

ROHTASH KUMAR

118



00BE 002168

10/1/8

PHOTO OF THE VENDOR:

ABHJ SOROTH (Vendor)



PHOTO OF THE VENDOR:

Rohitash Kumar Vendor

SALE DEED FOR A SUM OF: .....Rs. 2,45,000/-.

STAMP DUTY: .....3%..... 7350/-.

REGISTRATION TAX: .....5%..... 12250/-.

TOTAL: .....8%..... 19600/-.

SALE DEED:-

This Sale Deed is made and executed at Delhi on this 10th day of Feb., 1986, by SRI ROHTASH KUMAR S/O SRI GURDAYAL MAL, resident of Ballabgarh, Haryana State, (herein after called the VENDOR), identified by Sudesh Kumar Dev officer Min of Agr. Delhi

IN FAVOR OF:-

M/S. PUNJAB RELIABLE FIVE TENS S PVT. LTD., at 104-105,

Delhi. 10/2/86

Rohitash Kumar

DEE: Rs. 2,45,000/-  
 ...Rs. 7350/-  
 UM OF: ...Rs. 12250/-  
 ...Rs. 19600/-  
 ...8%

is made and executed at Delhi on this 9th th  
 by SHRI ROHTASH KUMAR SON OF SHRI GURDAYAL MAL,  
 Garh, Haryana State, (herein after called the  
 ed by Sudesh Kumar Dev officer Min of Agr. Delhi

RELIABLE INVESTMENTS PVT LTD., at 104-105,

contd....2/-

*Rohtash Kumar*

THE  
 DEL  
 1974

Ann. R. A. 1880

Investment <sup>Reliable</sup> Pvt Ltd. 104-~~600~~  
Anu P. A. B. Bhawan Complex

1500h/

1 copy

1900

1000

1960

Jangra  
 Sub...  
 विन्दी एजेंसी  
 विन्दी

Azad Pahlavi  
Through its Direct  
Sh. ALOK Soudan

Document written by James  
(Signature)

Rs. 50,000 by  
Cheque 530700 dt-  
19/1/06 By/B. Raju Rao  
Datta

Ds 1,97504 - vide  
 pay order no S762  
 dt. 21/2/92 PNB Jai Pw

Printed by S. B. B. B. Rohit b. Kumar. 28/8/84  
Sunday  
Ballabgarh  
in the office of the Sub-Registrar, Delhi  
on this 28th day of August 1984  
at 12-1 PM.

Sub-Registrar  
Sub-Dist. No. VI  
DELHI

26/2/96

Att: day 2 / Die

Robert B. Kerner

beginning of the \_\_\_\_\_ in addition Book No. \_\_\_\_\_  
Volume \_\_\_\_\_ on pages \_\_\_\_\_ to \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
and left thumb impressions have/has been taken by my  
presence.

Sub-Registrar  
Sub-Distt. No. V 4  
DELHI





00BB 002468

PHOTO OF THE VENDOR:

AG 2 SORT/RE C reclass



PHOTO OF THE VENDEE:

SALE DEED FOR A SUM OF:.....Rs. 2,45,000/-

STAMP DUTY : ..... 3% ..... Rs. 7350/-.

CORPORATION TAX: .....5%.....Rs. 12250/-.

TOTAL;.....8%.....Rs. 19 600/-.

SALE DEED: -

This Sale Deed is made and executed at Delhi on this 26<sup>th</sup> day of Feb., 1996, by SHRI ROHTASH KUMAR SON OF SHRI GURDAYAL MAL, resident of Ballabgarh, Haryana State, (herein after called the VENDOR), identified by Sudesh Kumar Dev officer Min of Agr. Delhi

IN FAVOUR OF:-

M/S. PUNJAB RELIABLE INVESTMENTS PVT.LTD., at 104-105,

contd. . . . 2/-.



34182-22/2/6

10000 का मुद्रा

Investment

Reliable

104-60

Shawar Complex

AZAD PAB Delhi

Through its Direc

84. ALOK Souda

15000h/

10000

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Document written by

(Signature)

Rs. 50,000 by  
Chrup 530700  
19/11/96 PNB AGRI  
Delhi

Rs. 1,97,500 vide  
order no 55762  
dt. 21/11/92 PNB AGRI

Presented by Mr. Rohas b. Kumar. Aged 58y  
on this 25 day of 1996 between  
the hours of 12-1 PM.

