



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document.

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

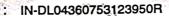
Stamp Duty Amount(Rs.)

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Government of National Capital Territory of Delhi

e-Stamp



16-Jun-2019 03 12 PM

(IMPACC (IV)/di799703/DELHI/ DL-DLH

SUBIN-DLDL79970314315957270596R

KANTMANIA

Article 48(c) Power of attorney - GPA

PLOT NO.28 KH.NO.16/3, QUTUB VIHAR, PHASE-I, C-BLOCK,

NEW DELHI-1/1007/1

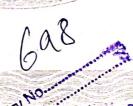
(Zero) HARI SHANKER SAH AND ARVIND KUMAR SAH

KANTMANI

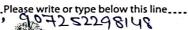
KANTMANI

50सत्यमव जयत

(Fifty only)



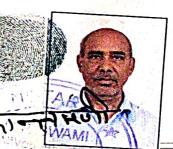




F.C. W. MWWO TO SYZ & UIS. H.







5.No! 2XD1658244

The onus of checking the legitimacy is on the users of the certificate.



GENERAL POWER OF ATTORNEY

Be it known to all to whom it may concern that I, SH. HARI SHANKER SAH S/O LATE SH. MANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE I.E. 63 SQ.YDS.) & SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.), (hereinafter called the Executant) do hereby constitute, nominate and appoint SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062, (hereinafter called the General Attorney) as my true and lawful general attorney to do the following acts, deeds and things in my name and on my behalf:-

WHEREAS the Executant is the absolute sole and rightful owner and in possession of PLOT NO.28, AREA MEASURING 105 SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071, (hereinafter called the said property)

THE SAME IS BOUNDED AS UNDER: -

EAST:

GALI.

WEST:

ROAD 18 FT.

NORTH:

PORTION OF SAME PLOT.

SOUTH:

OTHER'S PLOT.

For performance formalities &certain duties I, the Executant do hereby constitute, nominate and appoint the said general attorney to do the following acts, deeds and things in my name and on my behalf as aunder: -

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NOW THIS GPA WITNESSETH AS UNDER:-

- To manage, control, lookafter, supervise and transfer the above said property as my said 1. attorney may deem fit and proper.
- To deal with all the matters regarding the said property to the concerned offices of DDA, 2. MCD, DELHI RAJDHANI POWER LTD, DJB and other concerned authorities.
- To construct, renovate or rebuild the said property as per sanctioned plan issued by the 3. competent authority, if necessary.
- To apply for and get the electrical, water, power and sewerage connection and other 4. services in the said property from the authorities concerned.
- To let out the said property on rent to any person, to realize the rent of the said property 5. from the tenants.
- To execute, sign, present and verify all such papers, documents etc, for me/us in my/our 6. name and or my/our behalf pertaining to sole and transfer of the said property.
- To apply and obtain all necessary Sale permission through no objection certificate from 7. the concerned department/authorities.
- To apply and get the Cement/Bricks and other Building material for the construction or 8. addition and alteration of the said property.
- To deposit all fees, dues, installments, house tax and other charges to the concerned 9. authorities on my/our behalf.
- To apply for and get the Electric, Water, Power and Sewerage connection and other 10. services of the said property from the authority concerned.
 - -To sell, mortgage, Gift, transfer the aforesaid property to anyone and to receive the consideration amount of earnest money to execute the proper deeds and documents and present the same or regd. In the office of the Sub-registrar concerned and get the same regd. And to admit the execution thereof.

To file any suit complaint, petition, revision, written statement, pertaining to any matters of the said property.

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- To appoint and remove further Attorney(s). 13.
- To apply for and arrange mutation, charges, entries in all concerned official records in 14. respect of aforesaid property as may be deemed appropriate.
- To receive the compensation or alternative site in case the said property is acquired by 15. the authority concerned.
- Generally to do all acts, deeds and things for me/us in my/our name(s) on my/our behalf 16. in respect of my/our said property as my/our said attorney may deems fit and proper.

AND all acts, deeds and things done my/our said attorney shall be binding on me/us in all respect.

IN WITNESSES WHEREOF I/We have put my/our hands and sign this G.P.A. on the, 16th June, 2019, in presence of following witnesses.

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GENERAL ATTORNEY

Ram Kowal

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CMIZ F9/23 B अद्भ विहार के सा। or 1900 1100 7+

UBLIC, DELHI 6 JUN 2019



सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

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Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

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Stamp Duty Amount(Rs.)

