(1)

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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e-Stamp

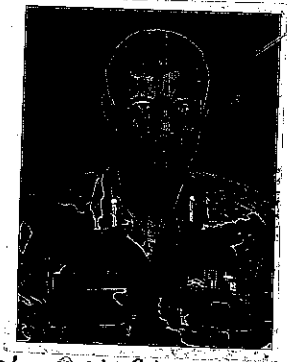
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Certificate No.	:	**IN-DL06601933551408J**
Certificate Issued Date	:	22-Dec-2011 05:20 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK13327094339607J
Purchased by	:	MUKESH SONI AND MURARI LAL SONI
Description of Document	:	Article 23 Sale
Property Description	:	2747 BEADON PURA KAROL BAGH NEW DELHI
Consideration Price (Rs.)	:	96,00,000 (Ninety Six Lakh only)
First Party	:	COL ACHAL KUMAR
Second Party	:	MUKESH SONI AND MURARI LAL SONI
Stamp Duty Paid By	:	MUKESH SONI AND MURARI LAL SONI
Stamp Duty Amount(Rs.)	:	5,76,000 (Five Lakh Seventy Six Thousand only)

Document presented scrutinised and found in Order in all respect

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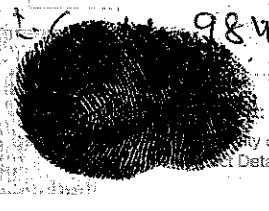


33

(COL ACHAL KUMAR)
PAN No - AEAPK 3303C
98446 3 (Amount forced)

(MUKESH SONI)
PAN: ACFPS 2033C

(MURARI LAL SONI)
PAN: AAVPL 6293N
D0602200S194245







...ty of the Stamp Certificate can be verified at Authorised ... SHCIL Offices and Sub... SROs)
...t Details of ACCs, SHCIL Offices and SROs are available on the ... [illegible].com)



SALE DEED FOR Rs.96,00,000/-

Stamp Duty Paid 3% ....:Rs.2,88,000/-
Transfer Duty paid 3% Rs.2,88,000/-

Total 6%.....Rs.5,76,000/-

This Sale Deed is executed at New Delhi, on this 28th day of December 2011, by: (1) Col. ACHAL KUMAR S/o Late Shri Hari Chand Kanda R/o 2747/22, Beadon Pura, Karol Bagh, New Delhi-110005, self and duly constituted General Attorney of (i) Mrs. Sudarshan Kanta W/o Late Shri Hari Chand Kanda, (ii) Dr. Jigyasa D/o Late Shri Hari Chand Kanda, both resident of MIG-3, Vaishali Nagar, Bhilai, Distt. Durg, (CG), (iii) Dr. Alka Kothari D/o Late Shri Hari Chand Kanda R/o 214-A, Maundrell Terrace, Aspley, QLD 4034, Brisbane, Australia, (iv) Dr. Jagriti Nayak D/o Late Shri Hari Chand Kanda R/o 24, Philip Street, Cleveland, QLD 4163, Australia, & (v) Mr. Vinay Kumar S/o Late Shri Hari Chand Kanda R/o Unit 95, 68, Macarthur, Street Parramatta NSW 2150, Australia, (i) vide G.P.A. regd. as document No.1788, in Book No.IV, Volume No.879, on pages 63 to 65, on 11-10-2011, in the Office of the Sub-Registrar, Durg, executed by Mrs. Sudarshan Kant, (ii) vide G.P.A. regd. as document No.1789, in Book No.IV, Volume No.879, on pages 66 to 68, on 11-10-2011, in the Office of the Sub-Registrar, Durg, executed by Dr. Jigyasa, Nayak (iii) vide G.P.A. duly attested by Prof. Sarva Daman Singh, Honorary Consul of India, Queensland, Australia, on 14-11-2011, and also duly authenticated by the Collector of Stamps, HQ-II, Delhi, on 12-12-2011, executed by Dr. Alka Kothari, (iv) vide G.P.A. duly attested by Prof. Sarva Daman Singh, Honorary Consul of India, Queensland, Australia, on 14-11-2011, and also duly

Contd...3/-

Regd No. 12286 Date 28/12/2011 1:23:28PM

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub [illegible] Sub [illegible] ar III
Village/Ci [illegible] Beadon Pura
[illegible] (Segment) Beadon P[illegible]
[illegible] of Property 92.80 वर्ग