Sub-Registrar  
Sub-Distt. No. VI  
DELHI

26/2/96

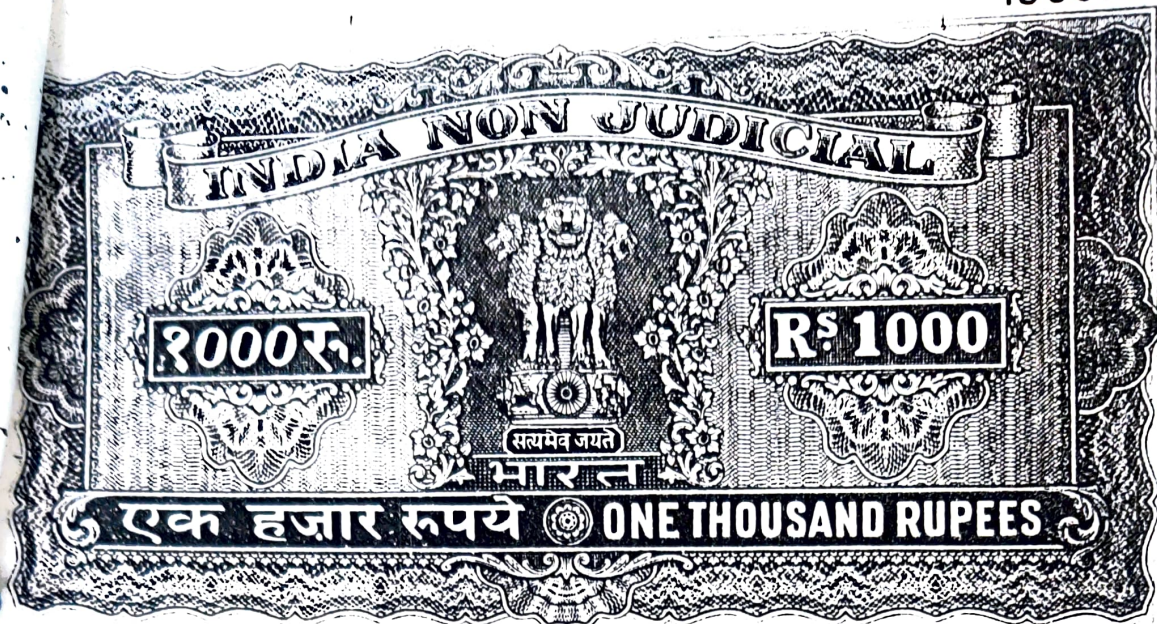
Attestd by 2/Dist

Rohas b. Kumar



Regis Volume ..... in addition Book No .....  
on this ..... day of ..... to .....  
and left thumb impressions have/has been take in my  
presence.

Sub-Registrar  
Sub-Distt. No. VI  
DELHI



:-2:-

ANUPAM BHAVAN COMMERCIAL COMPLEX, Azad Pur, Delhi-110033  
through its Managing Director SHRI ALOK SONDHI, (ALOK SONDHI).  
(herein after called the Vendee). *Shri Alok Kumar*

Identified by Sudesh Kumar Dev Officer Min of Agr Delhi

Whereas, the expressions of the Vendor and Vendee  
shall mean and include the parties, their legal heirs,  
executors, successors, representatives, executors,  
representatives, assignees etc. etc.

And Whereas, due to bonafide legal requirements, the  
Vendor sold his Agri. Land measuring ONE BHIGA, OUT OF  
KHASRA NO. 6/26, situated in the revenue estate of VILLAGE:  
BOODH PUR BIJA PUR, DELHI-110036, to the Vendee, for a  
sum of Rs. 2,45,000/- (Rupees Two lacs

