2nd Floor

VERIFIED

LOCKED

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

5865

e-Stamp

7626
23/6/2011

Certificate No.	:	**IN-DL05390729637371J**
Certificate Issued Date	:	20-Jun-2011 05:13 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP ASAF/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK10899010555640J
Purchased by	:	MUKESH SONI
Description of Document	:	Article 23 Sale
Property Description	:	2746, BEADON PURA, KAROL BAGH, NEW DELHI
Consideration Price (Rs.)	:	15,25,000 (FifteenLakh Twenty Five Thousand only)
First Party	:	RAGHBIR SINGH CHHABRA AND OTHERS
Second Party	:	MUKESH SONI
Stamp Duty Paid By	:	MUKESH SONI
Stamp Duty Amount(Rs.)	:	91,500 (Ninety One Thousand Five Hundred only)

Please write or type below this line





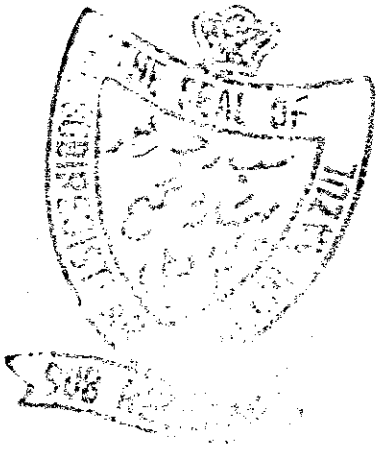


(MOHAN LAL GARG)
PAN-AAAPG7866J
PG6022000125

(MUKESH SONI)
PAN-BRCPS8433C

(RAGHBIR SINGH CHHABRA)
S-C-SL/01/002/18352

1. 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. 3. In case of any discrepancy please inform the Competent Authority.



SALE DEED FOR Rs.15,25,000/-

Stamp Duty Paid 3% .....:Rs.45,750/-
Transfer Duty paid 3% Rs.45,750/-

Total 6%.....Rs.91,500/-

This Sale Deed is executed at New Delhi, on this 23rd day of June 2011, by: (1) SHRI RAGHBIR SINGH CHHABRA S/o Late Shri Gurbax Singh Chhabra R/o 1, K.G., Marg, New Delhi-110001, & (2) SHRI MOHAN LAL GARG S/o Late Shri G.S.Garg R/o 71/5437, Reghar Pura, Karol Bagh, New Delhi-110005, hereinafter called "THE VENDORS".

IN FAVOUR OF :-

SHRI 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 their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

Contd...3/-

Regd No. 5865 Date 23/06/2011

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub III Area of Building 0 वर्ग फुट

Village/City Bea Building Type

Place (Segment) B Property Type Residential

Area of Propert 0 वर्ग मीटर

M elated Detail

Consideration Amount 1,525,000.00 Rupees amp Duty paid 91,500.00 Rupees

Value of Registration Fee 15250.00 Rupees Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

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

RAGHBIR SINGH CHHABRA Late Gurbax Singh Chhabra 1 K G Marg ND

Mohan Lal G Late G S Garg 71/5437 Regarpura K Bagh Delhi

in the office of the Sub Registrar, Delhi this 23/06/2011 day Thursday
between the hours of

ar gistrar
Sub R III
Delhi/Ne mi

Signature of Presenter

Execution admitted by the said Shri/Ms RAGHBIR SINGH CHHABRA, Mohan Lal Garg

and Shri/Ms ~~Murari Lal Soni~~ MUKESH SONI (1)

Who is/are identified by Shri/Smt/Km. Hans Raj S/o W/o D/o Teli Ram R/o 4821 Regarpur K Bagh Delhi
and Shri/Smt./Km Net Ra S/o W/o D/o P Singh R/o B-1 Subham Park Uttam Nagar Delhi
(Marginal Witness). Witn s k o me.
Contents of the document to ies who understand the conditions and admit them as correct.

