beneath the said building, for a sum of Rs.42,75,000/- (Rupees Forty Two Lacs Seventy Five Thousand Only) and the Vendee has agreed to purchase the same from the Vendor for the same amount on the following agreed terms and conditions of the Sale Deed.

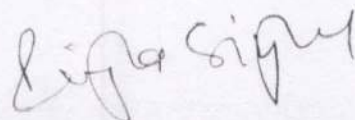
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That the sale, subject to stipulations hereinafter of an area of 1700 Sq. feet (equivalent to 158 square meters) of Second floor Flat (Rear Side) (Adjoining Road) bearing Flat No.11, of Property bearing No.R-10, Nehru Enclave, New Delhi - 110019, formerly known as A(C)/10, Kalkaji, New Delhi which flat includes the whole of the area of the said flat No.11 clearly described as the said

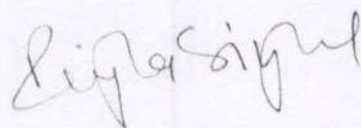
flat consisting of three bed rooms, three bath rooms, one drawing-dining room. one kitchen including balconies, one servant room under overhead tank with common W.C., formerly with undivided Proportionate, indivisible, impartible rights in the Land beneath the said Building (hereinafter referred to as "THE SAID "FLAT") more and fully described and detailed out in Schedule I, given at the foot of this deed is made for a sum of Rs. 42.75,000/- (Rupees Forty Two Lacs Seventy Five Thousand Only) and the entire amount of sale consideration has been paid by the Vendee to the Vendor vide Pay Order Number 959345 Dated 14.06.2010 of State Bank Of India payable at New Delhi and on the receipt of which the Vendor hereby acknowledges and transfers to the Vendee of the said flat that the description of which has already been given above with all rights, interests, easements, enjoyments and privileges, which hitherto enjoyed by the Vendor immediately before this sale-deed as owner of the said flat.

2. That the Vendor hereby covenants with the Vendee for the sale of an Area of 1700 Square Feet (equivalent to 158 Sq. Mtrs.) of Second floor Flat (Rear Side) (Adjoining Road) bearing Flat No.11, of Property bearing No.R-10, Nehru Enclave, New Delhi - 110019, formerly known as A(C)/10, Kalkaji, New Delhi with undivided Proportionate, indivisible, impartible rights in the land beneath the said Building under this deed as follows:
 - i) That the Vendee shall have absolute unrestricted and uninterrupted ownership rights over the property hereby sold and detailed at the foot of this deed.
 - (ii) That the absolute title, right and interest with all easements only in respect of the property hereby sold, shall vest upto the Vendee here-in-after and presently no right or easement of any kind is available to any other person or persons in respect of the use and enjoyment of the property hereby sold in any manner what-so-ever.
 - (iii) That the Vendor assures the Vendee that the flat hereby sold is the flat of the

Vendor and the same is exclusively owned and possessed by Vendor thus the Vendor has full power, good title and absolute authority to transfer the same in the manner hereby done.

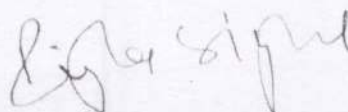
- (iv) That the flat hereby sold is free from all sorts of encumbrances, liens, attachments, mortgages, transfers and charges etc.. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Vendor is pending in any Court of Law or with any statutory or arbitrating authority.
- (v) That the Vendor, vendee and other occupants shall not keep or store or cause to be stored any article, things, materials and goods in corridors, landing lobbies, approach road, open spaces, other as common passages of the complex and shall not obstruct the ingress of the other occupants of the said residential flat in any manner what-so-ever.
- (vi) That the "R-10, Resident Welfare Association" has agreed to maintain the water mains, sewer lines, common passages, stair-cases and other common facilities leading to ingress and egress of the flat which is hereby sold and the Vendee shall pay to the Resident Welfare Associations or any other maintenance agency engaged in the maintenance of water mains, sewer lines, common passages, stair cases and other common facilities such sum as may be agreed upon for the said maintenance of the common facilities.
- (vii) That the Vendee shall have a right to use the common passages, pathways, reserved parking space, open space, water tanks (underground and overhead) and tube well for the purpose it is meant for.
- (viii) That the Vendee shall also have the following rights in the premises hereby agreed to be sold.



