



H.I. Landau No. 052853B

68323

T-95



16/29

SALE DEED

(A) 100000000 (Lakhs) (Rupees)

00/- (Rupees) 100/-

Sarath Sankar
G. K. A.
6/12/2001

26/1/2001 CATEGORY OF LOCALITY

AREA OF PORTION

Under Sale

USE FACTOR

Moderate

V. A. H. J. Sankar

Signature

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4681]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR. PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE, MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR. DWARKANATH

PURPOSE : SALE DEEDS

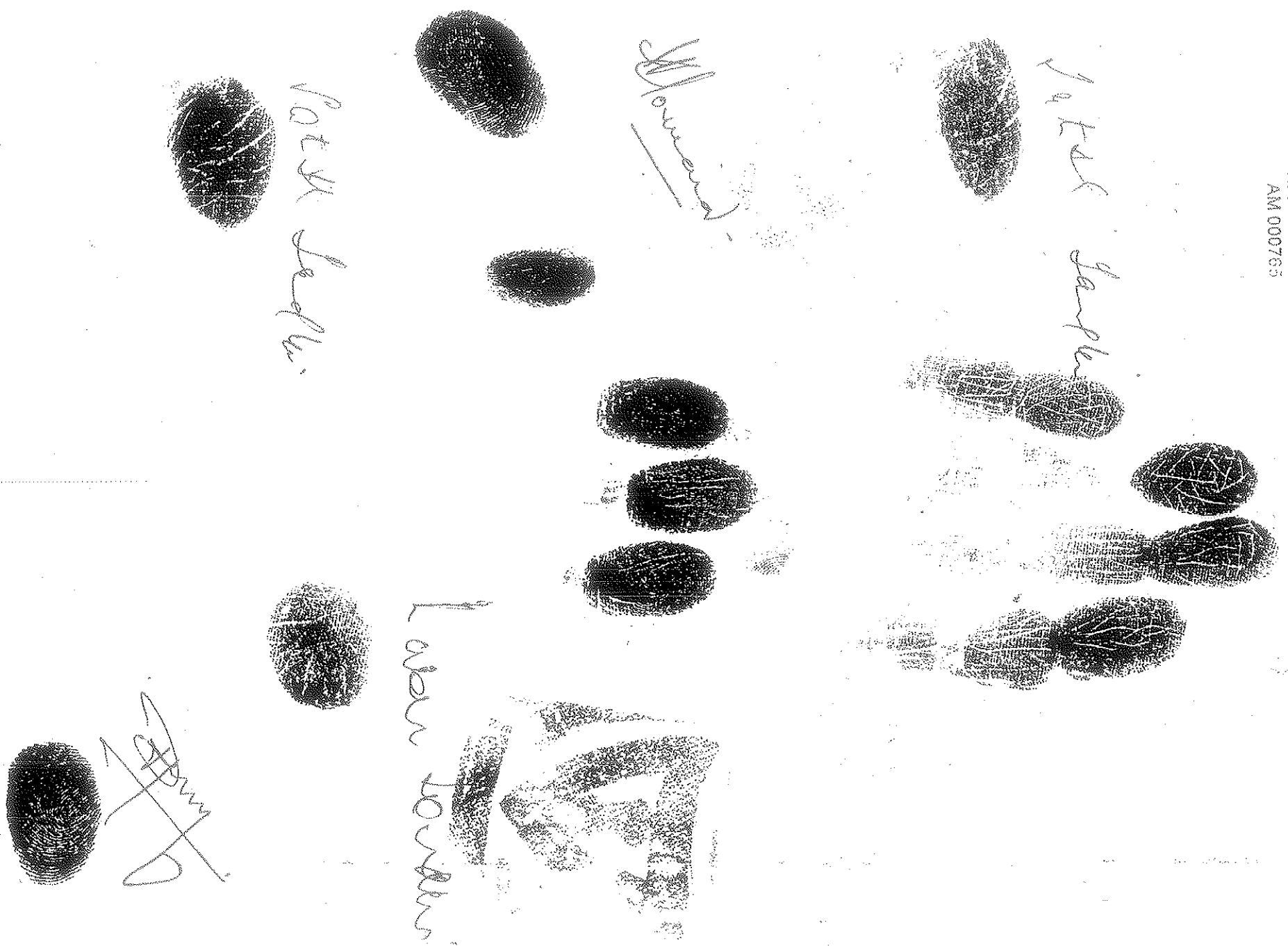
AMOUNT : RS. 1,6000/-

DENOM* NUM : 25000 * 58, 5000 * 2

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 1/60

NAME/SSNC: AUTHORISED SIGNATORY Card

STRONGO VENKET
R.S. MANKAL
AM 000765





दिल्ली DELHI

568324

AGE FACTOR

0.6

STRUCTURE TYPE : *flex*

MINIMUM RATE OF LANE : Rs. 43,500/-

MINIMUM RATE FOR COST
OF CONSTRUCTIONS : Rs 14,950/-

Yatil Patel

H. D. W.



दिल्ली DELHI

568325

TOTAL SALE CONSIDERATION : RS. 3,65,00,000

CORPORATION TAX : Rs. 7,30,000/-

STAMP DUTY : Rs. 7,30,000/-

TOTAL STAMP DUTY : Rs. 14,60,000/-

DETAILS OF STAMP PAPERS :

: Rs. 25000 x 50 = 14,50,000/-
Rs. 5000 x 2 = 10,000/-

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANKARATA PRADIP SOMAI

S/O/W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE, MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609

PURPOSE : SALE DEED DAY SRNO : 006

AMOUNT : Rs.146000/- PAPER NO : 3/60

DENOM*NUM: 2500/- * 59, 5000 * 2

R.S. Mankal
AUTHORISED SIGNATORY
NAME / SSSN: अशोक मनकल
R.S. MANKAL
AM 000765



दिल्ली DELHI

568326

STAMP VALUE

Rs 14,80,000/-

This DEED OF CONVEYANCE is made and executed at
New Delhi on this 31st day of December, 2007

BY

N. A. K. L. V. M. Khanna

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI {4688}

NAME(S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAM SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : Rs 146000/-
DENOM*NUM: 25000 * 58, 500/-

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 4/60

NAME/SSNC: श्री रमेश मनकल
R.S. MANKAL
AM 000765

AUTHORISED SIGNATORY 





दिल्ली DELHI

568327

Smt. Satish Sondhi, wife of Late Shri Ranjit Sondhi,
