41430

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

S. R. - II

15 SEP 2010

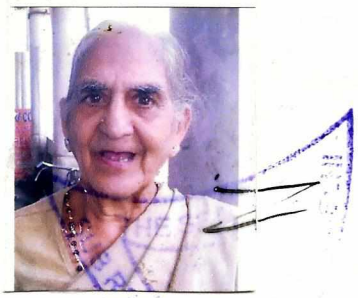
e-Stamp

सत्यमेव जयते

Certificate No.	:	**IN-DL03716217687549I**
Certificate Issued Date	:	25-Aug-2010 05:53 PM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP NARAINA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK07543274242212I
Purchased by	:	SHALLU SURI AND OTHERS
Description of Document	:	Article 23 Sale
Property Description	:	8 D.L.F.INDUSTRIAL AREA NAJAFGARH ROAD NEW DELHI
Consideration Price (Rs.)	:	1,11,00,000 (One Crore Eleven Lakh only)
First Party	:	RAJ ARORA
Second Party	:	SHALLU SURI AND OTHERS
Stamp Duty Paid By	:	SHALLU SURI AND OTHERS
Stamp Duty Amount(Rs.)	:	5,55,000 (Five Lakh Fifty Five Thousand only)

E-Stamp Certificate Locked

Please write or type below this line







PANNO- ACNPA-0720E

Raj Arora

Ref. D403/018/261008

Ref. AIHPS4911K

Ref. D403/018/261007

Ref. AQFPS1800K

Statutory Alert:

1. The authenticity of this Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



Raj Azad



Raj Azad



VENDOR

VENDEES

Sale Deed for a sum of Rs.1,11,00,000/-

Stamp Duty for Sale Deed under Article 23 of Indian Stamp Act @ 3% on Rs.55,50,000/- for the share of Vendee No.1	Rs.1,66,500/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act @ 3% on Rs.55,50,000/-	Rs.1,66,500/-
Stamp Duty for Sale Deed under Article 23 of Indian Stamp Act @ 2% on Rs.55,50,000/- for the share of Vendee No.2	Rs.1,11,000/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act @ 2% on Rs.55,50,000/-	Rs.1,11,000/-
Total	Rs.5,55,000/-

	CATEGORY	: G
	SITUATED AT	: INDUSTRIAL AREA, NAJAF-GARH ROAD, NEW DELHI.
1.	Area of Land	: 784.1 SQ.MTS
2.	Minimum Price	: RS.13,700/-
3.	Land Use	: INDUSTRIAL
4.	(i) Total covered area of Plinth area in Sq. Mtrs.	: 275 SQ.MTS
5.	(i) No. of floors with covered area of each floor in sq. mtrs.	: 1 :
6.	Construction Rates of Catetory	: RS.4,750/-
	(ii) Lift provided or not	: NO
7.	Type of construction (Pucca/Semi Pucca/Kutcha)	: PUCCA
8.	Year of construction	: 1958
9.	DDA/CGHS colony or private colony	:
10.	(a) Status of building (located in commercial or non-commercial area)	: INDUSTRIAL

..3/-

Regd No. 24058 Date 15/09/2010

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR II JANAKPURI
Village/City Najafgarh Rd. Ind.Area
Place (Segment) Najafgarh Rd. Ind. Area
Property Type Industrial
Area of Property 939.00 वर्ग गज

Area of Building 0 वर्ग फुट
Building Type

Money Related Detail

Consideration Amount 11,100,000.00 Rupees
Stamp Duty paid 555,000.00 Rupees
Value of Registration Fee 50,000.00 Rupees
Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt Raj Arora S/o W/o Gobind Ram Arora R/o 20 Alipre Rd ND

in the office of the Sub Registrar, Delhi this 15/09/2010 day Wednesday between the hours of

Registrar/Sub Registrar
SR II JANAKPURI
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Raj Arora

and Shri/Ms Arun Suri, Shallu Suri

Who is/are identified by Shri/Smt/Km. Nitin Tanwar S/o W/o D/o Rajbir Tanwar R/o WZ-507 Basai Darapur ND and Shri/Smt./Km Satish S/o W/o D/o R M Singh R/o 15/5 Raj Ngr 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 thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.11,100,000.00 Rupeess one crore, eleven lakh Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. Arun Suri, Shallu Suri S/o W/o V B AryaArun Suri R/o 255 Sainik Vihar Pitampura ND255 Sainik Vihar Pitampura ND

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

Registrar/Sub Registrar
SR II JANAKPURI
Delhi/New Delhi

Date 15/09/2010

THE SEAL OF SUB REGISTRAR DELHI

11. Location (mentioned the area of specific land marks which will help in locating the building) : INDUSTRIAL AREA, NAJAFGARH ROAD, NEW DELHI.

