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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

9994
14/10/09
7263

Certificate No.	:	IN-DL01847934664011H
Certificate Issued Date	:	24-Sep-2009 05:35 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK03668163202601H
Purchased by	:	MUKESH SONI
Description of Document	:	Article 23 Sale
Property Description	:	3162-3164, BEADON PURA, KAROL BAGH, NEW DELHI
Consideration Price (Rs.)	:	5,00,000 (Five Lakh only)
First Party	:	VIKAS CHOPRA AND OTHERS
Second Party	:	MUKESH SONI
Stamp Duty Paid By	:	MUKESH SONI
Stamp Duty Amount(Rs.)	:	30,000 (Thirty Thousand only)

Document presented scrutinised and found in Order

Signature

Please write or type below this line



DLNP04061999134741



(VIKAS CHOPRA)



S 2M0322529 DLNP06012007184743

TRUE COPY

Vikas Chopra

Statutory Alert

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.

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

In case of any discrepancy please inform the Competent Authority.

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

Stamp Duty Paid 3% ..:Rs.15,000/-

Transfer Duty Paid 3% ..:Rs.15,000/-

Total 6% ..:Rs.30,000/-

This Sale Deed is executed at New Delhi, on this 14th day of Oct 2009, by: (1) MR. VIKAS CHOPRA, & (2) MR. RAJESH CHOPRA, both sons of Shri H.C. Chopra, both resident of C-15, Mansarover Garden, New Delhi, hereinafter called "THE VENDORS";

IN FAVOUR OF :

MR. MUKESH SONI S/o Late Shri V.S. Soni R/o 3324, Bank Street, Karol Bagh, New Delhi-110005, hereinafter called "THE VENDEE";

The expression of the Vendors and the Vendee shall mean and include them their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

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Vikas Chopra

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Date 14/10/2009

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil	Sub Registrar III	Area of Building 0	oZx Q
Village/City	Beadon Pura	Building Type	
Place (Segment)	Beadon Pura		
Property Type	Commercial		
Area of Property	20.46 oZx ehVj		

Money Related Detail

Consideration Amount 500,000.00 Rupees	Stamp Duty paid 30,000.00 Rupees
Value of Registration Fee 100.00 Rupees	Pasting Fee 1.00 Ruppes

SALE WITHIN MC AREA

This document of SALE

Presented by : Sh/Smt VIKASH CHOPRA S/o W/o H. C. Chopra R/o C-15 Mansarover Garden,

Rajesh Chopra Do. Do.

in the office of the Sub Registrar, Delhi this 14/10/2009 day Wednesday between the hours of

Registrar/Sub

Sub Regist

Delhi/New

Signature of Presenter

Execution admitted by the said Shri/Ms VIKASH CHOPRA, Rajesh Chopra

and Shri/Ms Mukesh Soni

Who is/are identified by Shri/Smt/Km. Sanjay Soni S/o W/o D/o R. G. Soni R/o 1/2182 Ra

and Shri/Smt./Km S. Narayan S/o W/o D/o Phool Chand R/o 405/1 Ward No.-16 Bhiwani (Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.500,000.00 Rupeess

The Balance of entire consideration of Rs._____ Rupees _____. has bee

Vendor(s)/Mortgagor(s) by Sh./Ms. Mukesh Soni S/o W/o V. S. Soni

R/o 3324 Bank Street, K. Bagh,d elhi

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid w

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Whereas (1) Mr. Vikas Chopra, 25% share, (2) Mr. Rajesh Chopra, 50% share & (3) Mr. Jitender Kumar Wadhwa, 25% share, jointly purchased the portion bearing Pvt/Shop Nos.G-1 & G-2, each shop measuring 10'x22' approx., both on the Ground Floor without terrace/roof rights towards Gali No.32, of property bearing Municipal Nos.3162-3164, Ward No.XVI, Plot No.99, in Block-P, Gali No.32-33, situated at Beadon Pura, Karol Bagh, New Delhi. Khasra No.2731/2616, measuring about 100 sq. yds., and which is bounded as under:

NORTH : GALI NO.32.

SOUTH : PVT. NO.G-3.

EAST : ROAD.

WEST : OTHER'S PORTION.

from Smt. Sita Devi W/o Late Shri Vikram Soni R/o 3324/26, Beadon Pura, Karol Bagh, New Delhi-110005, through attorney her son Shri Murari Lal Soni, vide Sale Deed regd. as document No.4551, in Addl. Book No.I, Volume No.11501, on pages 59 to 69, on 06-06-2005, in the Office of the Sub-Registrar-III, New Delhi.

And whereas the said Mr. Jitender Kumar Wadhwa, released his 25% undivided share in the said portion in the said property in favour of Mr. Vikas Chopra, one of the Vendor herein, vide Release Deed with Consideration regd. as document No.2839, in Addl. Book No.I, Volume No.11944, on pages 72 to 78, on 03-04-2006, in the Office of the Sub-Registrar-III, New Delhi.

