LOCKED

PVT. NO-2

70

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp 10711 13739 9/11/11

Certificate No.	:	**IN-DL05983149282090J**
Certificate Issued Date	:	27-Sep-2011 05:56 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK12090143640138J
Purchased by	:	MUKESH SONI
Description of Document	:	Article 23 Sale
Property Description	:	2746 BEADON PURA KAROL BAGH NEW DELHI
Consideration Price (Rs.)	:	14,00,000 (Fourteen Lakh only)
First Party	:	NARENDER KUMAR CHHABRA AND OTHERS
Second Party	:	MUKESH SONI
Stamp Duty Paid By	:	MUKESH SONI
Stamp Duty Amount(Rs.)	:	84,000 (Eighty Four Thousand only)

Document presented scrutinised and found in Order in all respect

Signature with Date

Please write or type below this line







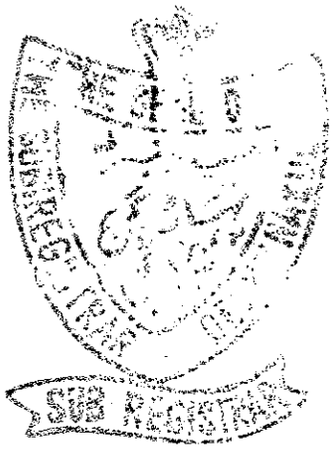
(NARENDER CHABBRA) (NARENDER SINGH GANDHI) (MUKESH SONI)

I. CARD No - GXX1075639 PAN No. - AAAPG7286Q PAN No. ACFPK2033C

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at Authorised Collection Centres (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Details of ACCs, SHCIL Offices and SROs are available on the website "www.shcilestamp.com"

L 4



Regd No. 10711 Date 09/11/2011 2:56:00PM

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil	Sub Registrar III	Area of Building	0 वर्ग फुट
Village/City	Beadon Pura	Building Type	
Place (Segment)	Beadon Pura	Property Type	Commercial
Area of Property	37.20 वर्ग मीटर		

Money Related Detail

Consideration Amount 1,400,000.00 Rupees Stamp Duty paid 84,000.00 Rupees

Value of Registration Fee 14,000.00 Rupees Pasting Fee 100.00 Ruppes

This document is SALE SALE WITHIN MC AREA

Presented by Sh/Smt S/o W/o R/o

NARENDER KUMAR CHHABRA Late Kesh Chander Chhabra 3/43 1st East Patel Nagar Delhi

Narender Singh Gandhi S Uttam Gandhi R 826 New Rajinder Nagar Delhi

in the office of the Sub Registrar, Delhi this 09/11/2011 2:56:00PM 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 NARENDER KUMAR CHHABRA, Narender Singh Gandhi

and Shri/Ms Mukesh Soni

Who is/are identified by Shri/Smt/Km. Rakesh Chawla S/o W/o D/o J Dass R/o 2509 Bagichi Raghunath Delhi

and Shri/Smt./Km Netram S/o W/o D/o P Singh R/o B -1 Subhash Park Uttam Ngar Delhi (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 thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.1,400,000.00 Rupeess fourteen lakh Only

The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Ms. Mukesh Soni S/o W/o Late Vikram Singh Soni

R/o 3324 Bank Street K Bagh Delhi

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 21/11/2011 4:26:36PM

SALE DEED FOR Rs.14,00,000/-

Stamp Duty Paid 3% .....:Rs.42,000/-
Transfer Duty paid 3% Rs.42,000/-

Total 6%.....Rs.84,000/-

This Sale Deed is executed at New Delhi, on this 09th day of NOV 2011, by: (1) SHRI NARENDER KUMAR CHHABRA S/o Late Shri Kesh Chander Chhabra R/o 37/3, Ist Floor, East Patel Nagar, New Delhi-110008, & (2) SHRI NARENDER SINGH GANDHI S/o S. Uttam Singh Gandhi R/o R-826, New Rajinder Nagar, New Delhi-110060, hereinafter called "THE VENDORS".