Fourty Five thousands only). and the Vendee

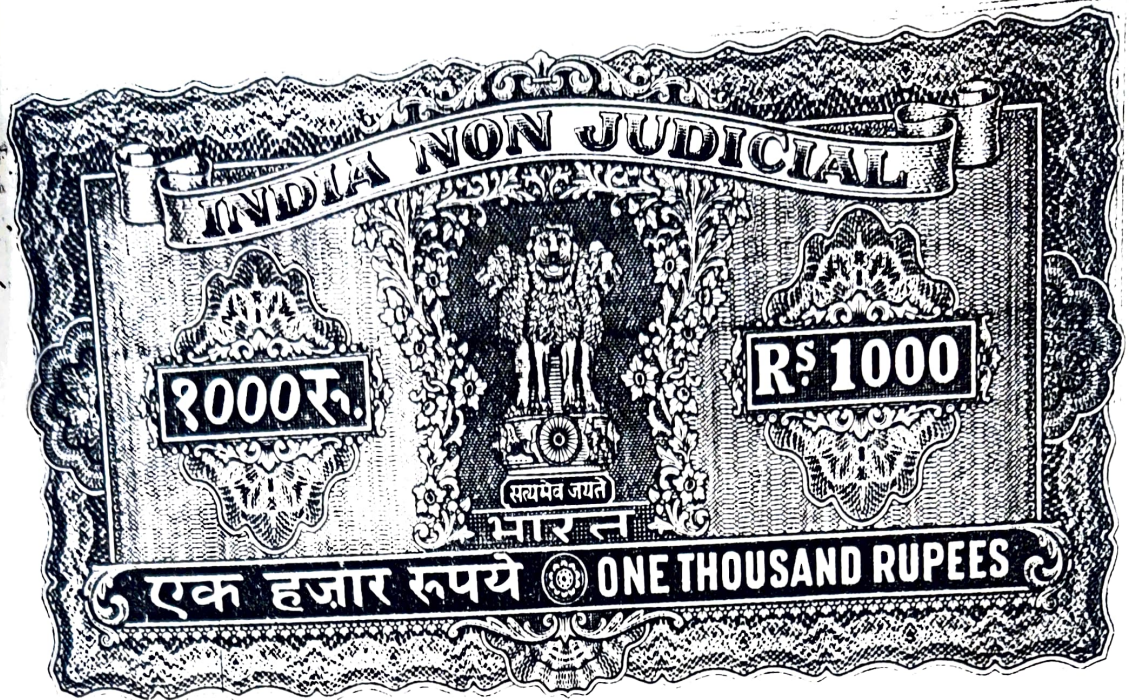
has also agreed to purchase the same, the vendor Received  
the entire sale consideration amount from the vendee  
at the time of execution of this sale deed, the payment has

been paid ~~xxxxxxx~~ A sum of Rs. 50,000/- vide cheque No.

530700 Dat d 19-1-96 drawn on PNB Azadpur Delhi (2) A sum of  
Rs. 197500/- vide Pay order No. 537662 dated 26-2-96 issued by  
PNB Azadpur Delhi







1-2:-

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount the vendor do hereby sells, conveys, transfer and assigns the said land under sale with all his rights, titles, interests, previledges, easements and appurtance thereto the vendee and the vendee will hold use and enjoy the same without any hinderance claim or title of others.
2. That the Vendor has handed over the actual, physical and peaceful vacant possession of the said land under sale to the vendee and the vendee has also occupied the same on the spot.

contd....6/-.