Area of Building 0 वर्ग फुट
Building Type
Property Type Residential

Money Related Detail

Consideration Amount 9,600,000.[illegible] Stamp Duty paid 576,000.00 Rupees
Value of Registration Fee 96[illegible] Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt COL ACHAL KUMAR S/o W/o Hari Chand Kanda R/o 2747/22 Beadon pura K Bagh

in the office of the Sub Registrar, Delhi this 28/12/2011 1:23:28PM 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 COL ACHAL KUMAR

and Shri/Ms Mukesh [illegible] Lal Soni

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

and Shri/Smt./Km Hans Raj S/o W/o D/o Teli Ram R/o 4821 K Bagh
(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.9[illegible]00 Rupees Ninety [illegible] Lakh Only

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

R/o 3324 Bank Street Karol BaghDo

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

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Date 29/12/2011 15:45:47

authenticated by the Collector of Stamps, HQ-II, Delhi, on 12-12-2011, executed by Dr. Jagriti Nayak, & (v) vide G.P.A. duly attested by Prof. Sarva Daman Singh, Honorary Consul of India, Queensland, Australia, on 14-11-2011, and also duly authenticated by the Collector of Stamps, HQ-II, Delhi, on 12-12-2011, executed by Mr. Vinay Kumar Kanda, hereinafter called "THE VENDORS".

IN FAVOUR OF :

1) MR. MUKESH SONI S/o Late Shri Vikram Singh Soni; &

2) MR. MURARI LAL SONI S/o Late Shri Vikram Singh Soni;

Both resident of 3324, Bank Street, Karol Bagh, New Delhi-110005, hereinafter called "THE VENDEES";

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

WHEREAS Shri Rajinder Kumar & Shri Ishwar Lal, both sons of Shri Ram Saroop, (1/2 share), and Shri Hari Chand Kanda S/o Shri Balayati Ram, (1/2 share), jointly purchased the property bearing Municipal No.2747, Ward No.XVI, Gali No.22-23, built on Plot/Khasra No.35, in Block-P, situated at Beadon Pura, Karol Bagh, New Delhi, measuring about 222 sq. yds., and which is bounded as under:

NORTH	:	GALI NO.23.
SOUTH	:	GALI NO.22.
EAST	:	OTHER'S PROPERTY.
WEST	:	OTHER'S PROPERTY.

from Shri Shiv Parshad S/o Lala Badri Parshad, vide Sale Deed regd. as document No.5214, in Addl. Book No.I, Volume No.2952, on pages 84 to 88, on 28-07-1972, in the Office of the Sub-Registrar, New Delhi read with Lease Deed regd. as document No.3899, in Addl. Book No.I, Volume No.1336, on pages 54 to 58, on 10-06-1965, in the Office of the Sub-Registrar, New Delhi.

Contd...4/-



And whereas the said Shri Hari Chand Kanda died on 19-02-2005, leaving behind his following legal heirs and successors in respect of his ½ undivided share in the said property:

Sr.No.	Name	Relationship with the deceased
1.	Mrs. Sudarshan Kanta	Wife.
2.	Dr. Jigyasa	Daughter.
3.	Dr. Alka Kothari	Daughter.
4.	Dr. Jagriti Nayak	Daughter.
5.	Col. Achal Kumar	Son.
6.	Mr. Vinay Kumar	Son.

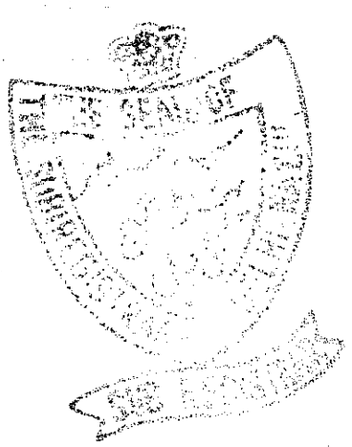
AND WHEREAS in the manner aforesaid, the Vendors herein become the sole and absolute owner of ½ undivided share, measuring about 111 sq. yds. of property bearing Municipal No.2747, Ward No.XVI, Gali No.22-23, built on Plot/Khasra No.35, in Block-P, situated at Beadon Pura, Karol Bagh, New Delhi, measuring about 222 sq. yds.