resident of 33-Jor Bagh, New Delhi (hereinafter called the
VENDOR, which expression shall unless repugnant to the
context include her heirs, successors in interest and
assigns) of the One Part.

IN FAVOUR OF:-

Satish Sondhi
[Signature]

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO. : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

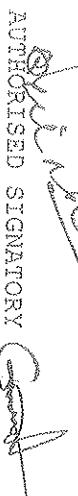
PURPOSE : SALE DEED

AMOUNT : RS 146000/-

DENOM*NUM: 25000 * 53, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 5/60

NAME / SSNO :
आरो एसो मनकाल
R.S. MANKAL
AM 00765

AUTHORISED SIGNATORY 



दिल्ली DELHI

568328

Smt. Hiranyalata Somaia, wife of Shri. Pradip Somaia,
resident of 56 Oakwood Court, London W14 8JY,
presently at 11, Southern Avenue, Maharani Bagh, New
Delhi (hereinafter referred to as "THE VENDEE" which
expression shall unless repugnant to the context include
her successors, heirs and assigns) of the Other part.

J. P. L. M. S.
Hiranyalata Somaia

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMATA

S/O W/O :

MR PRADIP DEVRAJ SOMATA.

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROF NO :

33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS 146000/-

DENOM*NUM: 25000 * 56, 500 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 6/60

SECTION

आरोपण घराना
R.S. MANKAL

AM 000765

AUTHORISED SIGNATORY

NAME/SSNO:

AM 000765



दिल्ली DELHI

568329

WHEREAS

1. The President of India granted lease hold

rights in plot No. 33, Block No. 172, situated
in Jor Bagh Nursery, New Delhi, measuring
575 Sq. yards to Smt. Yashoda Devi, widow

Jor Bagh
Howard

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]
NAME(S) : SM HIRANYALATA PRADIP SOMAIYA
S/O W/O : MR. PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : Rs. 146000/-
DENOM*NUM: 25000 * 58, 5000 (* 2)

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 7/60

NAME/SSNO:
SHRI RAM MANKAL
R.S. MANKAL
AM 000764

AUTHORISED SIGNATORY 





दिल्ली DELHI

568330

of late L. Puran Chand, vide Lease
Agreement dated 22.6.1954, registered as
document No. 1970 in additional Book No. 1
Volume No. 249, at pages 147 to 154
registered on 17.08.1954 in the office of the
Sub-Registrar, New Delhi. The said Plot of
land is bounded as under:

Plot No. 1

Forward

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS. 146000/-

DENOM*NUM: 2500 * 53, 5000 *

2

RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 8/60

NAME/SSNO:

आरोग्य अनश्वर

R.S.MANKAL

AM 000765

AUTHORISED SIGNATORY 



दिल्ली DELHI

568331

- North: By Approach Road
South: By Service Road
East: By Plot No. 34, Block No.
West: By Main Road

J. K. S. M. M. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI {4688}
NAME (S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 + 58, 5000 * 2

RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 9/60

NAME / SSNO:
R.S.MANKAL
AM 000765

AUTHORISED SIGNATORY
R.S.MANKAL





दिल्ली DELHI

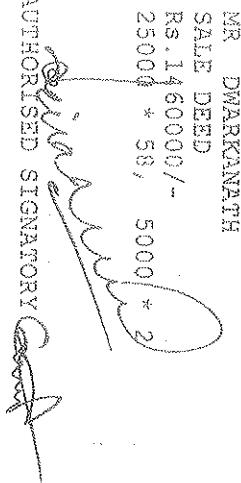
568332

- 2.
- The said Smt. Yashoda Devi constructed a single storey building on the said plot of land according to plans duly sanctioned by appropriate authorities and obtained a completion certificate No. 33/172/953/CC/BP, dated 20.02.1963 from the appropriate authority.

J. K. Singh
M. M.

28/12/2007 STATE BANK OF INDIA NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKNATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : Rs.146000/- PAPER NO : 10/60
DENOM+NUM: 25000 * 58, 5000 * 2

NAME / SSNO:
AUTHORIZED SIGNATORY 

श्री राम कला
R.S.MANKAL
AM 000765



दिल्ली DELHI

568333

3. Smt. Yashoda Devi entered into an Agreement to Sell dated 1st December 1964 to transfer her right, title and interest in the said property and transfer the lease hold rights in favour of Smt. Shakuntala Sawhney, wife of Shri J.N. Sawhney, resident of E-21, Defence

J N Sawhney
Shakuntala Sawhney

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [46881]

NAME(S) : SM HIRANYALATA PRADIP SOMATA

S/O N/O : MR PRADIP DEVRAJ SOMATA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM : 2500 * 56, 5000 + 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 11/60

NAME/SSNO:

AUTHORISED SIGNATORY 

अरोद्धर मनकाल

R.S. MANKAL

AM 000765



दिल्ली DELHI

568334

Colony, New Delhi, or her nominee for a consideration of Rs. 1,50,000/- (Rupees One Lac and Fifty Thousand Only) out of which the said Smt. Shakuntala Sawney paid a sum of Rs. 25,000/- (Rupees Twenty Five Thousand only) to Smt. Yashoda Devi and the balance of Rs. 1,25,000/- (Rupees One

Smt. Shakuntala
Sawney

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI (4688)

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O/W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANT BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM: 25000 * 58, 5000 * 2

NAME/SSNO:

आरोग्य मन्दिर

R.S.MANKAL

ANI 000765

AUTHORISED SIGNATORY

आरोग्य मन्दिर

R.S.MANKAL

ANI 000765

RUN_SNO : 4688/2007/01609

DAY_SNO : 006

PAPER NO : 12/60



दिल्ली DELHI

568335

Lac and Twenty Five Thousand only) was to
be paid at the time of registration of the sale
deed.

4.
The Said Smt. Yashoda Devi died on
28.01.1966 leaving behind her only daughter
Smt. Gian Devi, wife of Shri Dev Datta Sethi,

Smt. Gian Devi,
Widow

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [46881]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENO*NUM: 25000 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 13/60

AUTHORISED SIGNATORY 

NAME / SSNO : SHRIKANTO MANKAL
R. S. MANKAL
AM000765



दिल्ली DELHI

568336

as her legal heir. Smt. Yashoda Devi had also made a Will dated 07-06-1961 in favour of her daughter Smt. Gian Devi which was registered as document No. 65 in Book No. 3 Volume No. 18 at pages 110 to 116 on 29.06.1961 with the Sub-Registrar, Delhi, Nazul Sub Distt., New Delhi.