TOTAL VALUE OF PROPERTY :

784.1 X 13,700 X 2 Rs.2,14,84,340/-

CONSRUCTION CHARGES :

275 X 4,750 X 0.5 Rs. 6,53,125/-

Total= Rs.2,21,37,465/-

VALUE OF 1/2 UNDIVIDED SHARE OF PROPERTY UNDER SALE Rs.1,10,68,733/-

SALE DEED

This Sale Deed is executed at Delhi on this 14-9-2010 by Smt. Raj Arora, Citizen of India, W/o Shri Gobind Ram Arora R/o No.20, Alipre Road, Calcutta at present New Delhi, hereinafter called the Vendor ;

IN FAVOUR OF

(1) Shri Arun Suri, Citizen of India, S/o Late Shri V.B. Arya and (2) Smt. Shallu Suri, Citizen of India, W/o Shri Arun Suri both R/o No.255, Sainik Vihar, Pitampura, Delhi (both are in equal shares), hereinafter the Vendees.

The expression Vendor and Vendees shall mean and include their heirs, successors, executors and assigns of the respective parties.

WHEREAS Shri Surendra Nath Bahl S/o Shri Dhanpat Rai Bahl was the owner of Entire Industrial Freehold Plot bearing No.8, measuring 2649 sq. yds., situated in the area of Village Bassai Darapur, in D.L.F. industrial Area, Najafgarh Road, New Delhi, and bounded as under :

North	:	Plot bearing No.3 and other Land
South	:	Road
East	:	Plot bearing No.9
West	:	Plot bearing No.7

vide Regd. Sale Deed as No.161 in Addl. Book No.I Volume No.2589 on pages 379 to 387 dated 25-1-1950 entered in the office of the Sub-Registrar, Sub-Distt. No.I, Kashmere Gate, Delhi executed by Delhi Land & Finance Ltd.

..4/-

Raj Arora


THE SEAL OF
SUB REGISTRAR
DELHI
DIST. DISTT. DELHI

AND WHREAS Shri Surinder Nath Bahl above named has sold his all rights, titles and interests in respect of the aforesaid entire plot to (1) Shri Chaudhary Ram Wadhwa S/o Shri Jawahar Mal Wadhwa (2) Shri Diwan Chand Wadhwa S/o Shri Jawahar Mal Wadhwa and (3) Shri Hans Raj Wadhwa S/o Shri Jawahar Mal Wadhwa vide Regd. Sale Deed as No.1262 in Addl. Book No.I Volume No.45 on pages 107 to 116 dated 10-4-1958 entered in the office of the Sub-Registrar, Sub-Distt No.II, Kashmere Gate, Delhi. And later on Shri Chaudhary Ram Wadhwa and others above named have constructed the aforesaid entire plot at their own cost and expenses.

AND WHEREAS in terms of Agreement of Sell dated 26-5-1966 entered into between Shri Diwan Chand Wadhwa, Shri Hans Raj Wadhwa and Shri Chaudhri Ram Wadhwa above named, said Shri Diwan Chand Wadhwa above named agreed to sell the aforesaid to S/Shri Hans Raj Wadhwa and Chaudhri Ram Wadhwa agreed to purchase the above said one third share of Shri Diwan Chand in the aforesaid entire property in their own name or in the name of their nominee or nominees for a total consideration of Rs.27,000/-.

AND WHEREAS Shri Hans Raj Wadhwa and Shri Chaudhri Ram Wadhwa have decided to get execute the Sale Deed of the 1/3rd undivided share of Shri Diwan Chand Wadhwa in favour of Shri Hans Raj Wadhwa above named only vide Regd. Sale Deed as No.2813 in Addl. Book No.I Volume No.1810 on pages 41 to 46 dated 27-3-1967 entered in the office of the Sub-Registrar, Sub-Distt No.I, Kashmere Gate Delhi.