And whereas in this way the Vendors have become the joint owners of the said portion in the said property and they have got full rights, clear title and absolute authority

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to sell and transfer the aforesaid portion in the said property in whole or in part and there is no impediment in transferring the same.

And whereas the Vendors for their bonafide needs and requirements have agreed to sell the portion bearing Pvt/Shop No.G-2, measuring 10'x22' or say 20.46 sq. mtrs. approx. on the Ground Floor without terrace/roof rights, towards Gali No.32, of property bearing Municipal Nos.3162-3164, Ward No.XVI, Plot No.99, in Block-P, Gali No.32-33, situated at Beadon Pura, Karol Bagh, New Delhi. Khasra No.2731/2616, (more particulary shown as Red in the map attached herewith) to the Vendee and the Vendee has agreed to purchase the same for a total sum of Rs.5,00,000/-(Rupees five lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of Rs.5,00,000/-(Rupees five lacs only) which sum has been received by the Vendors from the Vendee in the following manner:

1) Rs 2,50,000/- vide Ch. No. 591349, dt. 25-09-2009
2) Rs 2,50,000/- vide Ch. No. 591350, dt. 25-09-2009
Both drawn on Bank of India, Bank Street, Karol Bagh, New Delhi

and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said portion in the said property in full and final settlement from the Vendee.

2. That the Vendors hereby as owners of the said portion in the said property sell, grant, convey, transfer, assign and assure that the Vendors's rights, title and interest in

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the said portion in the said property alongwith the proportionate leasehold rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging or usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said portion in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEE, absolutely and forever.

3. That the Vendors have handed over the physical vacant possession of the said portion in the said property to the Vendee on the execution of this Sale Deed.

4. That the Vendors have assure the Vendee that the said portion in the said property hereby sold is free from all sorts of encumbrances such as sale, gift, mortgage, court litigation, disputes, notices, etc. and if it is proved otherwise, then the Vendors shall be liable and responsible to make good the losses thus suffered by the Vendee and the said portion in the said property hereby sold is free from all legal and other defects and the Vendors are fully competent to transfer the same.

5. That the Vendors admit that now they have been left with no right, title and interest of any nature whatsoever in the said portion in the said property and the Vendee has become the absolute owner of the same. He will now enjoy and utilise the said portion in the said property in any manner without any interruption or disturbances by the Vendors or any person claiming title through or under them.

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6. That the Vendors hereby declares that the portion in the said property hereby sold is the exclusive property of the Vendors and that none else except the Vendors have any right, title and interest therein and the title which is hereby transferred, mutated and substituted and the Vendors have full power, good title and absolute authority to transfer the same.

7. That the Vendors hereby agreed that they shall pay all kind of dues, demands, house tax, electricity and water charges, etc. outgoing which are payable in respect of said portion in the said property upto the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.

8. That the Vendee can get the said portion in the said property transferred, mutated and substituted in his own name as owner in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.

9. That the Vendors have handed over the said original sale deed and photostat copies of the other relevant documents and papers in respect of the said portion in the said property to the Vendee on the execution of this Sale Deed.

10. That the Vendee herein shall have the absolute right to apply and obtain separate water and electric connection for this portion and the Vendors shall have no objection.

11. That the Vendee shall abide by all the terms and conditions of the Lease Deed.

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Vikas Chadha

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SITE PLAN OF SHOP IN PROPERTY NO- 3162- 3164