Certified that the left (or Ri e be)hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortga mit(s) prior receipt o the consideration Rs.1,525,000.00 Rupeess fifteen lakh, twenty five thousand Only
The Balance of entire consideration of Rs._____ Rupees _____. has been paid to the
Vendor(s)/Mortgagor(s) by Sh./Ms. Murari Lal 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.

(1) Correction Attested

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Date 27/06/2011

THE SEAL OF SUB REGISTRAR

SUB

Whereas Mrs. Anita Mehra W/o Shri Yash Pal Mehra R/o B-74, Greater Kailash –I, New Delhi-110048, was the absolute owner of the property bearing Municipal No.2746, Ward No.XVI, built on Plot/Khasra No.34, in Block-P, Gali No.22-23, measuring about 222 sq.yds., situated at Beadon Pura, Karol Bagh, New Delhi, and which is bounded as under:

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

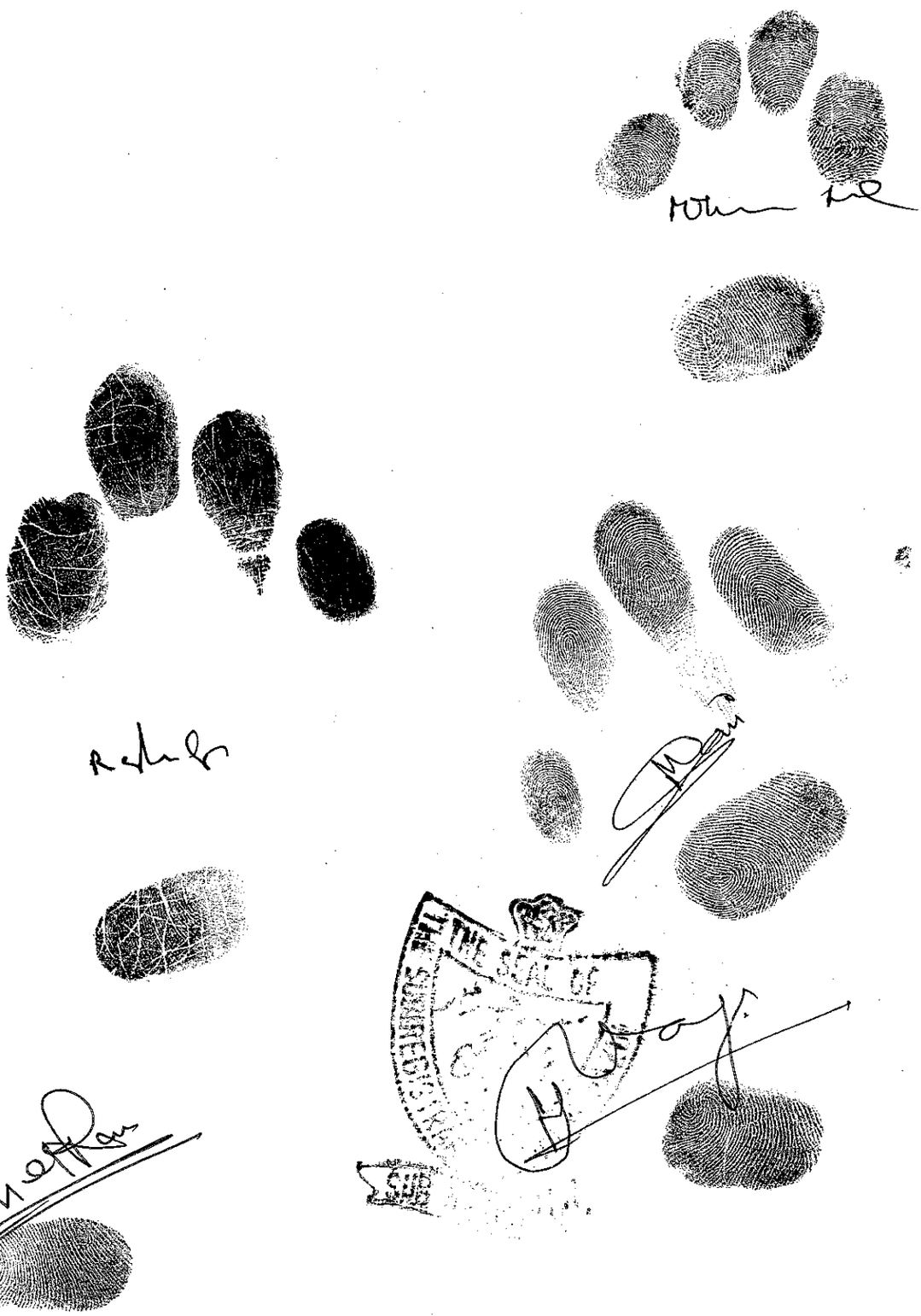
having been purchased from Shri Rajeev Gupta & Shri Sanjay Gupta, both sons of Shri Sat Parkash Gupta, both resident of 2, Caveri Lane, Mall Road, Delhi-110054, vide Sale Deed regd. As document No.2562, in Addl. Book No.I, Volume No.11418, on pages 14 to 33, on 01-04-2005, in the Office of the Sub-Registrar-III, New Delhi, thereafter the said property transferred and mutated in her own name, in the records of the DDA, as per Fard dated 22-07-2010, issued by Patwari, DDA, New Delhi.

