

12/1

30747

ANNEXURE NR. 2



दिल्ली DELHI

020756



DE 195/1958/1921273

Page 1074-20736222

SALE DEED FOR RS. 5,00,000/-

STAMP DUTY PAID UNDER ARTICLE 23 OF THE INDIAN STAMP ACT @ 5% ON AMOUNT OF Rs. 5,00,000/-

Rs. 25,000/-

CORPN. TAX. PAID UNDER SECTION 147 OF THE DELHI MUNICIPAL CORPORATION @ 3% OF Rs. 5,00,000/-

Rs. 15,000/-

TOTAL NON JUDICIAL STAMP PAPER :

Rs. 40,000/-

CONTD....2P.

मोहन चन्द

RAKASH VANIYA (P) LTD.  
Mohan K. Jain  
DIRECTOR





| Deed Related Detail                     |                                                                 |
|-----------------------------------------|-----------------------------------------------------------------|
| Deed Name SALE WITHIN MC AREA           | 2/11/05                                                         |
| Land Detail                             | M/s Prakash Varney                                              |
| Tehsil/Sub Tehsil Sub Registrar VIII    | Area of Building 0                                              |
| Village/City Shakar Pur Village         | Building Type                                                   |
| Place (Segment) 2 Shakar Pur Village    |                                                                 |
| Property Type Residential               |                                                                 |
| Area of Property                        | SUSHIL SHARMA (Charan Lal Singh) Asst. Treasurer Delhi Treasury |
| Money Related Detail                    |                                                                 |
| Value 500,000.00 Rupees                 | Value of Stamp Duty 40,000.00 Rupees                            |
| Value of Registration Fee 100.00 Rupees | Pasting Fee 1.00 Rupees                                         |

Presented by Sh/Smt. Gian Chand S/o, W/o Dhan Singh R/o 299 A Kucha Nani Kanth  
 Darya Ganj New Delhi in presence of Registrar/ Sub Registrar, Delhi this 17/11/2005 day Thursday  
 between the hours of

Signature of Presente

Shri Nand

Registrar/Sub Registrar

Sub Registrar VIII  
 Delhi/New Delhi

Execution admitted by the said Shri/Smt./Km. Gian Chand  
 and Shri/Smt./Km. Manoj Kumar Jain

Who is/are identified by Shri/Smt./Km. Neeraj Mittal S/o W/o D/o S.B. Mittal R/o U-219 Shakar Pur  
 Delhi Shri/Smt./Km Nanu Mal S/o W/o D/o Het Ram R/o Braham Puri Delhi

(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 Gian Chand .

in his officially capacity, his attendance and signature are dispensed with and document is admitted

Vendor(s) Mortgagor(s) admit(s) prior receipt of entire consideration Rs. 500,000.00 Rupees five lakh  
 Only.

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

Vendor(s)/Mortgagor(s) by Sh. Manoj Kumar Jain S/o, W/o Darshan Lal Jain 39  
 Shakespeare Sarani Prem Lax Building 4th Floor Kolkatta R/o Neeraj Mittal , Nanu Mal  
 vender(s)/Mortgagee(s) in my presence. He/They is/are also identified by the aforesaid  
 witnesses.

Date 17/11/2005

Registrar/Sub Registrar  
 Sub Registrar VIII  
 Delhi/New Delhi

Manoj Kumar Jain

Neeraj Mittal







दिल्ली DELHI

020755

:: PAGE....2 ::

:: SALE DEED ::

THIS SALE DEED is made and executed at Delhi on this 17-11-05 BY :- SHRI GIAN CHAND son of Shri Dhan Singh resident of 2992/A, Kucha Neel Kanth, Darya Ganj, New Delhi-110002 on behalf of SMT. CHARANJIT KAUR wife of Shri S. Ajaib Singh-6111 R/o U-213, Shakarpur, Delhi-110092 vide Deed of General Power of Attorney executed on 22.10.1986, DULY REGISTERED AS DOCUMENT No.4302, BOOK No.IV, VOLUME No.454, ON PAGES 169-171, DATED 28.10.1986, IN THE OFFICE OF S.R., GHAZIABAD (U.P.). HEREINAFTER CALLED THE VENDOR, which include his heirs, successors, executors, administrators, legal representatives, nominees and assignees of the one part:

:: IN FAVOUR OF ::

M/s. PRAKASH VANIJYA PVT. LTD., having its Regd. Office at Pratap Market, 2nd Floor, Sevoke Road, Siliguri-734401 and its Admn. office at 39, Shakespeare Sarani, Prem Lata Building, 5th Floor, Kolkatta-700017 signed through its Director, Sh. Manoj Kumar Jain S/o Sh. Darshan Lal Jain, HEREINAFTER CALLED THE VENDEE, which includes its heirs, successors, executors, administrators, legal representatives, nominees and assignees of the other part.