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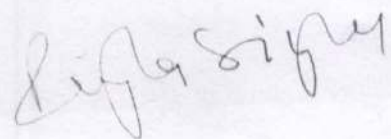
Full right and liberty for the Vendee and all person authorized or permitted by the Vendee in common with other persons interested or authorized to the like right at any time of the day and night and for all purposes to go pass and repass the common pathways, internal passages inside and out side the Building.

- (B) Free and uninterrupted passage and running of water and electricity from and to the said flat through the sewage, drain-ins, water courses, cable wires, and pipes which are now on may at any time hereinafter be in, under or passing through the building or any part thereof.
- (C) Right of passage to the Vendee or Vendee's agents, workmen or licensees at all time to enter into and upon other parts of the said building for the purposes of repairing, cleaning, or maintaining any sewerage, drains, water courses, cables, pipes and wires as aforesaid or making good the damages caused thereto including right to access to the back Courtyard or passage on the ground floor for construction, cleaning, repair etc. of Water Bore, Storage Tanks, Water and Electric Meters & Sewer main holes etc. also through the staircase and common area to overhead water tank on the terrace to get the overhead tank constructed, installed cleaned/or repaired etc. to ensure good quality of water at all times to the said Flat.
- (D) To pass cables or wires through common walls or passages for the telephone, internet, and cables required for transmission of T.V. programme without any detriment to the rights of the other co-owners thereof including right to install Electric Meter at the common space in the Basement.
- (E) Right to create mortgage, charge lien etc; on the property in favour of third party without any permission from Vendor.
3. That the vacant physical peaceful possession of the flat hereby agreed to be sold has already been delivered by the Vendor to the Vendee with all rights, privileges so far held and enjoyed by the Vendor, free from all sorts of encumbrances etc.



Therefore, proprietary possession has been given by the Vendor to the Vendee through this Sale Deed.

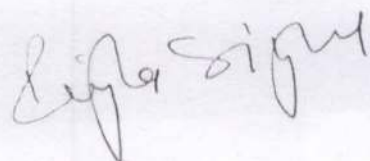
4. That all previous taxes, dues, charges etc. including the House Tax, Water and Electricity Charges of the said flat shall be paid by the Vendor till the date of registration of the sale deed and thereafter by the Vendee for her share in the said flat to all the concerned authorities.
5. That the original deeds and documents relating to the said flat have also been handed over by the Vendor to the Vendee at the time of registration of this sale deed.
6. That the Vendor assures the Vendee that the said flat is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, decree, suits, cases, injections, disputes, litigation, attachment, notification, acquisitions, surety, security, liens etc. whatsoever and if it is proved otherwise then the vendor shall be liable and responsible for the same.
7. That the Vendor further assures the Vendee that if the said flat under sale or any part, portion thereof goes out of the possession of the Vendee, due to any defect in the title of ownership of the Vendor, then also the Vendor shall be liable and responsible for all such losses, damages, consequences so sustained by the Vendee.
8. That the Vendor has sold, transferred, conveyed, assigned, handed over all his rights, titles, powers, interests, authorities and ownership of the said flat under sale unto the Vendee by way of this sale deed.
9. That the Vendor admits that it has been left with no right, title and interest of any nature whatsoever in the said flat and the Vendee has become the absolute owner of the same. He will now enjoy and utilize the said flat in any manner without



- any interruption or disturbances by the Vendor or any person claiming title through or under it.
10. That the entire expenses for execution of sale deed including typing charges, and other miscellaneous expenses has been exclusively borne by the Vendee and Vendor shall not responsible for the same in any manner whatsoever.
 11. That the Vendee has become sole and absolute owner of the said flat under sale as mentioned hereinabove by way of this sale deed and shall be fully entitled, empowered, authorized to use, occupy, enjoy, hold sell, mortgage, gift, exchange, lease out or to dispose of or to transfer the same in any manner as also the Vendee deems fit and proper to do so as her own Property without any claim, demand, objection of the Vendor any of his legal heirs or any other person(s) claiming under the Vendor.
 12. That the Vendee can use the Terrace of the said building for installation of T.V. Antenna and maintenance of Water Tank only.
 13. That the Vendee shall also be fully entitled, empowered, authorized to get the said flat under sale as mentioned hereinabove mutated and transferred in her own name in all the concerned Govt. Revenue records/M.C.D. on the basis of this sale deed even in the absence of the Vendor also.
 14. That the Vendee herein shall have absolute right to apply for and obtain separate electric connection, water connection and/or enhance the sanctioned load of the electricity/water for the said flat and the Vendor shall have no objection whatsoever.