*Rohitash Kumar*



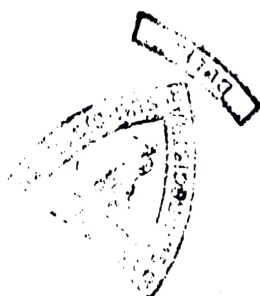
34-82

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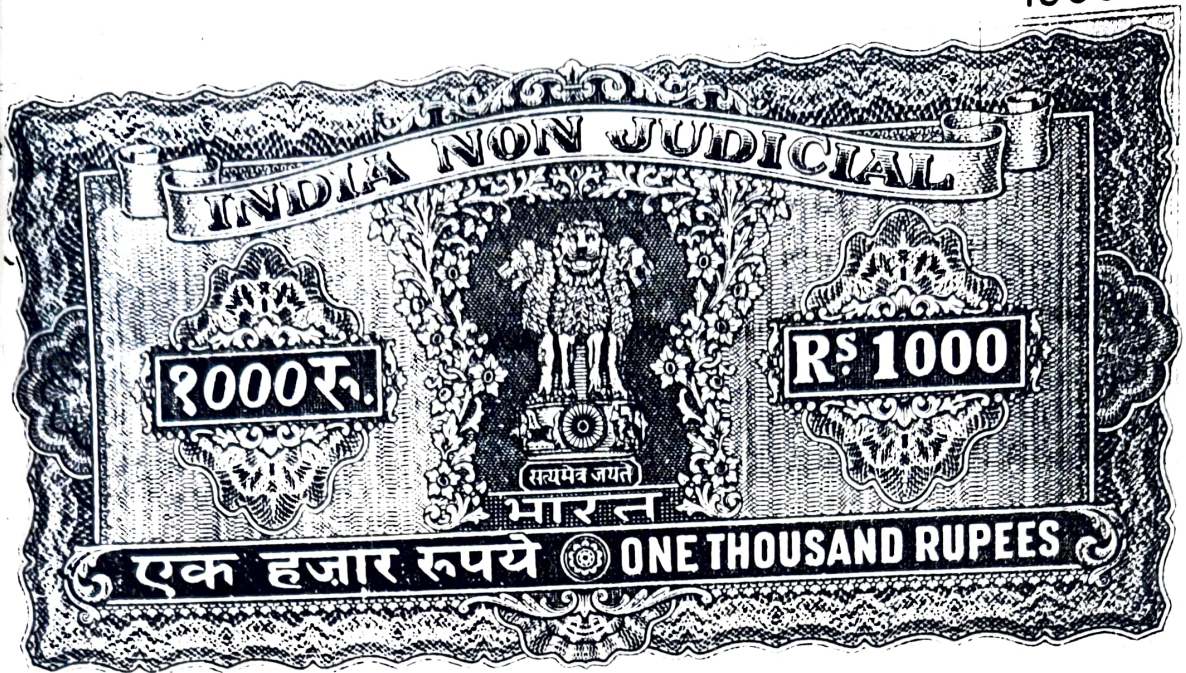
*[Handwritten signature]*

बुद्ध

विनयो कोरः  
विनयी



1000Rs.



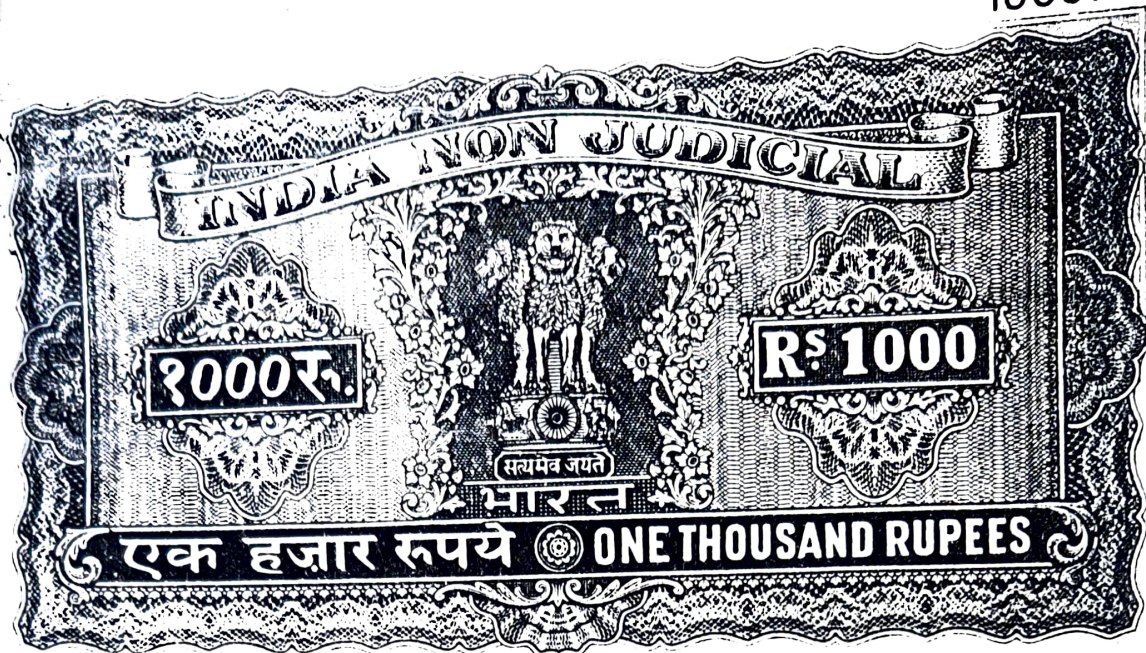
: - 8 -

3. That all the expenses and costs of this sale deed have been borne and paid by the vendee.
4. That the Vendor and Vendors both have obtained the Necessary No Objection Certificate from the Tehsildar, Notification, Delhi U/s 8 of the Delhi Land Restriction Transfer Act-1972.
5. That upto the date of registration of this sale deed all the dues, taxes and other outgoing if any regarding the said land shall be paid by the vendors and thereafter the same shall be paid by the vendee.