IN FAVOUR OF :

MR. MUKESH SONI S/o Late Shri Vikram Singh 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 legal heirs, legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

Contd...3/-

Whereas Shri Raghbir Singh Chhabra S/o Late Shri Gurbax Singh Chhabra R/o 1, K.G. Marg, New Delhi, & (2) Shri Mohan Lal Garg S/o Late Shri G.S. Garg R/o 71/5437, Reghar Pura, Karol Bagh, New Delhi, were absolute owners of the freehold property bearing Municipal No.2746, Ward No.XVI, built on Plot/Khasra No.34, in Block-P, Gali No.22-23, situated at Saraswati Marg, Beadon Pura, Karol Bagh, New Delhi, total measuring about 222 sq. yds. and which is bounded as under:

NORTH	:	GALI NO.23.
SOUTH	:	GALI NO.22.
EAST	:	PLOT/KHASRA NO.35.
WEST	:	ROAD.

purchased from Smt. Anita Mehra W/o Shri Yashpal Mehra, vide Sale Deed regd. as document No.7718, in Addl. Book No.I, Volume No.13785, on pages 32 to 39, on 27-07-2010, in the Office of the Sub-Registrar-III, New Delhi.

And whereas thereafter the said property converted from leasehold into freehold in the name of Shri Raghbir Singh Chhabra & Shri Mohan Lal Garg, in the records of the DDA, vide Conveyance Deed regd. as document No.9000, in Addl. Book No.I, Volume No.4053, on pages 54 to 56, on 25-05-2011, in the Office of the Sub-Registrar-VII, New Delhi.

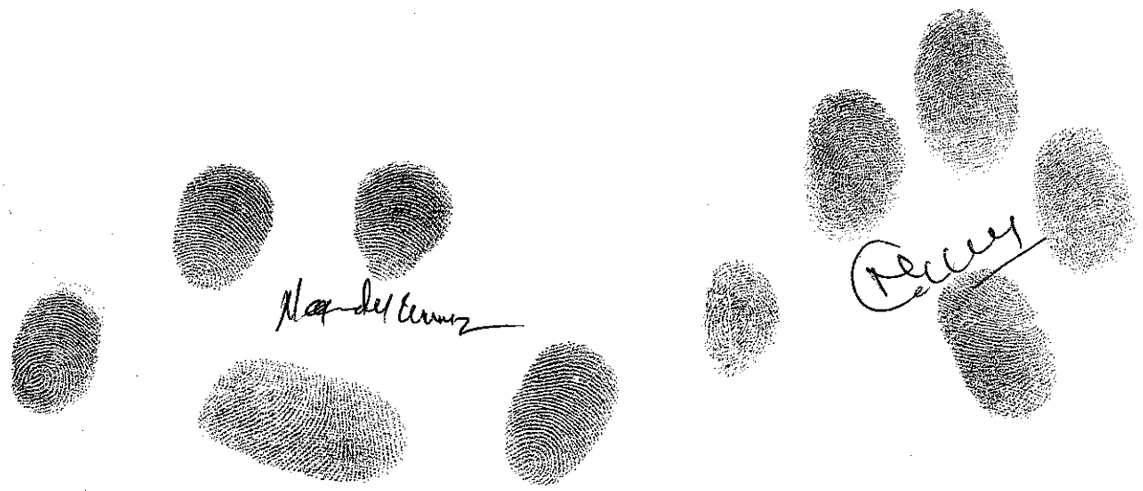
And whereas the said Shri Raghbir Singh Chhabra & Shri Mohan Lal Garg sold the portion bearing Pvt. No.2, measuring 10'x40' or say 37.2 sq. mtrs. approx., on the Ground Floor without terrace/roof rights facing Saraswati Marg, of the said property to Shri Narender Singh Gandhi, & Shri Narender Kumar Chhabra, the Vendors herein, vide following two Sale Deeds:

a) Sale Deed regd. as document No.5876, in Addl. Book No.I, Volume No.14232, on pages 144 to 153, on 27-06-2011, in the Office of the Sub-Registrar-III, New Delhi, in favour of Shri Narender Kumar Chhabra, in respect of 50% undivided share in the said portion in the said property; &

b) Sale Deed regd. as document No.5877, in Addl. Book No.I, Volume No.14232, on pages 154 to 163, on 27-06-2011, in the Office of the Sub-Registrar-III, New Delhi, in favour of Shri Narender Singh Gandhi, in respect of 50% undivided share in the said portion in the said property.