AND WHEREAS (1) Shri Hans Raj (2/3rd undivided share) above named and (2) Shri Chaudhry Ram Wadhwa (1/3rd undivided share) have sold their all right, title and interest in respect of the aforesaid property to the Vendor - Smt. Raj Arora vide two Regd. Sale Deeds both entered in the office of the Sub-Registrar, Sub-Distt. No.I, Kashmere Gate, Delhi, as per details given below :

1. As No.8961 in Addl. Book No.I Volume No.2301 on pages 83 to 93 dated 29.12.69 in respect of 2/3rd undivided share of the aforesaid entire property executed by Shri Hans Raj above named ; and

2. As No.622 in Addl. Book No.I Volume No.2315 on pages 162 to 168 dated 23.1.70 in respect of 1/3rd undivided share of the aforesaid entire property executed by Shri Chaudhry Ram Wadhwa and Shri Hans Raj above named.

And whereas the Vendor has got full rights, clear titles and absolute authority to sell and transfer the built up 1/2 undivided share of portion of the above mentioned property and there is no impediment in transferring the same.

And whereas the Vendor hereby further assures, represent and covenant with the Vendees as follows :-

a). That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever,

..5/-

Raj Arora


THE SEAL OF
SUB REGISTRAR
DELHI
GOVT. DELHI

b) That there is no attachment by the Income Tax Authority or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.

c) That the aforesaid property is not the property of H.U.F. and the children of the Vendor and nobody else have any rights, titles, interests claim or demand whatsoever or howsoever in the aforesaid property.

d) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring or alienating the aforesaid property in favour of the Vendees.

e) There is no notice of default or breach on the part of the Vendor or her predecessors in interest of any provisions of law in respect of the aforesaid property.

f) Thus the said property is the self purchased property of the Vendor and the Vendor has full rights and absolute authority to sell, transfer and convey the said property and none else except the Vendor has got any rights, titles, interests, lien of any nature whatsoever in the said property or any part thereof.

Whereas the Vendor has agreed to sell the built up 1/2 undivided share of Portion of Industrial Freehold Property bearing No.8 constructed on 1/2 undivided share of piece of land measuring 939 sq. yds., with terrace roof rights, with super structure out of total measuring 2649 sq. yds., situated at D.L.F. industrial Area, Najafgarh Road, New Delhi, as per map attached herewith, for her bonafide needs and requirements with fittings and fixtures, with electric connection in working, and the Vendees have agreed to purchase the same for a sum of Rs.1,11,00,000/- (Rupees One Crore and Eleven Lakh Only).

NOW THIS SALE DEED WITNESSETH AS UNDER

That in consideration of Rs.1,11,00,000/- (Rupees One Crore and Eleven Lakh Only) out of which Rs.1,00,00,000/- (Rupees One Crore Only) has been received by the Vendor from the Vendees as an earnest money/part payment, as per details given below :

1.	Received through RTGS No.SYNBH10203418367 dated 22-7-2010 from Vendee No.1.	Rs. 25,00,000/-
2.	Received through RTGS No.SYNBH10205421546 dated 24-7-2010 from Vendee No.1.	Rs. 25,00,000/-
3.	Received through RTGS No.SYNBH10030053260 dated 30-1-2010 from Vendee No.2.	Rs. 15,00,000/-
4.	Received through RTGS No.SYNBH10090180434 dated 31-3-2010 from Vendee No.2.	Rs. 15,00,000/-

..6/-

5. Received through RTGS No.SYNBH1010020124Ø dated 1Ø-4-2Ø1Ø from Vendee No.2. Rs. 2Ø,ØØ,ØØØ/-

6. Received through Pay Order as No.365889 dated 13-9-2Ø1Ø from Vendee No.1. Rs. 5,5Ø,ØØØ/-

7. Received through Pay Order as No.365890 dated 13-9-2Ø1Ø from Vendee No.2. Rs. 5,5Ø,ØØØ/-

All the above mentioned RTGS/Pay Orders are issued by Syndicate Bank, Branch Kirti Nagar, New Delhi-11ØØ15.

Total Rs.1,11,ØØ,ØØØ/-

1. The Vendor hereby absolutely assigns, conveys and transfers to the Vendees all her rights of ownership, titles and all interests in the above mentioned property under sale hereby conveyed.

2. The vacant and peaceful possession of the above mentioned property under sale has been given to the Vendees by the Vendor, who have occupied the same.

