(2)

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

59
3/1/12

(45)

LOCKED

Certificate No.	:	**IN-DL06634485919390J**
Certificate Issued Date	:	28-Dec-2011 03:52 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP KAROL/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK13393210112420J
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	:	ISHWAR LAL AND RAJINDER 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)

Please write or type below this line






(RAJINDER KUMAR) RJ NO 455868

(ISHWAR LAL) RJ NO 455382

(MUKESH SONI) PAN NO. ACFPK2633C

(MURARI LAL SONI) PAN NO. AAVPL6293M

Caution: Any Alteration in this Stamp Certificate is punishable under Law. 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 may be reported to the Concerned Sub-Registrar. For any Technical Difficulty in receiving or viewing Certificate, please contact the Helpline Desk. For Contact Details of ACCs, SHCIL Authorised Collection Centers and Helpline Desk please visit the Web Site



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 31 day of JAN. 2012 by: (1) SHRI ISHWAR LAL, & (2) SHRI RAJINDER KUMAR, both sons of Shri Ram Saroop, both resident of 2747/22, Beadon Pura, Karol Bagh, New Delhi-110005, 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.

Contd...3/-

Regd No. 45 Date 03/01/2012 1:41:20PM

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 Residential
Area of Property 92.80 वर्ग मीटर

Money Related Detail

Consideration Amount 9,600,000.00 Rupees Stamp Duty paid 570000.00 Rupees
Value of Registration Fee 96,000.00 Rupees Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt S/o W/o R/o
ISHWAR LAL Ram Saroop 2747/22 Beadon Pura K Bagh
Rajinder Kumar Ram Saroop Do

in the office of the Sub Registrar, Delhi this 03/01/2012 1:41:20PM day Tuesday between the hours of

Registrar/Sub Registrar
Sub Registrar III
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms ISHWAR LAL, Rajinder Kumar

and Shri/Ms Mukesh Soni, Murari Lal SOni

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

and Shri/Smt./Km. S/o W/o D/o telu Ram R/o 4821 Regharpura K Bagh.
(Marginal witness) whose address is known to me.
Content of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left/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.9,600,000.00 Rupeess Ninety Six Lakh Only

The Balance of the consideration of Rs._____ Rupees _____ has been paid to the Vendor(s)/Mortgagor(s) by Sh./Ms. Mukesh Soni, Murari Lal S/o W/o Niram Singh Do
R/o 3324 Bank Street K BaghDo

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 05/01/2012 15:29:27

Vendees in the following manner:

a) Rs.17,50,000/- vide Cheque No.342322, dated 28-11-2011;

b) Rs.6,25,000/- vide Cheque No.342323, dated 28-11-2011;

c) Rs.17,50,000/- vide Cheque No.591535, dated 28-11-2011;

d) Rs.6,25,000/- vide Cheque No.591536, dated 28-11-2011;

e) Rs.23,75,000/- through RTGS, dated 22-11-2011;

f) Rs.23,75,000/- vide Cheque No.591537, dated 28-11-2011;

all drawn on Bank of India, Karol Bagh, New Delhi-110005,

g) Rs.25,000/- vide Cheque No.757871, dated 28-12-2011;

h) Rs.25,000/- vide Cheque No.757872, dated 28-12-2011;

i) Rs.25,000/- vide Cheque No.757881, dated 28-12-2011;

j) Rs.25,000/- vide Cheque No.757882, dated 28-12-2011;

all drawn on Corporation Bank, 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.

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.

Contd...5/-



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.

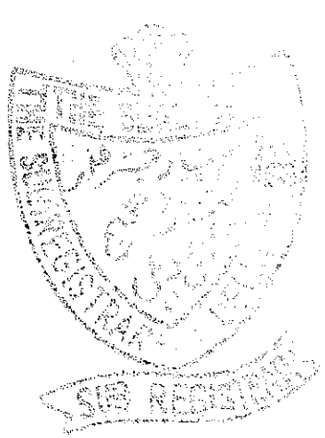
6. That the Vendors now admits that they have been left with no right, title and interest of any nature whatsoever in the said share in the said property and the Vendees have become the absolute owners of the said share in the said property. They shall use and enjoy the same in any manner, they like, 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 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.

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.

Contd...6/-



POSSESSION LETTER

We, (1) SHRI ISHWAR LAL, & (2) SHRI RAJINDER KUMAR, both sons of Shri Ram Saroop, both resident of 2747/22, Beadon Pura, Karol Bagh, New Delhi-110005, have handed over the physical vacant possession of the One Room on the First 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 31/01/2012 in the presence of the following witnesses.

POSSESSION DELVERED

(ISHWAR LAL)

(RAJINDER KUMAR)

POSSESSION TAKEN

(MUKESH SONI)

(MURARI LAL SONI)

WITNESS NO.1.

WITNESS NO.2.

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.

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 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 have 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...4/-



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 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.
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:

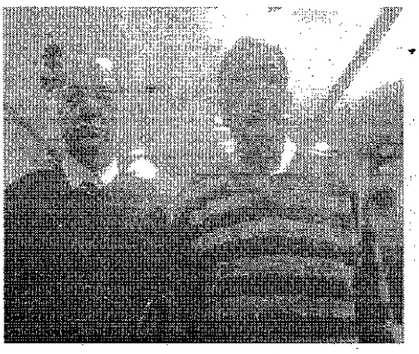
1. TUA1010438
(RAKESH)
S/o Sh. Jeevan Das
H. 2509, Gali Muncle wali
Basicha Rashunath Pura

2. (HANS RAJ)
S/o Sh. Telu Ram
R/o 4821 Regher Pura
Karol Bagh N Delhi
D4071068/093375

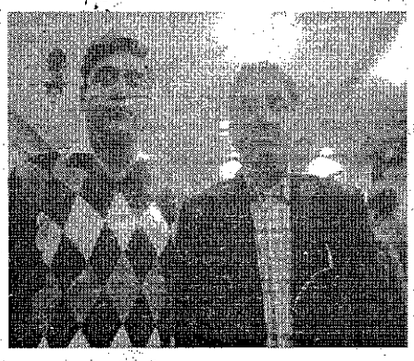
VENDORS

VENDEES.