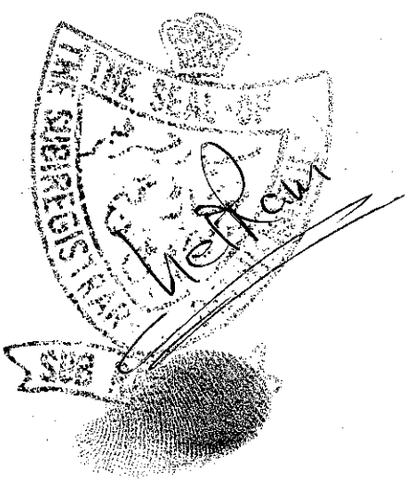
Narender Kumar

Contd...4/-









And whereas the aforesaid portion in the said property is the self acquired property of the Vendors in which none else has any right, title or interest of whatsoever nature and Vendors are fully competent to sell the same, in whole or in parts to anybody else, to execute this Sale Deed.

And whereas the Vendors for their bonafide need and requirement have agreed to sell the portion bearing Pvt. No.2, measuring 10'x40' or say 37.2 sq. mtrs. approx., on the Ground Floor without terrace/roof rights facing Saraswati Marg, of freehold property bearing Municipal No.2746, Ward No.XVI, built on Plot/Khasra No.34, in Block-P, Gali No.22-23, situated at Saraswati Marg, Beadon Pura, Karol Bagh, New Delhi, total measuring about 222 sq. yds. (more particularly 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.14,00,000/-(Rupees fourteen lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

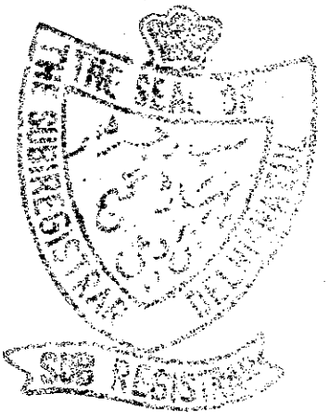
1. That in pursuance of the said agreement and in consideration of Rs.14,00,000/- (Rupees fourteen lacs only) which sum has been received by the Vendors from the Vendee in the following manner:

① Rs. 7,00,000/- Ch No. 591520 Dated 25/09/2011
② Rs 7,00,000/- Ch No 591519 Dated 25/09/2011
both drawn on Bank of India, Model

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 owner of the said portion in the said property sells, grants, conveys, transfers, assigns and assures that the Vendors's rights, title and interest in the said portion in the said property alongwith the proportionate land rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging 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.

Contd...5/-



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, dispute, notices, charge, lien, 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 defects and the Vendors are fully competent to transfer the same.

5. That the Vendors have further assures the Vendee that they are exclusive owners of the said portion in the said property and as such they are fully competent to sell the same to the Vendee and if someone else claims any right, title and interest in the said portion in the said property as owners or otherwise then the Vendors shall be liable and responsible to make good the losses thus suffered by the Vendee.

6. That the Vendors now admit that 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 use and enjoy the same in any manner, he likes, including the right to sell, transfer or alienate the said portion in the said property to anyone including the right to give the said portion on rent to anyone and to recover and realize rent and profit, to get the tenant/s evicted through the process of law or by negotiation, to take possession, etc.

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

8. That the Vendee is also empowered to assess the house tax or transfer the house tax in respect of the above mentioned portion in the said property under sale from the M.C.D. in his own name at his own costs and expenses.

