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Stamp Paper No. INDL53290
CERTIFIED/TRUE COPY

Registration No. 4993 In Addl. Book No. 1
Volume No. 8746 on pages 74 to 79
on this Date 23/06/2016 Day of Thursday

Sub Registrar
IX Kapashera New Delhi

Date of Application: 20/10/2016
Fees Paid Rs. 60 Vide Slip No. 67609
Date of Payment: 20/10/2016
Dt. when copy is ready: 20/10/2016
Copy prepared by: Suresh Kumar
Copy checked by: Manish Kumar Sharma
Certified to be true copy GIFT DEED



Recorder

Recorder

Sub Registrar
IX Kapashera New Delhi



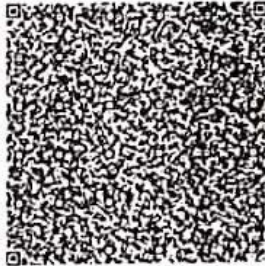
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL113599491753290
Certificate Issued Date	: 20-Oct-2016 11:25 AM
Account Reference	: IMPACC (IV)/ dl701003/ DELHV/ DL-DLH
Unique Doc. Reference	: SUBIN-DL701003227569766437840
Purchased by	: MANISH VERMA
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MANISH VERMA
Second Party	: Not Applicable
Stamp Duty Paid By	: MANISH VERMA
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

6419
21/06/16
4903

Certificate No. : IN-DL617474355246320
Certificate Issued Date : 20-Jun-2016 05:29 PM
Account Reference : NONACC (BK)/ dl-corpbk/ CORP JANAK/ DL-DLH
Unique Doc. Reference : SUBIN-DLDL-CORPBK226733797441360
Purchased by : DHIRENDER SOLANKI
Description of Document : Article 33 Gift
Property Description : FLAT NO. 531 PLOT NO.1 SEC-4 DWARKA NEW DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : MANISH VERMA
Second Party : GEETANJALI VERMA
Stamp Duty Paid By : GEETANJALI VERMA
Stamp Duty Amount(Rs.) : 3,44,400
(Three Lakh Forty Four Thousand Four Hundred only)



LOCKED

TRUE COPY

3484 5490 3825

Please write or type below this line

4224 5868 7026



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28



VO 0001448637

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.shclstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

GIFT DEED

STAMP DUTY PAID ON ₹86,10,000/- as per circle rate

STAMP DUTY PAID @2%	₹172200.00
CORPORATION TAX @2%	₹172200.00
TOTAL	₹344400.00

FLAT ALLOTTED BY THE BAHAWALPUR CGHS LIMITED

NAME OF COLONY	DWARKA
CATEGORY OF LOCALITY	D
MINIMUM RATE OF FLAT NOTIFIED BY GOVERNMENT	₹ 87840/- P. SQ. MTRS.
PLINTH AREA IN SQ. MTRS.	98.01
FOUR STOREY/MULTI STOREY	MULTI STOREY
STATUS OF BUILDING	RESIDENTIAL
COMPUTATION OF DUTY:	
Component	Value
Minimum cost of flat 87840 X 98.01	₹ 8609198.40
Stamp Duty as per Circle Rate @4%	₹ 344367.94
Actual Stamp Duty paid in the deed	₹ 344400.00

This GIFT DEED is made and executed at New Delhi, on this 21/06/2016

BY

TRUE COPY

SH. MANISH VERMA S/O SH. ASHOK KUMAR R/O FLAT NO. 33, POCKET-1, PHASE-II, SECTOR-13, DWARKA, NEW DELHI, hereinafter called the "DONOR"

IN FAVOUR OF.

SMT. GEETANJALI VERMA W/O SH. MANISH VERMA R/O FLAT NO. 33, POCKET-1, PHASE-II, SECTOR-13, DWARKA, NEW DELHI, hereinafter called the "DONEE".

The expression of the DONOR AND DONEE shall mean and include their respective legal heirs, representatives, administrators, successors and assignee etc.