And whereas the said Mrs.Anita Mehra sold the said property to Shri Raghbir Singh Chharbra & Shri Mohan Lal Garg, the Vendors herein, 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 the said property now converted from leasehold into freehold in records of the DDA, in the names of Shri Raghbir Singh Chhabra & Shri Mohan Lal Garg, the Vendors herein, 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 aforesaid 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.

Contd...4/-



And whereas the Vendors for their bonafide need and requirement have agreed to sell the Second Floor without terrace/roof rights, measuring 25'X 40' i.e.1000 sq. ft., (towards Gali No.22) of freehold property bearing Municipal No.2746, Ward No.XVI, built on Plot/Khasra No.34, in Block-P, Gali No.22-23, measuring about 222 sq.yds., situated at Beadon Pura, Karol Bagh, New Delhi (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.15,25,000/-(Rupees fifteen lacs and twenty five thousand only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of Rs.15,25,000/- (Rupees fifteen lacs and twenty five thousand only) which sum has been received by the Vendors from the Vendee in the following manner:

a) Rs.7,62,500/-vide Cheque No.591483, favouring Shri Mohan Lal Garg; &

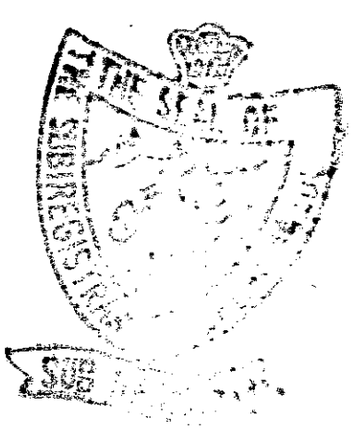
b) Rs.7,62,500/-vide Cheque No.591484, favouring S.Raghbir Singh Chhabra;

both dated 20-06-2011, & drawn on Bank of India, Karol Bagh, New Delhi-110005, 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 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.

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.

Contd...5/-



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 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 potion in the sand property transferred, mutated 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.

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 have handed over the photostat copies of 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.

Contd...6/-


THE SEE
THE SUBJECTS

10. 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.

11. That the Vendee shall be entitled to use and enjoy the common facilities i.e. stairs, passage and other common facilities in the building and the Vendee shall the maintenance charges, 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 the Vendee shall be entitled to installed the T.V. Anteena and maintain the water tank on the roof of the said building for this purposes, he or his agents shall be fully competent to repair, clean, etc. the same at his own cost and expenses.

14. 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.