9. That the Vendors shall pay the all dues, demands, house tax, electricity and water charges, etc. in respect of said portion in the said property up to the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.

Contd...6/-



10. That the Vendors have handed over the original documents and papers in respect of the said portion in the said property to the Vendee on the execution of this Sale Deed.

11. That the Vendee shall be entitled to use and enjoy the common facilities i.e. main entrance, stairs, passage and other common facilities in the building, if any..

12. 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.

13. That in the event the building being damaged or not remain in existence on any account whatsoever then the Vendee shall have the proportionate right in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Sale Deed.

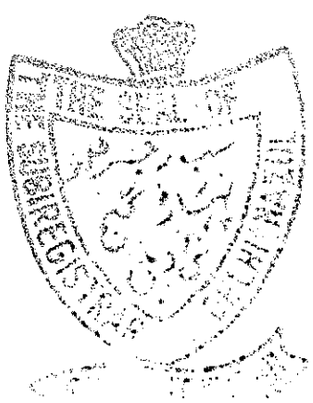
14. That the said portion in the said property under sale has never been declared and booked by MCD as unauthorized construction till date. If the same is found to be unauthorized construction at any stage, Vendors and the Vendee shall be liable for this act and the said Sale Deed shall be treated as null and void.

15. 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 Plot	:	185.6 sq. mtrs.
Total Plinth Area	:	928 sq. mtrs.
Plinth area for sale	:	37.2 sq. mtrs.
Proportionate area of Land	:	7.44 sq. mtrs.
Minimum Rate	:	Rs.43,600/-
Land Use	:	Commercial
Construction Charges	:	Rs.7,600/-
Year of Construction	:	After 2000

Contd...7/-



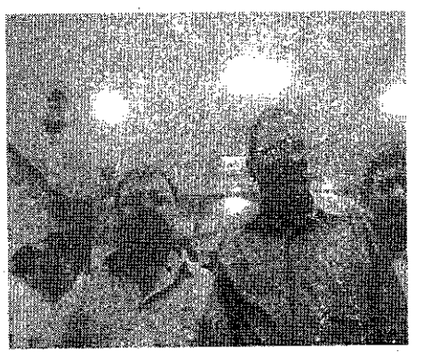
Reg. No.	Reg. Year	Book No.
10711	2011-2012	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- NARENDER KUMAR CHHABRA, Narender Singh Gandhi

IInd Party क्रेता :- Mukesh Soni

Witness गवाह Rakesh Chawla, Netram

Certificate (Section 60)

Registration No.10,711 in Book No.1 Vol No 14,434
on page 109 to 116 on this date **17/11/2011 10:37:41AM** day Thursday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar III
New Delhi/Delhi

Date 21/11/2011 4:27:19PM

THE SEAL OF THE SUB-REGISTRAR

Cost of Land :	7.44 X 43,600 X 3	=Rs. 9,73,152/-
Construction Cost :	37.2 X 7,600	=Rs. 2,82,720/-
	Total	=Rs.12,55,872/-

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. RAKESH CHAWLA
S/o Sh. Jeevan Das
Pl. 2509, Bagichi Raghunath
Delhi
TUH10/6438

VENDORS

2. M G RAM
S/o Sh. Prehlad Singh
M. B-1, Subash Park,
Uttam Nagar, Delhi
PAN - AAXPN1935G.

VENDEE.