Manish

Geetanjali

S No 6419

Date 21/06/2016 14:24:22

Deed Related Detail

Deed Name GIFT

GIFT WITH IN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Dwarka Sector-4

Building Type

Place (Segment) Dwarka Sector-4

Property Type Residential

Property Address House No..Flat No. Road No. Floor Dwarka Sector-4

Area of Property 98.01 S 0.00

Consideration Amount 8,610,000.00 Rupees

Stamp Duty Paid 344,400.00 Rupees

Value of Registration Fee 86,100.00 Rupees

Pasting Fee 100.00 Rupees

This document of

GIFT

GIFT WITH IN MC AREA

presented by Sh. Smt.

S/o, W/o

R/o

Mr.

Sh. Ashok Kumar

Flat No. 103, Pkt-1, Phase-1, Dwarka, New

at the office of the Sub Registrar, Delhi this 21/06/2016 13:45:27 day Tuesday between the hours of

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

Manish Verma

and Shri / Ms.

Netanjali Verma

who is/are identified by Shri/Smt/Km. Nitin S/o W/o Dr. Ramesh C R/o Flat No. 103, Pkt-8, Sec-12, Dwarka, New Delhi

and Shri/Smt/Km Shama S/o W/o Ajay Bhandari R/o Flat No. 6311, Pkt-11, Dwarka Vihar, New Delhi

(Marginal Witness). Witness is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct. It is certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence.

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Date 22/06/2016 11:00:12

श्रीमा राणी

Preamble of Property

Whereas a Plot bearing No.1, land area measuring 17000 square meters at Sector-4, Dwarka, New Delhi was allotted to THE BAHAWALPUR CGHS Limited by Delhi Development Authority, New Delhi subsequently lease hold rights in respect of the said plot has been granted to THE BAHAWALPUR CGHS Limited by President of India through Delhi Development Authority, New Delhi by virtue of Perpetual Lease Deed dated 19/07/1999, duly registered as Document No.3575, in Additional Book No.1, Volume No.109, on pages 40 to 45, registered in the office of Sub-Registrar, New Delhi thereafter the THE BAHAWALPUR CGHS Limited constructed residential units for its members after getting the building plan sanctioned from the concerned authority.

And whereas after the construction of residential units, THE BAHAWALPUR CGHS Limited allotted a SOCIETY BUILT UP FLAT NO.531, THIRD FLOOR, SITUATED IN THE LAY OUT PLAN OF THE BAHAWALPUR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, PLOT NO.1, SECTOR-4, DWARKA, NEW DELHI to its member, DR. SAVITA WADHWA W/O COL. R.D. WADHWA, (who was the member of society vide Membership No.289) and the possession of the said flat has been handed over to her.

And whereas later on DR. SAVITA WADHWA sold and transferred all her rights, titles and interests in respect of the said property to Smt. Kamla Chaudhry W/o Sh. J.C. Chaudhry by virtue of Agreement to Sell Registered as Document No.4149, in Book No.1, Volume No.3648, on pages 80 to 94, dated 03/05/2007, in the office of Sub-Registrar-IX, New Delhi and General Power of Attorney Registered as Document No.2153, in Book No.4, Volume No.1635 dated 03/05/2007, in the office of Sub-Registrar-IX, New Delhi.

And whereas later on, said Smt. Kamla Chaudhry has applied for and got the said flat converted from lease hold rights into free hold rights from the President of India through Delhi Development Authority, New Delhi by virtue of Conveyance Deed Registered as Document No.4617, in Book No.1, Volume No.5843, on pages 179 to 181, dated 30/03/2016, in the office of Sub-Registrar-VII, New Delhi.