And whereas the Vendors through attorney for their bonafide need and requirement have agreed to sell their ½ undivided share, measuring about 111 sq. yds. of property bearing Municipal No.2747, Ward No.XVI, Gali No.22-23, built on Plot/Khasra No.35, in Block-P, situated at Beadon Pura, Karol Bagh, New Delhi, measuring about 222 sq. yds., (more particularly shown as RED in the map attached herewith) to the Vendees and the Vendees has agreed to purchase the same for a total sum of Rs.96,00,000/-(Rupees ninety six lacs only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of Rs.96,00,000/- (Rupees ninety six lacs only) which sum has been received by the Vendors from the

Contd...5/-



Vendees in the following manner:

a) Rs.4,00,000/- vide Pay Order No.045460, dated 24-10-2010;

b) Rs.4,00,000/- vide Pay Order No.045461, dated 24-10-2010;

c) Rs.4,00,000/- vide Pay Order No.023402, dated 24-10-2010;

d) Rs.4,00,000/- vide Pay Order No.023403, dated 24-10-2010;

e) Rs.4,00,000/- vide Pay Order No.023406, dated 25-10-2011;

f) Rs.4,00,000/- vide Pay Order No.023407, dated 25-10-2011;

g) Rs.8,00,000/- vide Pay Order No.023435, dated 20-12-2011;

h) Rs.8,00,000/- vide Pay Order No.023436, dated 20-12-2011;

i) Rs.8,00,000/- vide Pay Order No.023437, dated 20-12-2011;

j) Rs.4,00,000/- vide Pay Order No.023438, dated 20-12-2011;

k) Rs.4,00,000/- vide Pay Order No.017683, dated 20-12-2011;

l) Rs.4,00,000/- vide Pay Order No.023439, dated 20-12-2011;

m) Rs.8,00,000/- vide Pay Order No.023440, dated 21-12-2011;

n) Rs.4,00,000/- vide Pay Order No.023441, dated 21-12-2011;

o) Rs.4,00,000/- vide Pay Order No.023442, dated 21-12-2011;

p) Rs.8,00,000/- vide Pay Order No.023443, dated 21-12-2011;

q) Rs.8,00,000/- vide Pay Order No.023444, dated 21-12-2011;

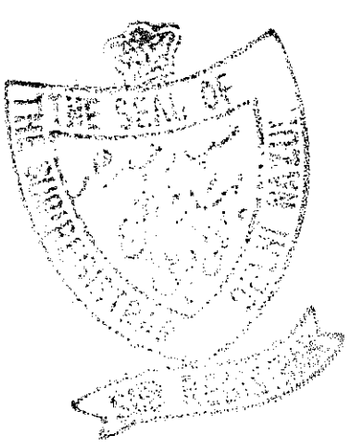
r) Rs.4,00,000/- vide Pay Order No.017685, dated 21-12-2011;

all 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 share in the said property in full and final settlement from the Vendees.

2. That the Vendors hereby as owners of the said share in the said property sells, grants, conveys, transfers, assigns and assures that the Vendors's rights, title and interest in the said property alongwith ½ undivided land rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said share 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 share in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEES, absolutely and forever.

Contd...6/-



3. That the part of the said share in the said property is under tenancy, therefore, proprietary possession of the rented portion has been delivered by the Vendors to the Vendees through this Sale Deed with the right to receive and recover the rent, to issue the receipt, to deal with the tenant/s, to get he tenant/s evicted through the process of law or by negotiation, to take possession, and physical vacant possession of the remaining portion in the said share in the said property has been given by the Vendors to the Vendees on the execution of this Sale Deed.

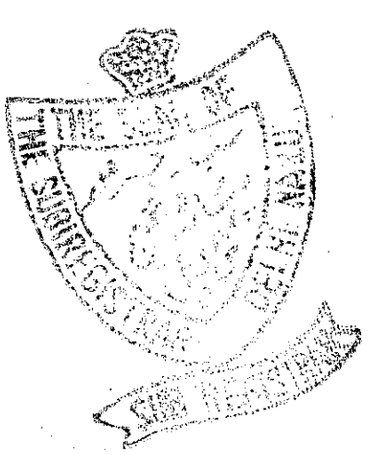
4. That the Vendors have assure the Vendees that the said share in the said property hereby sold is free from all sorts of encumbrances such as sale, gift, mortgage, court litigation, dispute, notices, charge, lien, etc. and if it is proved otherwise, then the Vendors shall be liable and responsible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

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

6. That the Vendors now admits that they have been left with no right, title and interest of any nature whatsoever in the said share in the said property and the Vendees have become the absolute owners of the said share in the said property. They shall use and enjoy the same in any manner, they like, including the right to sell, transfer or alienate the said share in the said property to anyone including the right to give the said share 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 Vendees can get the said share in the said 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.