CONTD....3P.

मान्यता



PRAKASH VANIJYA (P) LTD.

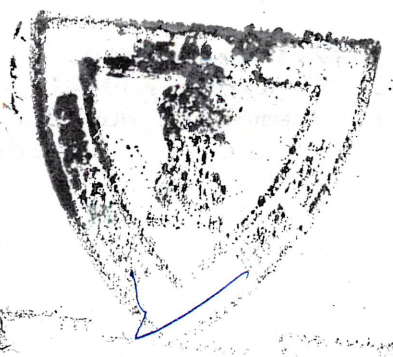
Manoj K. Jain  
DIRECTOR





1 Date 2/11/5  
This paper of Rs. ...  
to ...  
S/o ...  
Address ...  
through/Share ...

SUSHIL SHARMA  
Charan Singh  
Asstt. Treasurer  
Delhi Treasury



11/11/54



Mahesh K. Jain



Manoj Mittal





HEREAS THE VENDOR is the Absolute Owner and in possession of ENTIRE BUILT-UP PROPERTY BEARING No.U-213, MEASURING AREA 100 SQ.YDS., ALONGWITH ITS WHOLE OF THE STRUCTURE OF ENTIRE GROUND FLOOR, FIRST FLOOR & SECOND FLOOR WITH ROOF/TERRACE RIGHTS, WITH THE RIGHTS OF UPPER & FURTHER CONSTRUCTION UPTO THE LAST STOREY, OUT OF KHASRA No.149, SITUATED AT THE ABADI OF SHAKARPUR, IN THE AREA OF VILLAGE SHAKARPUR KHAS, ILLAQA SHAHDARA, DELHI-110092, bound as under :-

EAST : OTHERS PROPERTY.  
WEST : GALI 20 FEET WIDE.  
NORTH : OTHERS PROPERTY.  
SOUTH : OTHERS PROPERTY.

(hereinafter referred to as the "said Property").

AND WHEREAS SMT. CHARANJIT KAUR wife of Shri S. Ajaib Singh Gill has purchased the said property from SHRI GANGA PARSHAD son of Shri Raja Ram vide Sale Deed executed on 03.03.1971, duly Registered as Document No.2968, in addl. Book No.I (one), Volume No.317, on pages 141-142, dated 09.03.1971, in the office of S.R.-IV, Delhi.

AND WHEREAS on the strength of the said document the VENDOR have got full right, power, absolute authority and is fully competent to sell or dispose off the above mentioned property (either in part or in whole) to anyone in any manner as he may like and the same is still free from all sorts of encumbrances.

AND WHEREAS the VENDOR has agreed to sell the above said property to the VENDEE for a sum of Rs.5,00,000/- (Rupees : Five Lacs Only) and the VENDEE has also agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT the Vendor has received the entire sale consideration amount of Rs.5,00,000/- (Rupees : Five Lacs Only) from the VENDEE. The details of payment are mentioned below :-
  - a. Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand Only) vide Cheque No.737532, dated 11.07.2005, drawn on Citi Bank, payable at Delhi.
  - b. Rs.50,000/- (Rupees Fifty Thousand Only) vide D.D. No.372311, dated 12/11/2005, drawn on City Bank, payable at Delhi.

NOW NOTHING remains due upon the said VENDEE towards the sale price of the above mentioned property under sale.

2. That in consideration of above amount of Rs.5,00,000/- (Rupees : Five Lacs Only) the VENDOR hereby convey, transfers, sells and assigns all his rights, titles and interests whatsoever in the above said property under sale in favour of the VENDEE absolutely, completely and forever.

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RAKASH VANUJA (P) LTD. D....4P.

Marek K. J. DIRECTOR









3. THAT the VENDOR assures the VENDEE that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications attachment, notices, wills, legal flaws and there is no other legal defect in the title of the VENDOR regarding ownership and he is fully empowered and competent to sell or transfer the said property under sale to the VENDEE by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEE is deprived off the said property at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above reason or reasons whatsoever in respect of the said property, the VENDOR hereby undertakes before the VENDEE that he will entirely remain liable and responsible to indemnify the VENDEE for the same in all manners by all his moveable and immoveable properties and all other assets.

4. THAT the VENDOR has delivered the peaceful physical vacant Possession of the above mentioned property under sale alongwith all its rights of ownership and also delivered all the Original documents of previous deal of the above said property to the VENDEE at the time of execution and registration of this SALE DEED.

