(2H)(121)



दिल्ली DELHI - 088000





(JITENDER KUMAR WADHWA) (MURARI LAL) (SUNIL KUMAR)

SALE DEED FOR Rs.

Stamp Duty Paid ..:Rs.15,500/-

Transfer Duty Paid 3% ..:Rs. 9,300/-

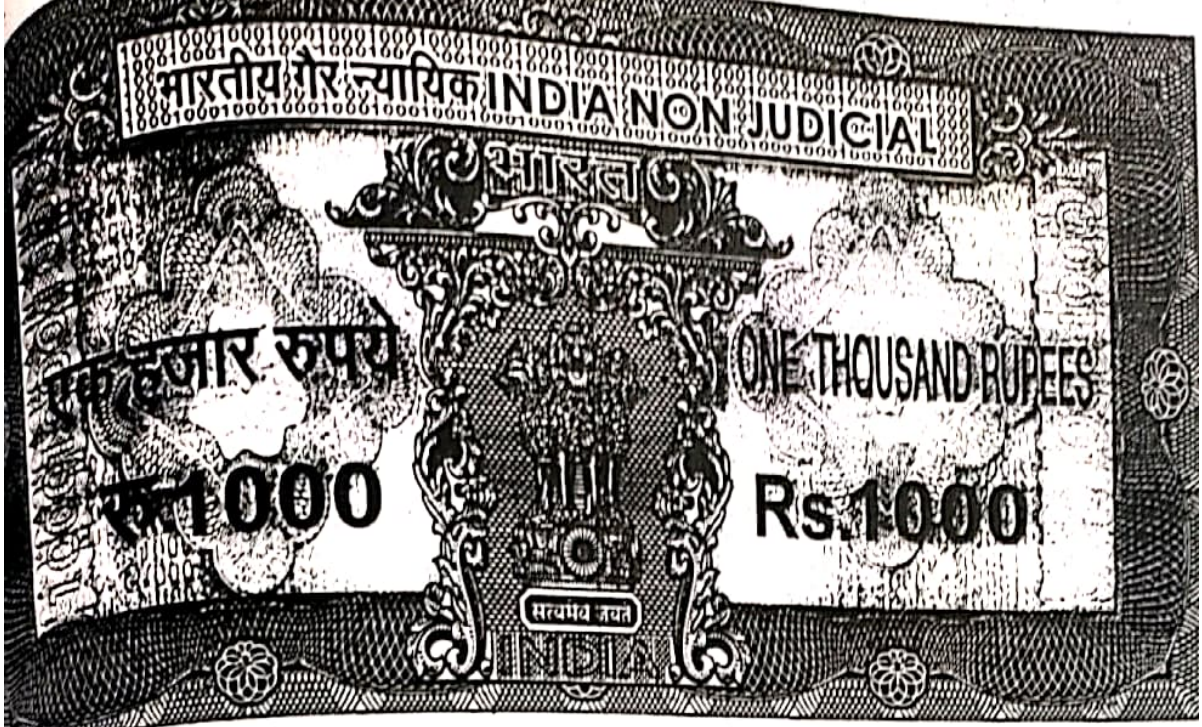
Total 8% ..:Rs.24,800/-

This Sale Deed is executed at New Delhi, on this 17th day of October 2007,-by; SHRI JITENDER KUMAR WADHWA S/o Shri Mangat Ram Wadhwa R/o HP-129, Pitam Pura, New Delhi, hereinafter called "THE VENDOR"

Contd...2/-

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IN FAVOUR OF :

1) SHRI MURARI LAL S/o Shri Vikram Singh R/o 3324, Bank Street, Karol Bagh, New Delhi-110005,(75% undivided share); &

2) SHRI SUNIL KUMAR S/o Shri Murari Lal R/o 139, Kavita Colony, Nangloi, Delhi-110041, (25% undivided share);

hereinafter called "THE VENDEES";

The expression of the Vendor and the Vendees shall mean and include their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

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(214)(124) Date 17/10/2007

9285

Deed Related Detail

SALE WITHIN MC AREA

SALE

Sub Registrar III
Beadon Pura

Area of Building 0 वर्ग फुट

Building Type

Beadon Pura

Sq. Rent/Meter

Residential

Property 20.46 वर्ग मीटर

Money Related Detail

Consideration Amount 310,000.00 Rupees

Stamp Duty paid 24,800.00 Rupees

Fee of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Ruppes

SALE WITHIN MC AREA

Document of SALE

Executed by : Sh/Smt S/o W/o R/o

JITENDER KUMAR WADHWA Mangat Ram Wadhwa HP-129, Pitam Pura, ND

In office of the Sub Registrar, Delhi this 17/10/2007 day Wednesday

Between the hours of

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms JITENDER KUMAR WADHWA

And Shri/Ms Murari Lal, Sunil Kumar

Who is/are identified by Shri/Smt/Km. Parshottam Lal S/o W/o D/o U Chand R/o PL-163, Sunderi Bagh Appt, Delhi

And Shri/Smt./Km Pramjit Singh S/o W/o D/o R Singh R/o 3417/2, Reghar Pura, ND

(Marginal Witness). Witness No. II is known to me.