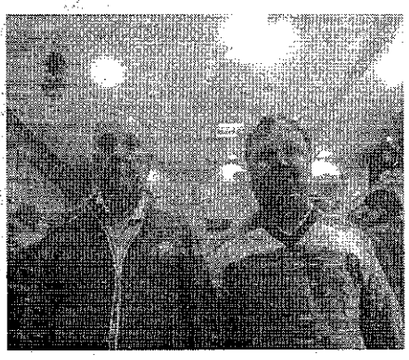
Reg. No.	Reg. Year	Book No.
45	2012-2013	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party IInd Party

Ist Party विक्रेता :- ISHWAR LAL, Rajinder Kumar

IInd Party क्रेता :- Mukesh Soni, Murari Lal SOni

Witness गवाह Rakesh, Hans Raj

Certificate (Section 60)

Registration No.45, in Book No.1 Vol No 14,506

on page 11 to 19 on this date **05/01/2012 2:51:37PM** day Thursday

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

Sub Registrar

Sub Registrar III

New Delhi/Delhi

Date 05/01/2012 15:30:09

SUB REGISTRAR

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

VENDOR : SH. RAJINDER KUMAR

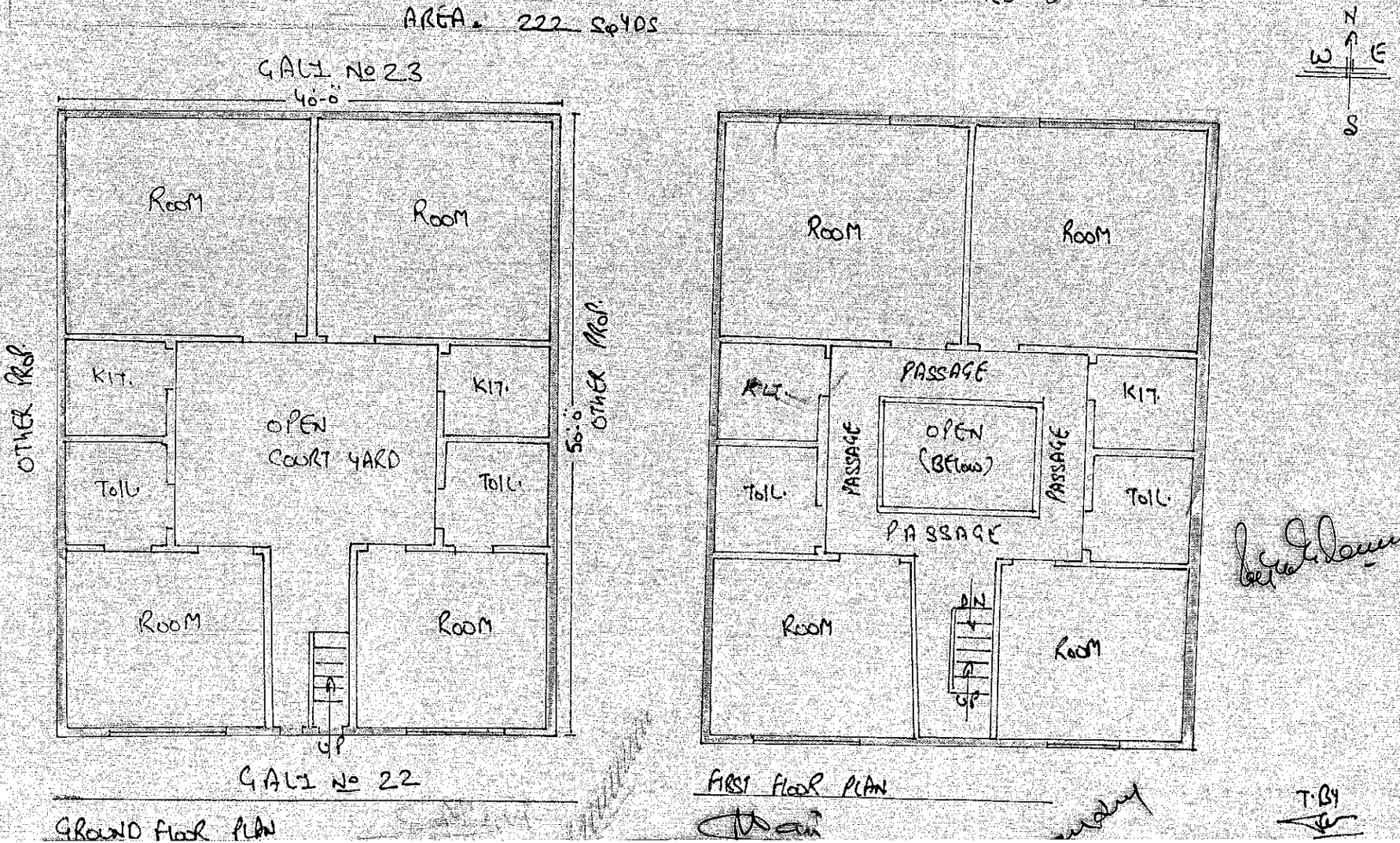
SH. ISHWAR LAL

VENDEE : SH. MUKESH SONI

SH. MURARI LAL SONI

SOLD 1/2 UNDIVIDED SHARE SHOWN IN RED

AREA : 222 SQ YDS



T.B4