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- 16-Jun-2019 03 11 PM
- IMPACC (IV)/dl799703/DELHI/DL-DLH
- SUBIN-DLDL79970314315063872522R
- KANTMANI
- Article 23-A Sale Agreement
- PLOT NO.28, KH.NO.16/3, QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-1,1007,1
- (Zero)
- HARI SHANKER SAH AND ARVIND KUMAR SAH
- KANTMANI
- KANTMANI
- 50सत्यमव जयत
 - (Fifty only)

6 JUN 2019

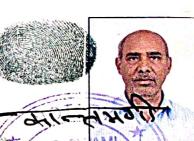


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Serve get







AGREEMENT FOR SALE & PURCHASE

This Agreement is made and executed at New Delhi on this 16th June, 2019, between SH. HARI SHANKER SAH S/O LATE SH. MANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE I.E. 63 SQ.YDS.) & SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.), (hereinafter called the First Party/Seller).

AND

SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062,, (hereinafter called the Second Party/purchaser).

The expression of both the parties shall mean and include the parties, their respective legal heirs, successors, executors, representatives and assigns.

WHEREAS the first party is the absolute sole and rightful owner and In possession of PLOT NO.28, AREA MEASURING 105 SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071, (hereinafter called the Property)

THE SAME IS BOUNDED AS UNDER:-

EAST:

GALI.

WEST:

ROAD 18 FT.

NORTH:

PORTION OF SAME PLOT.

SOUTH:

OTHER'S PLOT.

And Whereas the first party has agreed to sell and second party has also agreed to purchase the above mentioned property from first party in consideration amount of Rs. 14,50,000/-(Rupees Fourteen Lacs Fifty Thousand Only) which amount has been received by first party from second party by cheque/cash and an advance as full and final consideration amount of the said property with separate receipt.

क्रान्तमणा

Havi Romer sas

NOW THIS AGREEMENT WITNESSETH AS UNDER:

- That the first party has delivered the vacant possession of the said property to the second party on the spot.
- That the second party shall realize all the profits of the said property from the date of 2. execution of this agreement and the first party shall not demand any amount from the second party after the execution of this agreement.
- That the first party shall get no claim, title or interests in the said property and the second 3. party has become its sole and absolute owner and its liberty to utilize the same in any manner as he/she/they like in future.
- That the first party hereby assure to the second party that the said property which is 4. under sale is free from all sorts of encumbrances such as Sale, mortgage, gift, lien, degree, junctions, attachements, surety, security, litigation, legal laws, charges, courts in disputes, notification, acquisitions and there is no legal defect in the ownership title of the first party and if it is proved otherwise the first party shall be liable to indemnify the second party with all costs, expenses, damages or charges etc. which shall be incurred or sustained by the second party in future.
 - That the first party has not entered into any sorts of agreement with any body for the sale or transfer of the said property, before today. The first party has not mortgaged or 5. created third party rights or given in lien of the said property in free from all encumbrances and it is saleable one.
 - That all the expenses of the Sale deed/documents shall be paid and borne by the second 6. party.
 - That whenever and wherever the presentation of the first party will be required for the completion of any acts, deeds and things regarding the said property, first party will 7. execute and present for the same without any objection or demand.

That all the dues, demands, installments taxes (if any) till date of this agreement shall be paid and borne by the first party and thereafter the same shall be paid by the second party/in future.

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- That if the first party violated and infringes the terms and conditioned laid down in the agreement to sale, the second party shall be entitled to get the said transaction to complete through the court of law under the suit for specific performance at the costs and expenses of the first party.
- That the second party shall have full right to sell or transfer the said property by way of 10. sale, mortgage or lease to any other person or persons ,to enter into an agreement, to receive consideration amount to issue proper receipt etc. to execute sale deed or deeds to admit its execution thereof and get the same duly registered with the office of S.R. concerned.
- That all disputes shall be subject to the jurisdictions of courts of Delhi/New Delhi. 11.

IN WITNESSES WHEREOF, both the parties have put their hands/signed on this agreement on this 16th June, 2019, first written above in the presence of following witnesses.

WITNESSES: SHE Who he

VITNESSES: 15 Ale Notion to me.