3. The Vendees shall hereinafter hold use, enjoy as they like and to sell, mortgage, lien, let-out or make additions/alterations or renovations/re-construct with all construction rights for construction of further floors and above in the same as their own property without any hindrance, claim or demand whatsoever from the Vendor.

4. That the Vendor hereby assures the Vendees and declares that she is the sole, absolute, exclusive and rightful owner of the above mentioned property under sale, and she is fully competent and has full power, absolute authority and unrestricted rights to sell and transfer the same, and the same is free from all sorts of encumbrances, burden, sale, mortgage, gift, lien, decree, charges, court injunction orders, stay orders, liability, transfer, attachment, litigation, legal flaws, dispute, notices, surety, security, notifications, acquisition etc. and there is no legal defect in the title of the Vendor. If it is proved otherwise, the Vendor shall be liable to indemnify the Vendees in full or part to the extent of loss sustained by the Vendees with all cost, expenses and damages, etc. and the Vendees shall have full right to recover the same, alongwith the cost and expenses of additions, alterations, renovations, modifications, etc. through the court of law.

5. That the Vendees can get the above mentioned property under sale mutated and transferred in their own names on the basis of this Sale Deed in the records of the M.C.D., D.V.B./B.S.E.S./N.D.P.L./concerned Department, D.J.B., Revenue Record, etc. or any other relevant records in the absence of the Vendor. The Vendor shall provide all the assistance, without any further delay and demand.

..7/-


THE SEAL OF
ST DISTT. DELHI

6. That all dues such as house tax, electric and water bills, etc. outstanding, if any, in respect of the above mentioned property under sale, shall be paid and borne by the Vendor upto the date of registration/execution of this Sale Deed and later on by the Vendees.

7. The Vendees have spent all cost of stamp papers and registration fee, etc.

8. The Vendor has handed over the Photocopies of Sale Deeds, etc. and all other relevant papers in respect of the above mentioned property under sale, to the Vendees.

9. That the Vendees are fully empowered to get the fresh electric and water connections in respect of the above mentioned property under sale in their own names after the execution/registration of this sale deed from the Delhi Jal Board and Delhi Vidyut Board/B.S.E.S./N.D.P.L./concerned Department etc. at their own cost and expenses.

10. The Vendees are also empowered to get it assessed the house tax or transfer the house tax in respect of the above mentioned property under sale in their own names after the execution/registration of this sale deed from the M.C.D. at their own cost and expenses.

11. The Vendees shall maintain the above mentioned property under sale at their own cost and expenses.

12. That the Vendor hereby assures the Vendees that the Vendor have neither done nor been party to any act whereby the Vendees rights and titles to the said property may in any way be impaired or whereby the Vendees may be prevented from transferring the said property.

13. That the Vendor hereby represent that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor and/or no minor has any rights, titles, interests and claim or concern of any nature whatsoever with the said property and further none else other than the Vendor have any rights, titles or interests of any kind whatsoever in the whole or any part of the said property and further there is no impediment, in the Vendor rights to transfers the same.

14. That the Vendor, from time to time and at all times hereafter at the costs and request of the Vendees, shall do, execute or cause to be done at such time, all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned property under sale in favour of the Vendees, as shall or may reasonably be required.

15. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

..8/-


THE SEAL OF
DELHI

16. That the Vendor and her legal heirs and successors have been left with no rights, titles, interests, claim or concern of any nature whatsoever with the aforesaid property under sale and now the Vendees have become the sole, absolute, exclusive and rightful owners thereof and shall hereafter hold, use, enjoy and transfer the same in any manner, as they like, without any hindrance, claim or demand whatsoever from the Vendor or any other person claiming under or through them.

In Witness Whereof this Sale Deed is executed at Delhi on the day, month and year above written.

WITNESSES

1.

Hitin Tanwar
S/o Sh. Rajbir Tanwar
R/o 62-507 Sabai Dara Pur ext
D/L No 405200230672

2.

(SATISH)
S/o Sh. Ram Singh
1575 Raj Nagar Delhi
DL 09199506264 78

VENDOR

Raj Kaur

VENDEES

1.

2.