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

Certified that the left (or Right, as the case may be) hand thumbimpression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.310,000.00 Rupeess three lakh, ten thousand Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Murari Lal S/o W/o Vikram Singh

No 3324, Bank Street, K Bagh, ND

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

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Date 17/10/2007

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Whereas (1) Shri Vikas Chopra, 75% share, & (2) Shri Jitender Kumar Wadhwa, 25% share, jointly purchased the portion bearing Pvt No.G-3, measuring 10'x22' approx., on the Ground Floor without terrace/roof rights towards Gali No.33, of property bearing Municipal Nos.3162-64, 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.i.e. 83.6 sq.mtrs., and which is bounded as under:

NORTH : PVT. NO.G-2.

SOUTH : GALI NO.33.

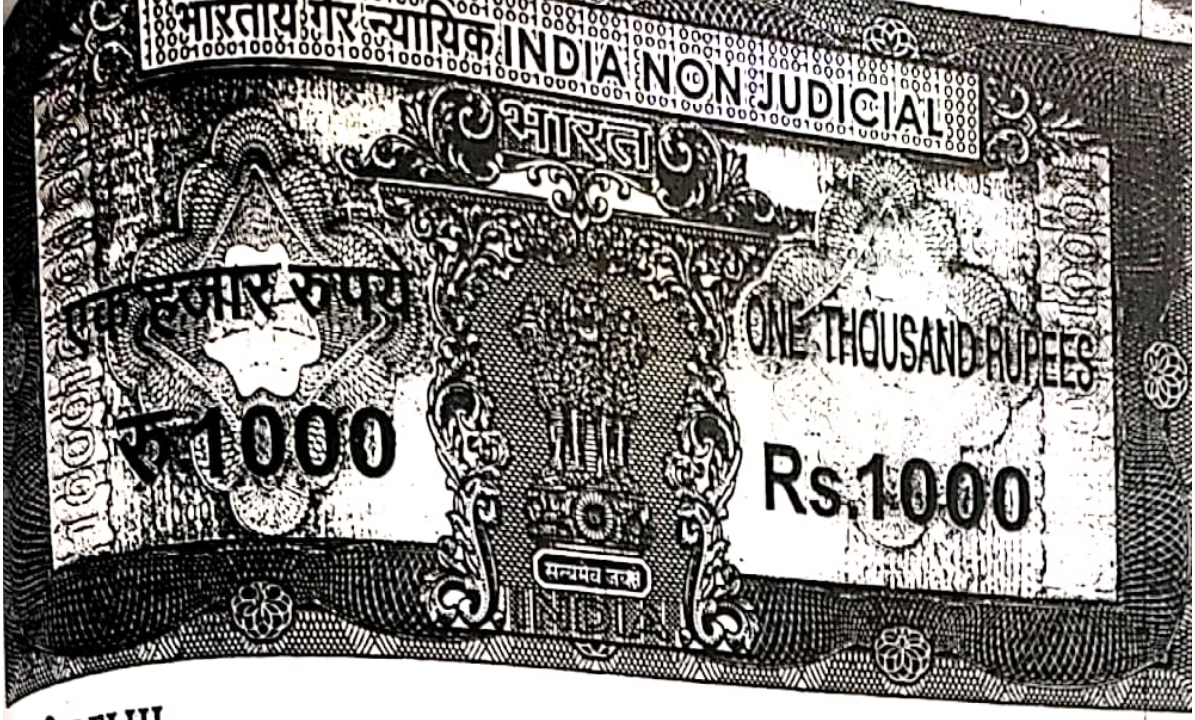
EAST : ROAD.

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

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document No.105, in Addl. Book No.I, Volume No.11699, on pages 115 to 122, on 19-10-2005, in the Office of the Sub-Registrar-III, New Delhi.