Handwritten signature

Handwritten signature

e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

Rectified
And whereas later on Smt. Kamla Chaudhry sold and transferred all her rights, titles and interests in respect of the said property to Sh. Manish Verma S/o Sh. Ashok Kumar by virtue of Sale Deed Registered as Document No. 3412, in Book No. 1, Volume No. 8691, on pages 146 to 151, dated 02/05/2016, in the office of Sub-Registrar-IX, New Delhi, therefore Sh. Manish Verma (the DONOR herein) is the exclusive owner and in undisputed possession of SOCIETY BUILT UP FREE-HOLD FLAT NO. 531, THIRD FLOOR, SITUATED IN THE LAY OUT PLAN OF THE BAHAWALPUR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, PLOT NO.1, SECTOR-4, DWARKA, NEW DELHI (hereinafter called "THE SAID PROPERTY") and is entitled to execute this Gift Deed.

AND WHEREAS the aforesaid property is self acquired property of the DONOR in which his heirs, successors, legal representatives, family members or any one else has no right, title, interest or concern of any nature whatsoever and DONOR hereby assured the DONEE that there is no legal impediment or bar whereby the DONOR can be prevented from selling, gifting, transferring or alienating the above said property to any one in any manner.

AND WHEREAS the DONOR has agreed to gift all his rights, titles and interests in respect of THE SAID PROPERTY along with all easements, appurtenances thereto unto the DONEE and the DONEE has agreed to accept the same, on the following terms and conditions of this GIFT DEED:-

NOW THEREFORE THIS GIFT DEED WITNESSETH

TRUE COPY

1. That in consideration of natural love and affection of the DONOR regarding the DONEE, who is his wife, the DONOR hereby transfers, conveys and delivers the said property along with all rights, titles and interests thereto unto the DONEE by way of this gift, who shall thereafter become the absolute owner of the same and shall enjoy all rights of ownership, possession etc. for ever.

2. That the DONOR doth hereby absolutely assigns, conveys and transfers all his rights of the ownership title and interest in the said property under gift together with all ways, paths, passages, rights, benefits, easements, options, privileges and appurtenances thereto unto the DONEE, who shall hereinafter become the absolute owner of the said property and shall enjoy all the absolute and exclusive rights of ownership, title and interest of the said property without any interruption, disturbance and demand whatsoever from the DONOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the DONOR.

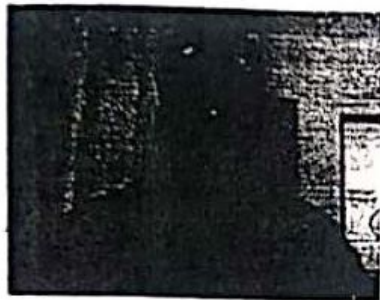
Manish

Rectified

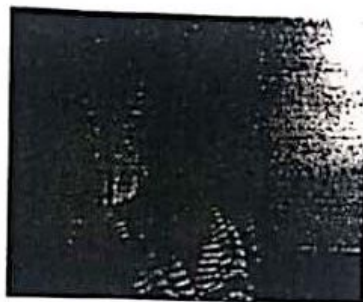
Reg. No.
4903

Reg. Year
2016-2017

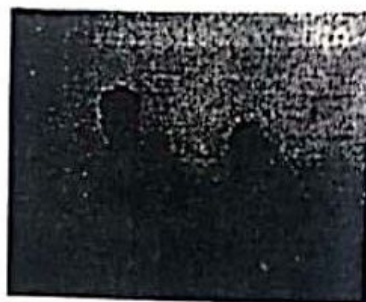
Book No.
1



Ist Party



IInd Party



Witness

Ist Party

Manish Verma

IInd Party

Geetanjali Verma

Witness

Nitin, Shama

Certificate (Section 60)

Registration No.4,903 in Book No.1 Vol No 8,746
on page 74 to 79 on this date 23/06/2016 17:55:49
and left thumb impressions has/have been taken in my presence.