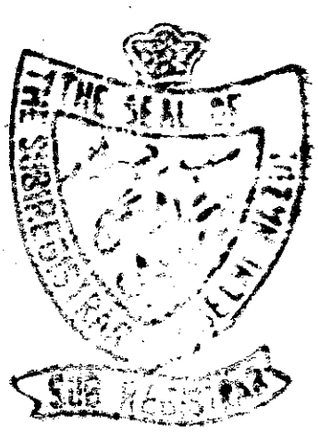
15. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

16. 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, Vendor and the Vendee shall be liable for this act and the said Sale Deed shall be treated as null and void.

SCHEDULE

Category	:	D
Total Area of Land	:	185.6 sq. mtrs.
Total Plinth Area each floor	:	185.6 sq. mtrs.

Contd...7/-



Plinth area for sale	:	92.8 sq. mtrs.
Proportionate area of Land	:	18.56 sq. mtrs.
Minimum Rate	:	Rs.43,600/-
Land Use	:	Commercial.
Construction Charges	:	Rs.7,600/-
Year of Construction	:	After 2000

Cost of Land : 18.56X 43,600	=Rs. 8,09,216/-
Construction Cost : 92.8 X 7,600	=Rs. 7,05,280/-
Total	=Rs.15,14,496/-

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.

HANS RAJ
S/o Teli Ram
4821, Rehar Pura
Ludhiana
DL07/068/09 3375

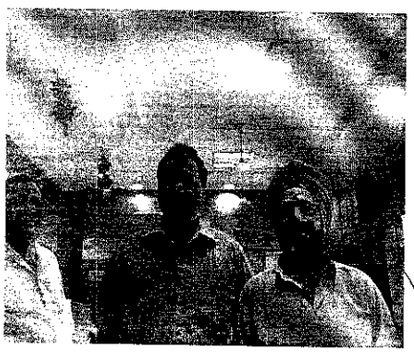
VENDORS

2.

VENDEE.

KIET RAM
S/o Sh Babled Singh
H. B-1, Subhash Park
Uttam Nagar New Delhi
PAN - AAXP1193 5G

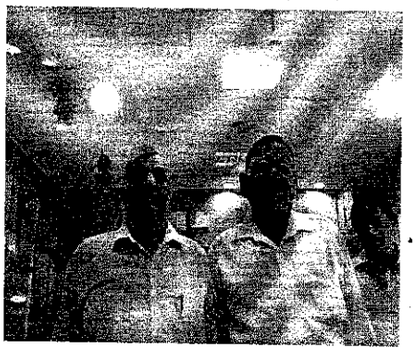
Reg. No.	Reg. Year	Book No.
5865	2011-2012	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party IInd Party

Ist Party विक्रेता :- RAGHBIR SINGH CHHABRA, Mohan Lal Garg

IInd Party क्रेता :- MUKESH SONI ~~Murari Lal Soni~~

Witness गवाह Hans Raj, Net Ram

Certificate (Section 60)

Registration No.5,865 in Book No.1 Vol No 14,232
on page 63 to 70 on this date 27/06/2011 day Monday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar III
New Delhi/Delhi