And whereas the said Shri Vikas Chopra released his 75% undivided share in the said portion in the said property in favour of Shri Jitender Kumar Wadhwa, the Vendor herein, vide Release Deed with Consideration regd. as document No.2840, in Addl. Book No.I, Volume No.11944, on pages 79 to 83, on 03-04-2006, in the Office of the Sub-Registrar-III, New Delhi..

And whereas in this way the Vendor has become the owner of the said portion in the said property and the Vendor has got full rights, clear title and absolute authority to sell and transfer the aforesaid property in whole or in part and there is no impediment in transferring the same.

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And whereas the Vendor for his bonafide needs and requirements has agreed to sell the said portion bearing Pvt No.G-3, measuring 10'x22' approx., on the Ground Floor without terrace/roof rights towards Gali No.33, of property bearing Municipal Nos.3162-64, 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.i.e. 83.6 sq. mtrs., to the Vendees and the Vendees have agreed to purchase the same for a total sum of Rs.3,10,000/- (Rupees three lacs and ten thousand only).

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NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of Rs.3,10,000/-(Rupees three lacs and ten thousand only) which sum has been received by the Vendor from the Vendees in the following manner:

1) Rs.2,32,500/- Vide Ch.No 342009, dt 17-10-2007, Boi. Karol
2) Rs. 77,500/- Vide Ch.No 702252, dt 17-10-2007. HDFC, East Patel Nagar, 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 Vendees.

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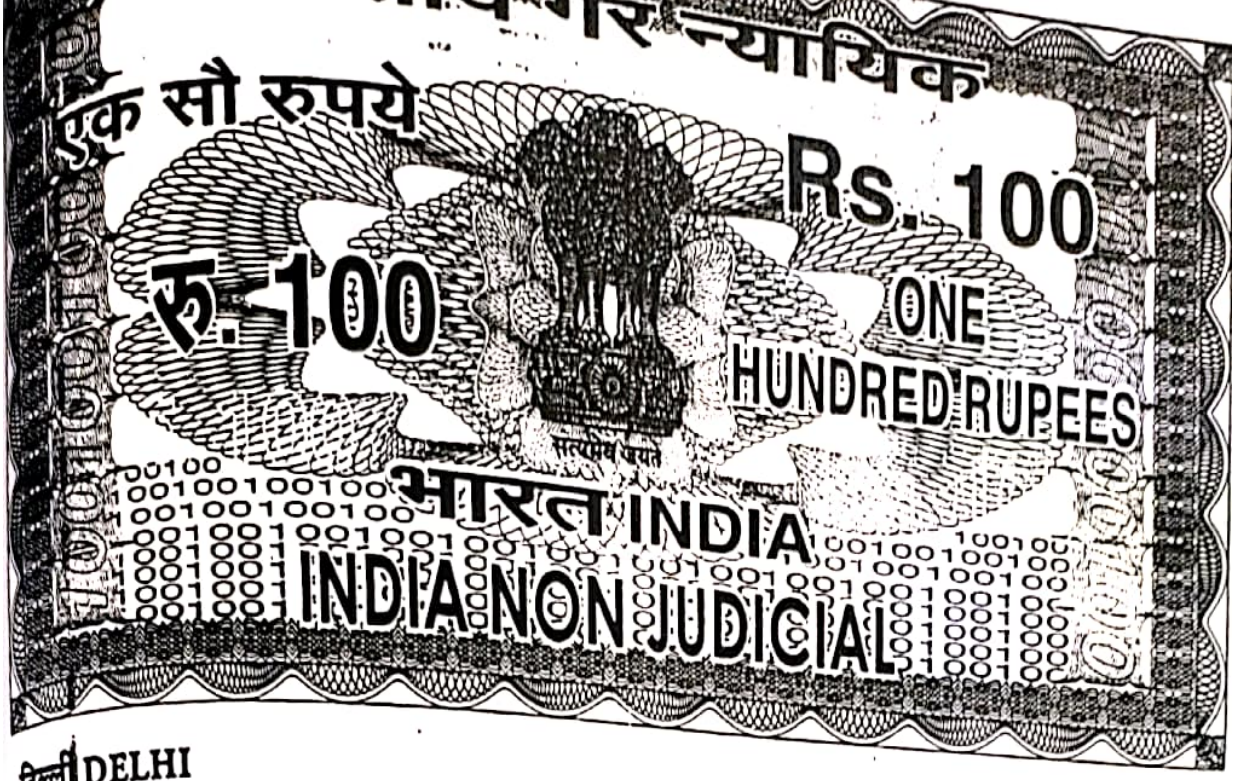
2. That the Vendor hereby as owner of the said portion in the said property sells, grants, conveys, transfers, assigns and assure that the Vendor's rights, title and interest in the said portion in the said property alongwith the proportionate leasehold rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging or usually held herewith including all electric, fixtures fittings, door 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 VENDEES, absolutely and forever.