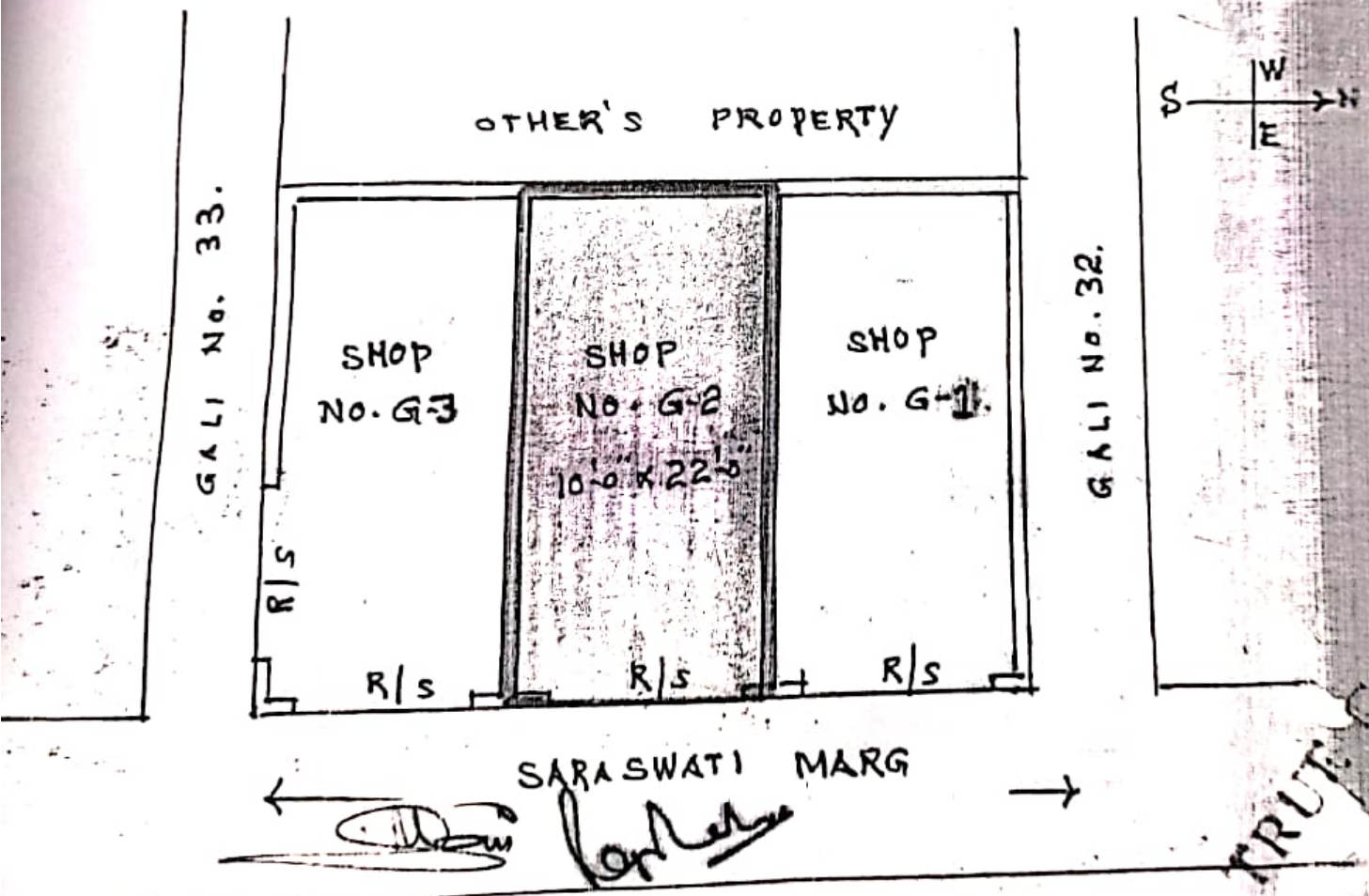
GALI NO- 32-33 BEADON PURA, KAROL BAGH NEWDELHI-5

SELLER- VIKAS CHOPRA & RAJESH CHOPRA S/O

SH- H.C. CHOPRA

PURCHASER- MUKESH SONI S/O LATE SH. V.S. SONI

SALE PORTION IN RED COLOUR



GROUND FLOOR PLAN

K.N. Kapoor

KAPOOR ASSOCIATES
Architect Engineer
M.C.D. Licence No. E-872
Valuer No. P-3501
9/6685, Dev Nagar,
Karol Bagh, New Delhi-5.

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12. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

SCHEDULE

Category	:	D
Total Area of Land	:	83.6 sq.mtrs.
Total Plinth each Area	:	83.6 sq.mtrs.
Plinth Area for sale	:	20.46 sq. mtrs.
Proportionate area of Land	:	4.09 sq.mtrs.
Minimum rate in sq.mtrs	:	Rs.21,800/-
Construction Charge	:	Rs.7,600/-
Year of Construction	:	after 2000
Land use	:	Commercial

Cost of Land : 4.09 X 21,800 X 3	=	Rs.2,67,486/-
Construction Cost: 20.46 X 7,600	=	Rs.1,55,496/-
Total		Rs.4,22,982/-

In witness whereof the Vendors and the Vendee have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES :-

1. Sanjay
Sanjay Jain S/o R.G Jain
1/2182 Raja Nagar Extn
Delhi 110032
P.S 5342002334064

2. Sat Narayan
M. Phool Chand

VENDORS

VENDEE

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Reg. No.	Reg. Year	Book No.
7263	2009-2010	1



Ist Party विक्रेता



IInd Party क्रेता



Witness xokg

Ist Party

IInd Party

Ist Party विक्रेता :- VIKASH CHOPRA, Rajesh Chopra

IInd Party क्रेता :- Mukesh Soni

Witness xokg Sanjay Soni, S. Narayan

Certificate (Section 60)

Registration No.7,263 in additional Book No.1 Vol No 13,367 on page 28 to 35 on this date 14/10/2009 day Wednesday and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar III
New Delhi/Delhi

Date 14/10/2009

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