Reg. No.	Reg. Year	Book No.
24058	2010-2011	1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Raj Arora

IInd Party क्रेता :- Arun Suri, Shallu Suri

Witness गवाह Nitin Tanwar, Satish

Certificate (Section 60)

Registration No.24,058 in Book No.1 Vol No 18,045
on page 123 to 131 on this date 15/09/2010 day Wednesday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
SR II JANAKPURI
New Delhi/Delhi

Date 15/09/2010

SITE PLAN OF GROUND FLOOR (½ UNDIVIDED SHARE) WITH TERRACE ROOF RIGHT'S) OUT OF PROPERTY NO. 8 SITUATED AT DLF INDUSTRIAL AREA MOTI NAGAR NEW DELHI -

SELLER! - SMT. RAJ ARORA

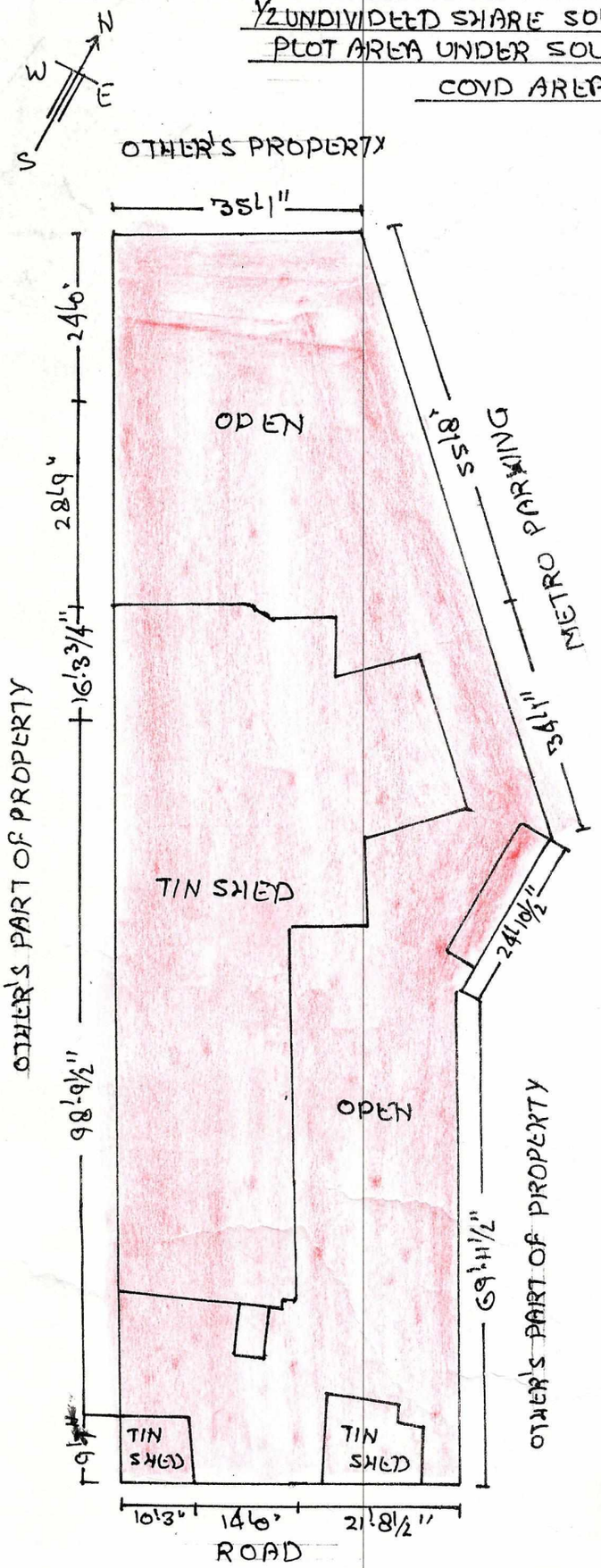
PURCHASER'S !- SH. ARUN SURI & SMT. SHALLU SURI

½ UNDIVIDED SHARE SOLD SHOWN IN RED

PLOT AREA UNDER SOLD = 785.08 SQMTS

COVD AREA : 275 SQMTS

10



SITE PLAN OF GROUNDFLOOR

Raj Arora

SIG. OF SELLER

SIG. OF PURCHASER'S

Kamal Aggarwal & Associates
Regd. Architect & App. Valuer
Office : Old Court Compound,
(Near Registrar Office)
Kashmere Gate, Delhi - 110006
Mobile : 9891682898