*Rohitash Kumar*

contd. .... 5 -





:-5/-

6. That the Vandee can get it mutate in its own name by presenting of this sale deed in any Govt. or Revenue records, Delhi, in the absence of the vendor, on the basis of this sale deed.

7. That the Vandee will use the said land for Agricultural purposes as per section 22 of the Delhi Land Reforms Act-1954 and this sale does not contravene section 33 of the Delhi Land Reforms Act-1954.

*Rajesh Kumar*

contd.....6/-.

500Rs.



: - 6 : -

8. That the Vendor hereby assures to the vendee that the said land under sale is free from all sorts of encumbrances such as sale, mortgage, gift, court stay, court decree, litigation, attachment, lien, lease, notification, acquisition and family disputes etc. and there is no legal defect in the title of ownership of the vendor if it is proved in whole or part of the said land goes out from the possession of the vendee then the vendor both his moveable and immoveable properties will ~~be liable to indemnify~~ be liable to indemnify all the losses, costs, expenses and damages incurred by the vendee, in all respects.

*Rajtarsh Kumar*

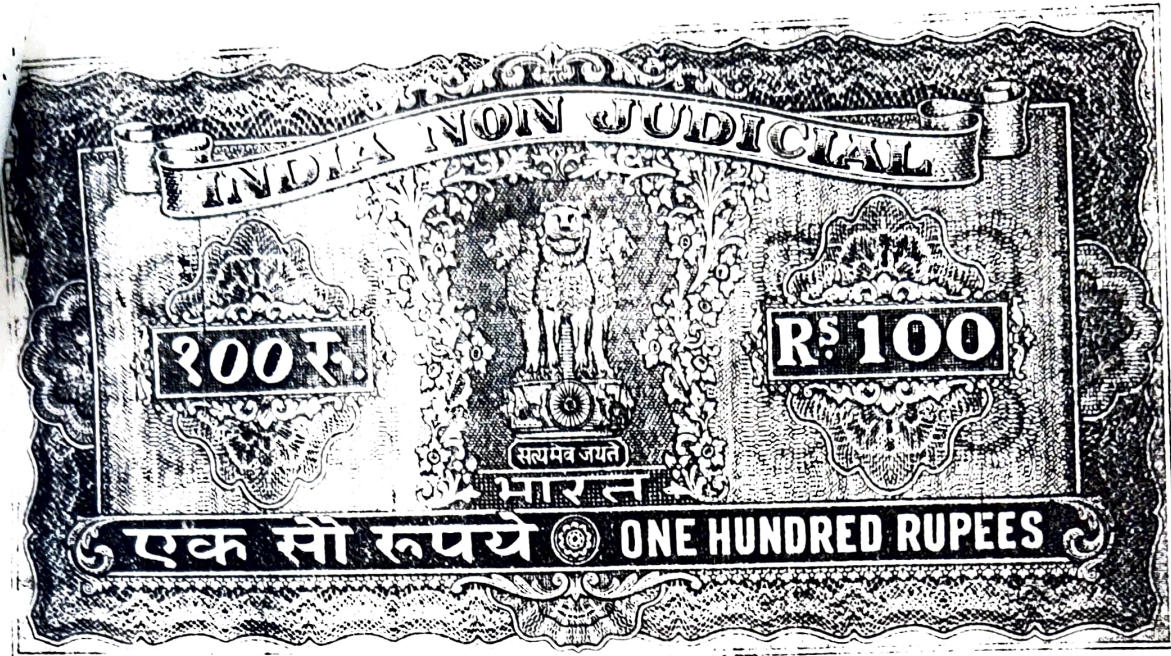
contd.... 7/-.

8. That in case if any dispute arises regarding the title and vacant possession of the said land then the vendee shall have full liberty to appoint arbitrator, advocate or any influential person to settle the issue at the cost and the expenses of the vendor.

9. That the map of the said land is enclosed herewith .



100 Rs.



7-

In Witness Whereof, this Sale Deed is executed  
at Delhi on the day, month and year first above  
written in the presence of the following witnesses.