317 COCHTIL AUS

CA1-4401

SECOND PARTY

Ram Kewal



BLIC, OELHING JUN 2019



सत्यमेव जयते

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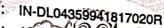
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6-Jun-2019 03:09 PM

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SUBIN-DUDL79970314312783057518R HARI SHANKER SAH AND ARVIND KUMAR SAH

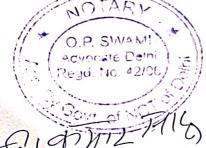
Not Applicable

HARISHANKER SAH AND ARVIND KUMAR SAH

HARI SHANKER SAH AND ARVIND KUMAR SAH



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- The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- 2. The onus of checking the legitimacy is on the users of the certificate.



AFFIDAVIT

I. /we, SH. HARI SHANKER SAH S/O LATE SH. MANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE I.E. 63 SQ.YDS.) & SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.), do hereby solemnly affirm and declare as under:-

- That I /we have sold property bearing of PLOT NO.28, AREA MEASURING 105 1. SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071 to SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062,.
- That I/we have received the full and final consideration amount of said property from 2. said purchaser.
- That I/We have delivered the vacant physical possession of said property to said 3. purchaser.
- That I/We have execute, GPA, Agreement to sell, Affidavit, Receipt, possession letter etc. 4. of aforesaid property in the name of said purchaser.
- That I/We will always remain bound with the terms and conditions of the aforesaid 5. agreement.
- That now I/We have been left my/our rights, title or interest of any nature whatsoever in the aforesaid property/land and the same has become the property of the aforesaid 6. purchaser, with the right to transfer the same by way of sale, mortgage, gifs, lease or signed before me and known to ma otherwise.

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Verified at New Delhi on this 16th June, 2019, that the contents of above affidavit are true and correct to the best of my/our knowledge and belief, and nothing has been concealed

therefrom.

IBLIC, DELHI

7 6 JUN 2019



Received with thanks a sum of Rs. 14,50,000/-(Rupees Fourteen Lacs Fifty Thousand Only) by cash/cheques as an advance from SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062,, against the sale of PLOT NO.28, AREA MEASURING 105 SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071, mode of payment are under below:-

S.NO.	AMOUNT	CHEQUE/CASH	DRAWN ON	DATE
1. 2. 3.	Rs.2,00,000/- Rs.6,00,000/- Rs.2,00,000/-	181432 171431 171433	PNB PNB PNB	21.05.2019 21.05.2019 11.06.2019
4. 5.	Ra2000001= Ra2000001= Ra500001=	181437 181436 CASH •	PNB PNB	08-11-2019 0-11-2019 12-11-2019

As a full and final payment of said property.

Hence this receipt is executed at New Delhi on this day, 16th June, 2019, in the presence of following witnesses.

P. SVIAMI

Advocate Deitri

gd. No. 4210

INDENTITION TO THE EXPLORED TO THE STEEL THE S

Ram Kewal

SH. HARI SHANKER SAH S/O LATE SH. MANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE I.E. 63 SQ.YDS.) & SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM

COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.).

MG JUIN 2019 BLIC, DELHA



This is to certified that I/WE SH. HARI SHANKER SAH S/O LATE SH. MANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE I.E. 63 SQ.YDS.) & SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.), have handed over the peaceful vacant physical possession of my/our of PLOT NO.28, AREA MEASURING 105 SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071 to SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062,

EAST:

GALI.

WEST:

ROAD 18 FT.

NORTH:

PORTION OF SAME PLOT.

SOUTH:

OTHER'S PLOT.

As per terms and conditions of the agreement to sell, in presence of the following witnesses.

I Identity the Executary Setter who has and known to me Jave Stermer Sat 712616 JIMIL 71167

POSSESSION HANDED OVER

POSSESSION TAKEN OVER

Zam Kewal

1 6 JUN 2019

DEED OF WILL

This will is made and executed at New Delhi on this 16th June, 2019, SH. HARI SHANKER SAH S/O LATE SH. This will is made.

AMANGAL SAH R/O B-508, SEA SHOW APPT., PLOT NO.14, SECTOR-19B, DWARKA, NEW DELHI-110075(60 % SHARE)

CO. YDS.), (hereinafter called the Testator.) I.E. 63 SQ.YDS.), (hereinafter called the Testator.)

Life is but short. God knows when it may come to an end. Hence I with my free will and consent without any force of compulsion from other, execute this will in good health and sound disposing mind.

Where I am owner and in possession of PLOT NO.28, AREA MEASURING 63 SQ.YDS. (OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071.

EAST:

GALI.

WEST:

ROAD 18 FT.

NORTH:

PORTION OF SAME PLOT.