SI PLAN OF PROPERTY No 2746 GALI No 22-23 BEADON PURA, KAROL BAGH, NEW DELHI 110005

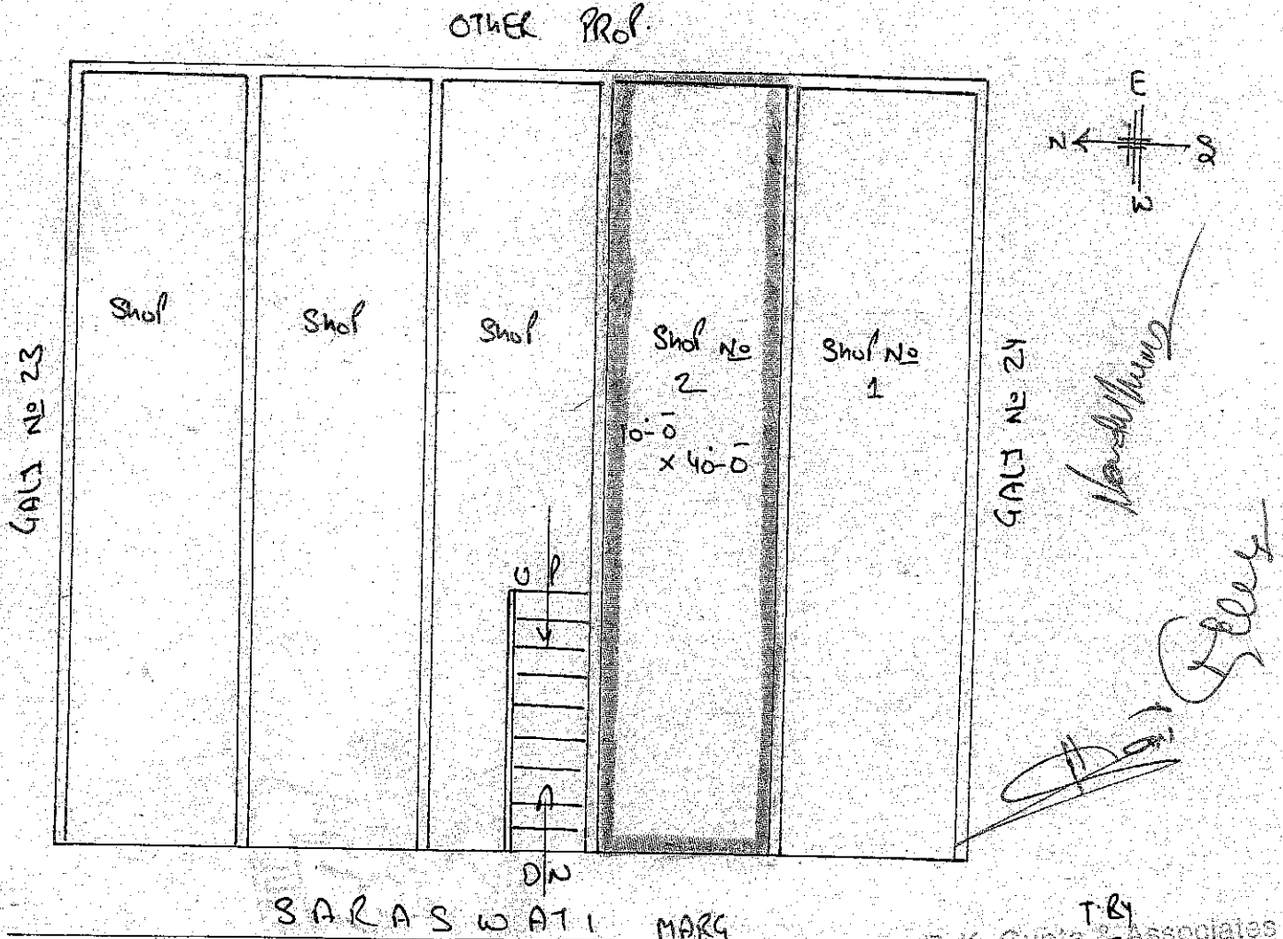
OWNER: SH. NARENDER KUMAR CHHABRA AND OTHERS

SOLD TO: SH. MUKESH SONI

SOLD Shop No 2 SHOWN IN RED

COMMON PORTION SHOWN IN YELLOW

AREA - 400 Sq Fts



GROUND FLOOR PLAN

T.B.

R.K. Gupta & Associates
Archi/Draftsmen
Off./Seat, Sub Registrar Office
Asaf Ali Road, Delhi-110 002
Ph.: 9891748639, 9212259941