Witnesses:- *Md. Rafiq*

1. Mahipal Singh Yadav S/o  
Sh Surjan Singh R/o 294  
Chandan Parj Delhi  
E.I C No-DL/03/024/381283  
dated 9-7 -95 Badli Delhi

*Robert K. K...*  
VENDOR

2. <sup>Gyrl</sup> Gian Chand S/o Jain S/o  
P.S Jain R/o 39 Boodh Pur Bijapur Delhi

10/1/54

126805

34182 / 6 22/2/86  
 1/2

Signature of the  
 has been  
 taken in the

48 7  
 in addition Book No. 7  
 Volume No. 9 on pages 46 to 52  
 on this 2 day of 19  
 and left thumb impressions have/has been taken in the  
 presence. 26/2/86

Sub-Registrar  
 Sub-Dist. No. VI  
 DELHI

SITE PLAN OF PLOT SITUATED AT  
 VILLAGE BUDH PUR BIZA PUR, DELHI.  
 SOLD PORTION SHOWN IN RED  
 SOLD AREA 1.1 BIGHA

G. T. ROAD



PART OF  
 KH. NO. 3/26  
 SH. GIRN CHAND  
 JAIN

SOLD AREA 1 BIGHA  
 KH. NO. 5/26

PLOT  
 OF  
 SATPAL  
 MEHENDRU

87.6

OTHER'S PLOT

*Rajpal*  
**R. S. PIPAL**  
 Surveyor Cum Valuer  
 Near Treasury Gate,  
 72, Preeti Nagar, DELHI 11

*Anil Kumar*



Narender K. Malhotra  
B.E. (Civil) L.C.E., : F.I.V.

## narender consultants

Architectural Consultants on the approved panel of

- Architects
- Engineers
- Valuer's (Govt. Approved)

Off.: L-103 1st Floor  
Lajpat Nagar-II  
New Delhi-110024  
Phone : 6924825  
Tele/Fax : 6924826

Resi.: 7259642  
7259679

### PART II VALUATION

Dated 7-3-1998

The present market value of the property namely the Industrial Building, out of Khasra No. 5/26. Village Budah Pur Bija Pur, Delhi-110036, belonging to M/s Punjab Reliable Investments Pvt. Ltd. is worked out below on the basis of the information given to me by the owner and also on personal verifications of the same by me:

#### 'A' Value of Land

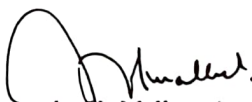
Area of Land = 1 Bigha 14 Biswa  
= 1700 Sq. Yds.  
Land Rate adopted = Rs.2,700.00 Per Sq. Yd.  
Value of Land = Rs.2,700.00 x 1700 = Rs.45,90,000.00

#### 'B' Value of Construction

Total Covered area = 2720 Sq. Ft.  
Cost of Construction = Rs.175.00 Per Sq. Ft.  
Value of Construction = Rs.175/- x 2720 = Rs.4,76,000.00  
Total Value of Property = Value of Land + Value of Construction  
= Rs.45,90,000.00 + Rs.4,76,000.00  
= Rs.50,66,000.00

(Rupees Fifty lakha and Sixty Six thousand)



  
(Narender K. Malhotra)  
Regd. valuer  
Cat.I-22/1988

**ER. NARENDER K. MALHOTRA**  
B.E.(CIVIL), L.C.E., F.I.V

L-103 1<sup>ST</sup> FLOOR  
LAJPAT NAGAR-II  
NEW DELHI-110024.

PH: 6924625, 6924826  
RES: 7259642, 7259679

**GOVT. APPROVED VALUER**  
OF IMMOVABLE PROPERTY  
FOR

Income tax, wealth tax, gift tax, Estate  
Duty, House tax & Mortgaging purpose  
Reg. No. 1-22/1988u/s 34 AB of wealth  
tax Act. 1957

**VALUATION REPORT OF PROPERTY SITUATED AT -Industrial  
Building, out of Khasra No.5/26, Village Budah Pur Bija Pur, Delhi-110036**  
BELONGING TO:- M/s Punjab Reliable Investments Pvt. Ltd.