Date 27/06/2011

Correction Attested

SUB REGISTRAR

SITE PLAN OF PROPERTY No 2746 WARD No XVI PLOT/KH. No 34

GALI No 22-23 BEADON PURA, KAROL BAGH NEW DELHI-110005

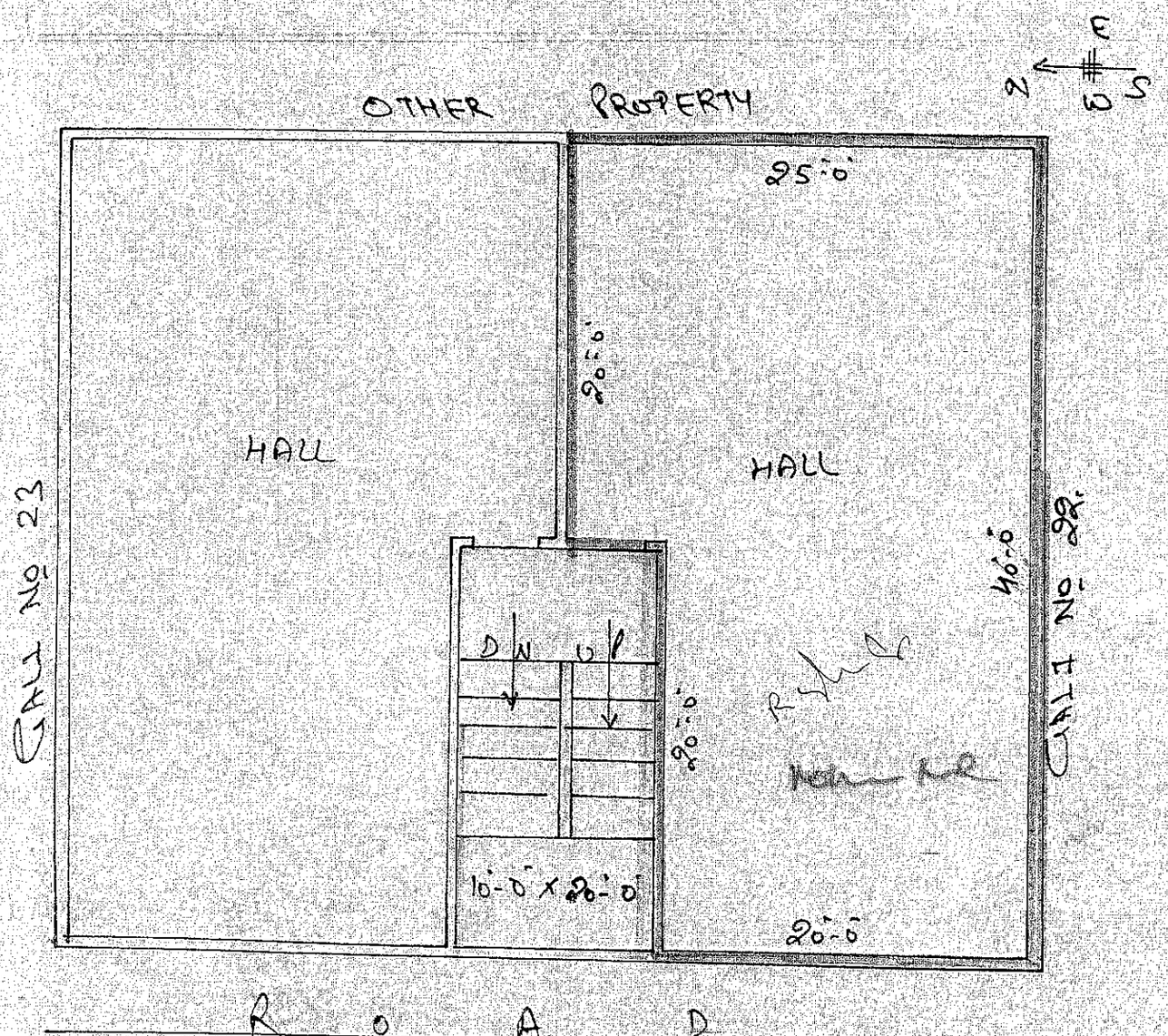
OWNER: SH. RAGHBIR SINGH CHHABRA AND SH. MOHAN LAL GARG.

SOLD TO: SH. MUKESH SONI S/O LATE SH U.S SONI

SOLD PORTION SHOWN IN RED

COMMON PORTION SHOWN IN YELLOW

AREA = 111 SQYDS



SECOND FLOOR PLAN

P.K. Gupta & Associates
Architects & Engineers
Dist./Govt. Sub Registrar Office
Asaf Ali Road, Delhi-110 002
Ph.: 09717-18639, 09212559647