3. That the Vendor has handed over the physical vacant possession of the said portion in the said property to the Vendees on the execution of this Sale Deed.

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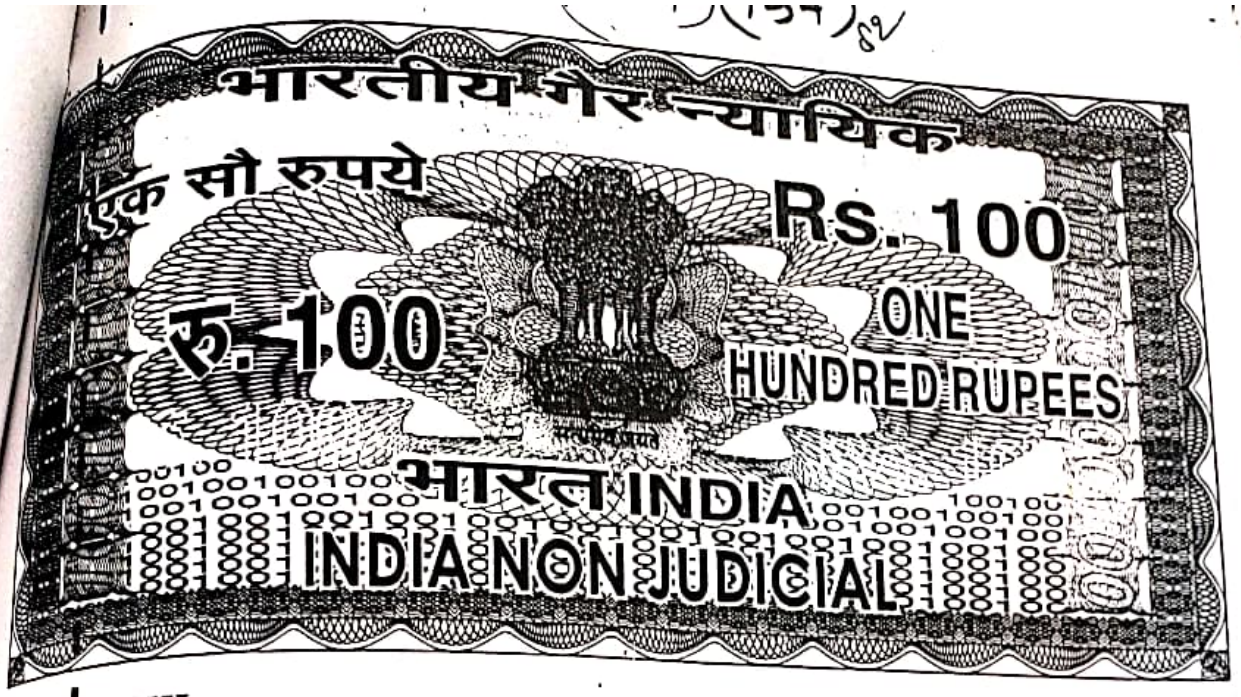
4. That the Vendor has assured the Vendees that the said portion in the said property hereby sold is free from all sorts of encumbrances such as sale, gift, mortgage, court litigation, dispute, notices, charge, etc. etc. and the portion in the said property hereby sold is free from all legal and other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

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

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6. That the Vendor hereby further convenants with the Vendees that in case the portion in the said property hereby sold or any part thereof is lost to the Vendees on account of any legal defects in the Vendor's right to transfer the same or the possession or quiet enjoyment of the said portion in the said property by the Vendees or in any way disturbed on account of litigation started by anyone claiming title thereof or on account of some act or omission of the Vendor or anyone else claiming, title paramount to the Vendor then the Vendor will be liable and responsible for all the losses, damages, costs and expenses sustained by the Vendees.

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(229) (139)

7. That the Vendor admits that now he has been left with no right, title and interest of any nature whatsoever in the the absolute owners of the same. They shall now enjoy and utilise the said portion in the said property in any manner without any interruption or disturbances by the Vendor or any person claiming title through or under her.

8. That the Vendor hereby agreed that he will pay all kind of dues, demands, taxes, electricity and water charges, etc. 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 Vendees.

9. That the Vendees can get the said portion in the said property transferred, mutated and substituted in their own names as owners in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.