**FORM O-I-**  
PART-I-QUESTIONNAIRE

**GENERAL:**

- |   |  |
|---|--|
| 1. Purpose for which valuation is made.   | For Banking Purpose  |
| 2 Date as on which valuation is made.   | 7-3-98   |
| 3 Name of the owner/ owners   | As above   |
| 4. If the property is under joint ownership\ co-ownership. Share of each such owner, Are the shares undivided ? | Company's Property   |
| 5. Brief description of the property.   | The property comprises of a Industrial building situated in G. T. Road |
| 6. Location, street ward No..   | As above   |
| 7. Survey/Plot No. of Land.   | As above   |
| 8. Is the property situated in residential/ Commercial/mixed area/Industrial area.                              | Industrial Area  |
| 9. Classification of locality- highclass middle class/poorclass.  | Middle class   |
| 10. Proximity to civic amenities like schools, Hospitals, offices, market cinemas etc.                          | All are available within reasonable distance                           |
| 11. Means & proximity to surface communication by which the locality is served                                  | Area is served by a Motorable road                                     |

**LAND**

- |  |                                     |
|--|-------------------------------------|
| 12. Area of land supported by documentary, proof, shape, dimensions and physical features. | 1 Bigha 14 Biswa<br>= 1700 Sq. Yds. |
|--|-------------------------------------|

13. Roads, streets or lanes on which the land is abutting.

The Property abutts on main G. T. Road

14. Is it free hold or lease hold land ?

Free Hold

15. If lease hold, the name of lessor/ lessee, nature of lease, dates of commencement & termination of lease & terms of renewal of lease.

A. Initial premeum,

B. Ground rent payable per annum.

C. Unearned increase payable to the lessor in the event of sale or transfer.

16. Is there any restrictive covenant in regard to use of land ?

Industrial use

17. Are there any agreements of easements ? If so, attach copies.

18. Does the land fall in an area included in any Town Planning plan of Govt. or any statutory body ? If so, give particulars.

19. Has any contribution been made towards development, is any demand for such contribution still outstanding?

Nothing is stated to be outstanding

20. Has the whole or part of the land been notified for acquisition by Govt. or any statutory body ? Give date of the notification.

21. Attach a dimensioned site plan.

Owner to attach

#### IMPROVEMENTS

22. Attach plans & elevation of all structures standing on the land & alayout plan.

-do-

23. Furnish technical details of the building on separate sheet (The annexure to this form may be used)

24. a. Is the building owner occupied /tenanted/ both?

Owner Occupied

b. If party owner occupied, specify portion & extent of area under owner occupation.

25. What is the floor space index permissible & percentage actually utilised .

#### RENT

26. a. Name of the tenants/lessees, licensees etc.

N. A.

b. Portions in their occupation

c. Monthly or annual rent/compensation/ licence fees. Etc. paid by each.

d. Gross amount received for the whole property.



27. Are any of the occupants related to, or close business associates of the owner ? -
28. Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges built-in wardrobes, etc or for service charges? If so, give details. -
29. Give details of water & electricity charges, if any to be borne by the owner. -
30. Has the tenant to bear the whole or part of the cost of repairs & maintenance? Give particulars. -
31. If a lift is installed, who is to bear the cost of maintenance & operation, owner or tenant? -
32. If a pump is installed, who has to bear the cost of maintenance & operation, owner or tenant? -
33. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound etc. owner or tenant? -
34. What is the amount of property tax? Who is to bear it? Give details with documentary proof. -
35. Is the building insured? If so, give the policy no., amount for which it is insured & the annual premium. -
36. Is any dispute between land lord & tenant regarding rent pending in a court of law? -
37. Has any standard rent been fixed for the premises under any law related to the control of rent? -

#### SALES:

38. Give instance of sales of immovable property in the localities on a separate sheet indicating the name & address of the property, registration no. sale price & area of land sold. No sale instance is available for ready reference
39. Land rate adopted in this valuation. Rs. 2,700.00 Per Sq. Yd.
40. If sales instances are not available or not relied upon the basis of arriving at the land rate. The land rate has been arrived at by comparing the rate of similar land in the surrounding and also on personal verification from local property consultants/residents

#### COST OF CONSTRUCTION :

41. Year of commencement of constructions & year of completion. -
42. What was the method of constructions, by contract/ by employing labour directly/both -

43. For items of work done on contract.  
Produce copies of agreements.
44. For items of work done by engaging  
materials & labour supported by  
documentary proof.

(OWNER'S SIGNATURE)

  
(NARENDER K. MALHOTRA)  
Regd. Valuer

PART-II VALUATION  
Refer enclosed valuation report

PART-III DECLARATION


I hereby declare that :

1. That information furnished in part-I is true & correct to the best of my knowledge & belief.
2. I have no direct or in direct interest in the property valued.
3. I have personally inspected the property on 7-3-98

Date : 7-3-98

Place : DELHI



  
(NARENDER K. MALHOTRA)  
Regd. valuer  
Cat I-22/1988