5. THAT the VENDEE can get the aforesaid property under sale mutated in its own name in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

6. That the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT, therefore there is no bar or any legal complication for the transfer of the said property by the VENDOR unto the VENDEE by way of this present SALE DEED. The above said colony regularized by D.D.A./M.C.D. vide resolution No. 107 B dated 24.10.82.

7. THAT from the date of execution of this SALE DEED the VENDEE becomes the sole and absolute owner of the above mentioned property under sale and its shall be at full liberty to use, enjoy and utilise the said property under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as its like.

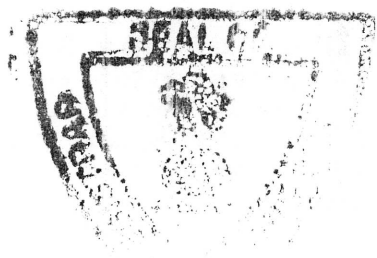
8. THAT after the execution of this SALE DEED neither the VENDOR nor his legal heirs, may raise any objection or create any charge or demand any share in the above mentioned property under sale here-after.

CONTD....5P.

PRAKASH VANIJYA (P) LTD.

Masey K. K. S.  
DIRECTOR







9. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEE.
10. THAT the VENDOR shall be liable and responsible for all the dues/arrears regarding House Tax, Water and Electricity charges pertaining to the above mentioned property under sale till the date of execution of this SALE DEED and in future the VENDEE will pay all taxes, dues, instalments, house tax and other charges of the above mentioned property under sale to the authority concerned.
11. THAT the VENDEE can get the fresh and/or change the existing electricity and water connection in the said property under sale from the BSES Yamuna Power Ltd., D.J.B. and/or any other concerned authority by presenting this SALE DEED or its true copy.
12. THAT the VENDOR and the VENDEE are the citizens of REPUBLIC OF INDIA.
13. That the previous General Attorney(s) is/are alive and he has/have not revoked the above said G.P.A. till now.

IN WITNESS WHEREOF, the VENDOR and the VENDEE have signed this SALE DEED after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

PL No. P020/2005/35375  
WITNESSES:-

1.  *Nanum Mal*  
*preetaj mittal*  
*8/8 Sh. S. B. mittal*  
*R10 U-219 8ha Karfur Dclh*
- 2.

*M/S 125d*  
VENDOR

*Rakash Vaniya (P) LTD.*  
*Rakish Vaniya*  
DIRECTOR

  
VENDEE

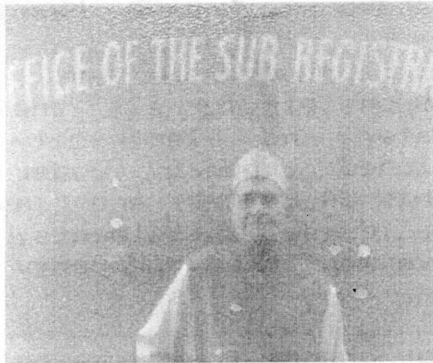
**NANU MAL**  
ADVOCATE  
Geeta Colony, Dclhi-110031  
Regd. No. D/48/87

DRAFTED BY

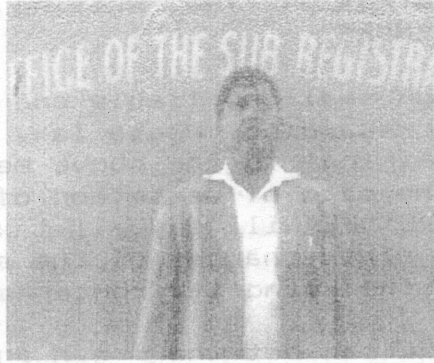
**NANU MAL**  
ADVOCATE



Reg. No. 14232 Reg. Year 2003-2006 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Gian Chand

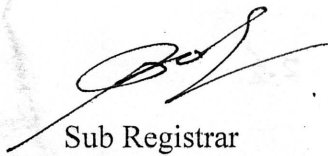
IInd Party क्रेता :- Manoj Kumar Jain

Witness गवाह Neeraj Mittal Nanu Mal

**Certificate (Section 60)**

Registration No.14,232 in Book No.1 Vol No 2,053  
on page 8 to 12 on this date 17/11/2005 day Thursday  
and left thumb impressions have/has been taken in my presence.

Date 17/11/2005

  
Sub Registrar

Sub Registrar VIII  
New Delhi/Delhi



MANU MAL  
ADVOCATE  
Geeta Colony, Delhi-110031  
Regd. No. D-48 81