Contd...7/-



8. That the Vendees are also empowered to assess the house tax or transfer the house tax in respect of the above mentioned share in the said property under sale from the M.C.D. in their own names at their 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 share in the said property up to the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendees.

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

11. That the said share 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 Vendees shall be liable for this act and the said Sale Deed shall be treated as null and void.

12. That the said principal is alive and they have not cancelled/revoked the said regd. attorney and as such the said attorney is fully competent to execute and register this Sale Deed.

13. 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	:	185.6 sq. mtrs.
Total Plinth Area	:	260 sq. mtrs.
Plinth area for sale	:	130 sq. mtrs.
Proportionate area of Land	:	92.8 sq. mtrs.
Minimum Rate	:	Rs.87,200/- per sq. mtrs.
Land Use	:	Residential.

Contd...8/-



POSSESSION LETTER

I, Col. ACHAL KUMAR S/o Late Shri Hari Chand Kanda R/o 2747/22, Beadon Pura, Karol Bagh, New Delhi-110005, self and General Attorney of other co-owner, have handed over the physical vacant possession of the One Room on the ~~First Floor~~ Ground Floor, out of ½ undivided share, measuring about 111 sq. yds. of property bearing Municipal No.2747, Ward No.XVI, Gali No.22-23, built on Plot/Khasra No.35, in Block-P, situated at Beadon Pura, Karol Bagh, New Delhi, measuring about 222 sq. yds., to (1) MR. MUKESH SONI, & (2) MR. MURARI LAL SONI, both sons Late Shri Vikram Singh Soni, both resident of 3324, Bank Street, Karol Bagh, New Delhi-110005, dated _____, in the presence of the following witnesses.

POSSESSION DELVERED

(COL. ACHAL KUMAR)

POSSESSION TAKEN

(MUKESH SONI)

(MURARI LAL SONI)

WITNESS NO.1.

WITNESS NO.2.

Construction Charges	:	Rs.7,600/- per sq. mtrs.
Year of Construction	:	Before 1969

Cost of Land : 92.8 X 87,200	=Rs.80,92,160/-
Construction Cost : 130 X 7,600 X 0.6	=Rs. 5,92,800/-
Total	=Rs.86,84,960/-

In witness whereof the Vendors 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.

Rakesh S/o Jeevan Dass
R/o 2509, Gali Mandir wali Begichi
Rajhansukh Dhan
TUP1010438

VENDORS

2.

VENDEES.

Hans Raj S/o Jeeti Ram
R/o 4821, Rajhu Singh
Kaul Bagh New Delhi
DL/07/068/09337

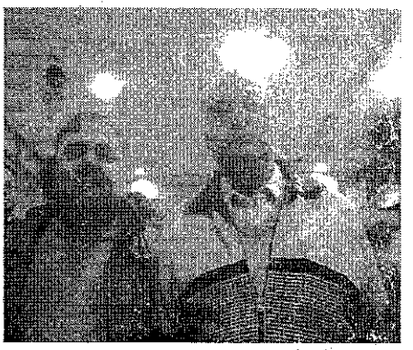
Reg. No.	Reg. Year	Book No.
12286	2011-2012	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party IInd Party

Ist Party विक्रेता :- COL ACHAL KUMAR

IInd Party क्रेता :- Mukesh Soni, Murari Lal Soni

Witness गवाह Rakesh, Hans Raj

Certificate (Section 60)

Registration No.12,286 in Book No.1 Vol No 14,499

on page 35 to 43 on this date **29/12/2011 3:03:25PM** day : Thursday

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

Sub Registrar

Sub Registrar III

New Delhi/Delhi

Date 29/12/2011 15:45:54

SITE PLAN OF PROPERTY NO 2747 GALI NO 22-23 AT BEADON PURA, KAROL BAGH NEW DELHI - 110005

VENDOR : SH. ACHAL KUMAR

VENDEE : SH. MUKESH SONI

SH. MURARI LAL SONI

SOLD 1/2 UNDIVIDED SHARE SHOWN IN RED

AREA : 222 SQYDS