10. That the Vendees shall abide by all the terms and condition of the lease deed.

11. That the Vendor has handed over the original documents and papers in respect of the said portion in the said property to the Vendees on the execution of this Sale Deed.

12. That the Vendees herein shall have the absolute right to apply and obtain separate water and electric connection for this portion and the Vendor shall have no objection.

13. That the Vendees shall be entitled to use and enjoy the common facilities in the building, if any.

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14. That the Vendees have 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 Area each Floor: 83.6 sq.mtrs.

Plinth area for sale: 20.46 sq.mtrs.

Proportionate area of Land : 6.82 sq.mtrs.

Minimum Rate : Rs.21,800/- per sq.mtr.

Land Use : Non-Commercial.

Construction Charges: Rs.7,600/- per sq.mtr.

Year of Construction: 2004

Cost of Land : 6.82 X 21,800 = Rs.1,48,676/-

Construction Cost: 20.46 X 7,600 = Rs.1,55,496/-

Total Rs.3,04,172/-

In witness whereof the Vendor and the Vendees 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.

VENDOR

VENDEES

2.

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(2391)(141)

Reg. Year Book No.

No. 2007-2008 1

435



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Party विक्रेता JITENDER KUMAR WADHWA

nd Party क्रेता Murari Lal, Sunil Kumar

Witness गवाह Parshottam Lal, Pramjit Singh

Certificate (Section 60)

Registration No.6,435 in additional Book No.1 Vol No 12,485

on page 130 to 140 on this date 17/10/2007 day Wednesday

and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar III

New Delhi/Delhi

Date 17/10/2007

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SITE PLAN OF PORTION AT GROUND FLOOR PROPERTY (142)
NO. 3162, 3163 & 3164 GALI NO. 32-33, SARASWATI MARG,
BEADON PURA, KAROL BAGH, NEW DELHI- 110005 (222)
SCALE 6 FEET TO AN INCH.
AREA COVERED AREA 225.5 SQ. FEET OR 21.95 SQ FEET.
PORTION AT GROUND FLOOR SHOWN THUS.

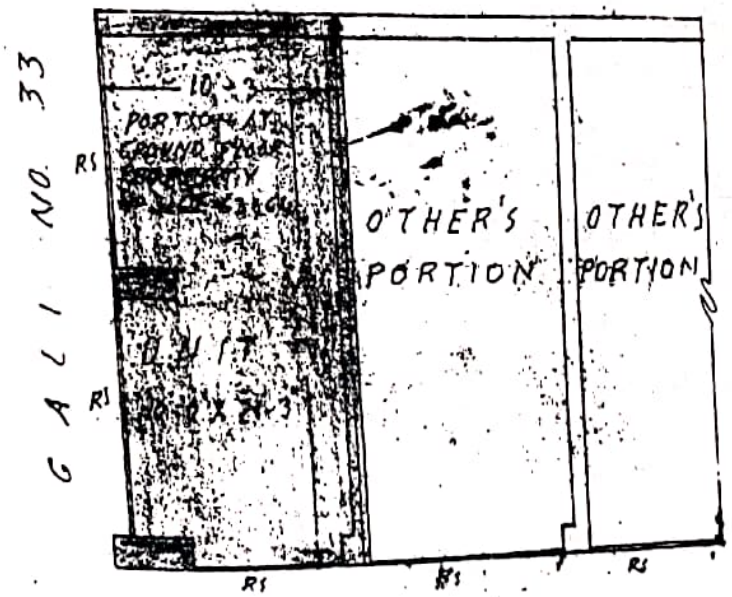
PURCHSER:- 75% SHARE SHRI MURARI LAL S/O
LATE SHRI VIKRAM SINGH SONI
R/O 3324, BANK STREET, KAROL BAGH, NEW DELHI-
25% SHARE SHRI SUNIL KUMAR S/O 110005.
SHRI MURARI LAL
R/O 139, KAVITA VIHAR, NAGLOI, DELHI.

SELLER:- SHRI JITENDER KUMAR S/O
SHRI MANGAT RAM WADHWA
R/O HP-129, PITAM PURA, DELHI-110034

SELLER PURCHASER.

W
S N
E

OTHER'S PROPERTY



SARASWATI MARG

GROUND FLOOR PLAN

Jagmohan Ahuja 13-10-2007
ROOP AHUJA & ASSOCIATES
Architect, Engineer & Designers
Jagmohan Ahuja
C.A. No. C.A/76/2816
1379/21, Naiwala, Karol Bagh
New Delhi-5
Ph. 8753703, 7754189

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