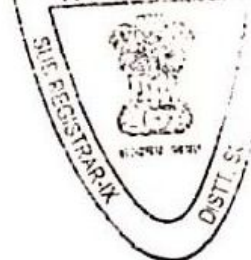
day Thursday

Date 23/06/2016 17:57:32

Sub Registrar

Sub Registrar IX

New Delhi/Delhi



169645874903

At the time of presentation of any competent
any other person in the presence of this office

Present to SR-IX

e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

3. That the DONOR, his legal heirs, successors survivors and assignees etc. shall have no claim, title and interest in the said property and the DONEE shall hereinafter hold, use, enjoy the said property in any manner as she likes or make some additions and alterations in the aforesaid property as her own personal property without any hindrance, interruption, claim or demand whatsoever from the DONOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the DONOR. However it has been agreed between both the parties, that the DONEE shall not sale and transfer the said property in favour of anybody else in any circumstance upto ten year from the date of execution of this Gift Deed.
4. That the DONEE has accepted this Gift and signed as DONEE on this Gift Deed in token of her consent.
5. That the DONEE is fully entitled and authorised to get the aforesaid property mutated/transferred/substituted in her own name in the relevant records of. Municipal Corporation of Delhi or any other concerned Government/Local authorities by presenting this GIFT DEED or its certified true copy in the office of the concerned authorities in the absence of the DONOR.
6. That the DONOR hereby assures the DONEE that the said property is at present free from all kinds of encumbrances such as mortgage, exchange, lien, court injunction, court decree, surety, security, acquisition, notification, Will, gift, dispute, family dispute, legal flaw, burden, court notice, litigation, charge, claim, demand court case, liability, attachment, prior sale etc. and there is no legal defect in the title of the DONOR.
7. That all the charges such as stamp duty, registration charges, advocate charges etc. for the execution of this GIFT DEED have been borne by the DONEE.
8. That all the dues, demands, taxes, charges, duties, liabilities and out goings if any relating to the above said property payable to the M.C.D., B.S.E.S. Rajdhani Power Limited, D.J.B. in the form of House Tax, Electric Consumption Bills and Water Consumption Bills or any other bills or charges shall be paid by the DONOR up to the date of handing over the peaceful vacant physical possession of the said property to the DONEE and thereafter the same shall be paid by the DONEE.
9. That the DONOR has delivered the vacant actual peaceful physical possession of the said property to the DONEE at the spot and the DONEE has occupied the same by means of this GIFT DEED.
10. That all original ownership documents in respect of the said property have been handed over by the DONOR to the DONEE at the time of execution of this GIFT DEED and the DONOR assured the DONEE that the documents which have been handed over by the DONOR to the DONEE are proper and in order and the same have been legally executed.

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e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

11. That the DONEE can apply for and get the fresh electricity and water connections installed in the said property or can get the existing electricity and water connections along with their security amount transferred in her own name from the concerned authority by presenting this Gift Deed or its certified true copy and this Gift Deed shall be deemed and construed to grant the No Objection Certificate by the DONOR in favour of the DONEE.

12. That the DONOR, the DONEE and all their legal heirs shall remain bound to obey by all the terms and conditions of this Gift Deed and the DONOR, his legal heirs, successors and assigns have been left with no right, claim or concern in the said property under gift and the DONEE has become the absolute owner of the said property for ever with the right to use and enjoy the same in any manner and to transfer the same to any one by way of sale, mortgage, gift, Will, Lease, exchange, hypothecation or otherwise without any interruption or disturbance by the DONOR or any of the legal heir of the DONOR.

13. That the DONOR and the DONEE have signed this Gift Deed without any pressure, influence, coercion from any side after understanding its contents which have been fully explained to the DONOR and the DONEE in vernacular and which admitted as true and correct.

IN FAITH AND TESTIMONY WHEREOF, the DONOR and the DONEE hereby set and subscribe their hands on this GIFT DEED and a duplicate thereof on the day, month and year first written hereinabove.

TRUE COPY

WITNESSES:

1. Nitin

Sh Ramesh Chander

2. Fdr 103, Pkt-8,

Sec-12, Dwarka, N.Z.

UID-575505226155

शामा रानी

SHAMA

W/o Ajay Chander

Q BG-6/311C, Paschim Vihar,

DONOR

DONEE