SCHEDULE - I

DESCRIPTION OF THE PROPERTY HEREBY SOLD IN FAVOUR OF THE
VENDEE BY THE VENDOR.



FORM-A

5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

Name of office of Registrar/Sub-Registrar S.R.V. Mehrauli N.D.
 Name & Father's name of the transferor S.H. P.C. Jain Sp. H.C. Jain
 Address of the transferor B-154, Priya Daxhari Vihar. N.D.
 Name & Father's name of the transferee PINGLA SINGHAL Sp. RAINDER SINGHAL
 Address of the transferee FLAT 110-5, R-10, Nehru Enclave, N.D.

If the property was transferred earlier (Yes/No):

N/A-

(a) If yes, amount of consideration thereof:

Amount of consideration of the present transfer

Rs. 42,75,000/-

Other Information -

In case of agricultural land:

- (i) Name of the Revenue Estate: N/A
 (ii) Name of village: N/A
 (iii) Khasra number (s): N/A
 (iv) Area of land under transfer (in hect/sq. mtr.): N/A
 (1 Acre =sq. mtr., 1 Bigha =sq. mtr., 1 Biswa =sq. mtr.)

B. In case of non-agricultural land:

(i) Locatin of the property:

(a) Name of the colony/locality: Nehru Enclave

(b) Sl. No. of the colony/locality in the list colonies.localities:

B

(c) Category of the colony/locality:

1175

(If the name of colony / locality is not included in the list of colonies / localities, the category, of the , nearest colony/locality may be mentioned).

(ii) Area (in sq. mtr.): 907.06 sq. mtr.

(iii) Land use:

Res.

*(Fill the corresponding value of the following land uses as applicable in your case)

(a) Residential -1 ☒

(b) Govt. Public purpose - 1

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

(d) Industrial - 2

(e) Commercial - 3

(f) Other, if any, with the help of which the

Property can be located:

N/A-

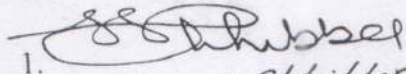
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Second floor rear flat No.11, consisting of three bed rooms, three bath rooms, one drawing-dining room, one kitchen including balconies, one servant room under overhead tank with common W.C. situated at R-10, Nehru Enclave, New Delhi 110 019, formerly known as A(C)/10, Kalkaji, New Delhi having an area of 1700 Square Feet, (equivalent to 158 Square Meters) and the same is bounded as below and explained diagrammatically in the layout map attached and signed by the respective parties with undivided Proportionate, indivisible, impartible rights in the Land beneath the said Building.

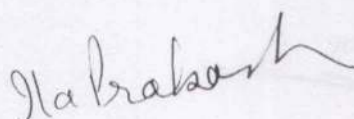
East	:	Plot No.11
West	:	Road
North	:	Road
South	:	Service Lane

IN WITNESS WHEREOF the Vendor and Vendee have put their signatures, and executed this Sale Deed in its sound disposition of mind without any coercion, undue influence, undue pressure, without any compulsion from any body whatsoever, on the date, month and year mentioned first above in presence of the following witnesses:

WITNESSES

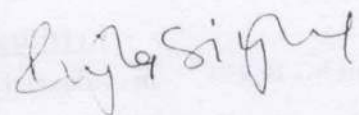
1. 
 Lt. Col. S. S. Chhibber
 S/o Sh. S. P. Chhibber
 Flat No. 1, R-10, Nehru Encl.
 N.D.

2. DL No. 03/9950/36550


 Smt. Ila Prakash
 w/o S. Prakash
 B-26, Kailash Appa.
 N. Delhi

NEC-1308154


 (VENDOR)


 (VENDEE)

Dr. H. K. S.
SWARN SINGH
 Advocate (D/623/95)
 21, Srinivasturi, New Delhi-110022