SOUTH:

OTHER'S PLOT.

whereas, I hereby bequeath that after my death my above said property, shall go and devolve upon SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062,,(hereinafter

I further willingly declare that after my death the said property, shall become the property of the aforesaid Legatee(s), who will be the absolute owner of the said property and shall get the same mutated, substituted and transfer in his/her/their own name's in the records of MCD. BESE Rajdhani Power Ltd., or any other electricity department, or any concerned authority, on the basis of this will its certified true copy. And if the Legatee(s), die(s) earlier then me, his/her/their legal heir(s) shall be entitled to the above said property in equal share.

And my other legal heirs shall have no right, titles, interests, whatsoever with the above said property. If anyone raises any objection it will be considered as null and void. I have made this first and last will, in respect of the above said property. If any Testament is found the all courts of Law in all respects. This will shall remain IRREVICABLE

IN WITNESS WHEREOF I have signed this will on the day, months and year first above mentioned after understanding all the contents of my own vernacular language, in the presence of the following WITNESSES:are Shenty sel

1. Sanjay Kumar

TESTATOR/TESTATRIX

Ram Kewal

DEED OF WILL

This will is made and executed at New Delhi on this 16th June, 2019, SH. ARVIND KUMAR SAH S/O LATE SH. BALDEV SAH R/O B-48/111, GALI NO.8, RAJ NAGAR, PART-II, PALAM COLONY, NEW DELHI-110071(40 % SHARE I.E. 42 SQ.YDS.), (hereinafter called the Testator.)

Life is but short. God knows when it may come to an end. Hence I with my free will and consent without any force of compulsion from other, execute this will in good health and sound disposing mind.

Where I am owner and in possession of PLOT NO.28, AREA MEASURING 42 SQ.YDS.(OUT OF PLOT NO.27 & 28 I.E. TOTAL AREA 200 SQ.YDS), OUT OF KHASRA NO.16/3, , SITUATED IN THE REVEUNE ESTATE OF VILLAGE QUTUBAPUR, DELHI STATE DELHI, COLONY KNOWN AS QUTUB VIHAR, PHASE-I, C-BLOCK, NEW DELHI-110071.

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OTHER'S PLOT.

whereas, I hereby bequeath that after my death my above said property, shall go and devolve upon SH. KANTMANI S/O LATE SH. BHOLA DUTT SHARMA R/O 1210/24, BLOCK-L-1, SANGAM VIHAR, NEW DELHI-110062, (hereinafter called the Legatees).

I further willingly declare that after my death the said property, shall become the property of the aforesaid Legatee(s), who will be the absolute owner of the said property and shall get the same mutated, substituted and transfer in his/her/their own name's in the records of MCD. BESE Rajdhani Power Ltd., or any other electricity department, or any concerned authority, on the basis of this will its certified true copy. And if the Legatee(s), die(s) earlier then me, his/her/their legal heir(s) shall be entitled to the above said property in equal share.

And my other legal heirs shall have no right, titles, interests, whatsoever with the above said property. If anyone raises any objection it will be considered as null and void. I have made this first and last will, in respect of the above said property. If any Testament is found the all courts of Law in all respects. This will shall remain IRREVICABLE

IN WITNESS WHEREOF I have signed this will on the day , months and year first above mentioned after understanding all the contents of my own vernacular language, in the presence of the following WITNESSES:-

TESTATOR/TESTATRIX

1. Sanjag Kumar 2. Ram Kewal

ZXD1658244

परा । 1210/24, ब्लाक-एल-1, संगम विहार , दिल्ली -110062

1210/24, BLOCK-L-I, SANGAM VIHAR , DELHI - 110062

ALLAN STAGIT

Dato: 29/10/2008 -

47 - देवाली (अनुसूचित चाति) विधानसमा निर्वाचन क्षेत्र के া-বৈল্লী(প্র্ণাবিক কারি) বিধানমখা নিবাৰক ধীৰ নিবাৰক ধীৰক্ষীকলে সাফিলাট ক ভ্ৰমান্ত কা স্বৃত্তুকি Facsimile Signature of the Electoral Registration Officer for 47-DEOLI (SC) Assembly Constituency

United to the change of the card with the same number.

भारत निर्वाचन आयोग पहचान पत्र ELECTION COMMISSION OF INDIA IDENTITY CARD

ZXD1658244



मतदाता का नाम

Elector's Name : Kant Mani

पिता का नाम :भोला दत्त शर्मा

Father's Name : Bhola Dutt Sharma

लिंग / Sex :युक्व/ Male

1.1.2008 को आयु

Age as on 1.1.2008 : 51