J. K. S. & Co.
M. W.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DMARKNATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM : 2500 * 56, 5000 *

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 14/60

AUTHORISED SIGNATORY 
NAME / SSNO:

आरोप्य मनरात
R.S. MANKAL
AM 000765



दिल्ली DELHI

568337

5. Smt. Gian Devi, being the sole heir of Smt. Yashoda Devi as also the sole beneficiary under the said Will, became the owner of the property situated on Plot No. 33 in Block No. 172, Jor Bagh Nursery along with the lease hold rights therein and the said property was

Jor Bagh

Delhi

M. M. Mehta

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAI

S/OWNER : MR PRADIP DEVRAM SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS 146000/-

DENOM*NUM: 25000 * 58, 5000 *

RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 15/60

NAME/SSNO: AUTHORISED SIGNATORY 
* रामेश्वर मनिकल

R.S. MANIKAL
AMODOTI





दिल्ली DELHI

568338

mutated in her name in the office of the Land
& Development Officer, New Delhi and the
New Delhi Municipal Committee.

6. Smt. Shakuntala Sawhney vide her letter
dated 14.1966, nominated Smt Satish
Sondhi, the VENDOR herein, as her nominee

J Q 15th Augt. M. 1966

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP_NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DNARKANATH

PURPOSE : SALE DEED

AMOUNT : Rs.146000/-

DENOM*NUM: 250/- * 58, 5000

RUN_SRNO : 4688/2007/01609

DAY_SRNO : 006

PAPER NO : 16/50

NAME/SSNO:

AUTHORISED SIGNATORY 
R.S. MANOHAR

आरो रसो मनोहर
R.S. MANOHAR
AM 000703



दिल्ली DELHI

568339

as provided in the Agreement to Sell dated

1.12.1964 and wanted that the Sale Deed be registered in respect of the said property in favour of said Smt. Satish Sondhi.

7. On receiving appropriate permissions from

the office of the Land & Development

Jalal Khan
Signature

29/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAM SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS. 1,60000/-

DENOM+NUM: 25000 * 53, 5000 *

2

RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 17/60

NAME/SSNO: AUTHORIZED SIGNATORY 

R.S. MANKAL

AM 000765





दिल्ली DELHI

568340

Officer, Smt. Gian Devi executed a Sale Deed
in favour of Smt. Satish Sondhi, the
VENDOR herein, being the nominee of Smt.
Shakuntala Sawhney, transferring, selling and
conveying all her rights, title and interest in
the said property in favour of the VENDOR
herein, which document was registered as

Jalal Sehra
Moween

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE, MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS. 146000/-

DENOM*NUM: 2500/- 58/- 500/- * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER_NO : 18/60

AUTHORISED SIGNATORY 
NAME/SSNO:

आरोद्धरो मनकल
R.S.MANKAL
AM 000765



दिल्ली DELHI

56834]

document No. 3537, in additional Book No.

1, Vol. No. 2984, at pages 133 to 143 on

30.5.1968.

8.

The VENDOR, Smt. Satish Sondhi got the
lease hold rights in respect of the said plot of
land converted into free hold to her own name

Plot Sample
No. 100

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI (4688)

NAME (S) : SM HIRANYALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DMARKANATH

PURPOSE : SALE DEED

AMOUNT : Rs.146000/-

DENOM*NUM : 2500 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 19/60

NAME / SSNO : AUTHORIZED SIGNATORY

अश्रुते भन्नारा

R.S. MANKAL

AM 000765



दिल्ली DELHI

568342

from the President of India, vide Conveyance

Deed dated 16.11.2000 duly registered as

Document No. 1006 in Additional Book No.

- 1 Volume No. 2262 at pages 84 to 87 on
2.2.2001 in the office of the Sub-Registrar,
New Delhi.

Fakil Singh

Munir

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAM SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

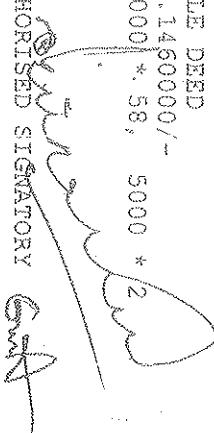
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609

PURPOSE : SALE DEED DAY SRNO : 006

AMOUNT : RS.14,6000/- PAPER NO : 20/60

DENOM*NUM: 25000 * 58, 5000 * 2

NAME/SSNO:

AUTHORISED SIGNATORY 
R.S. MANKAL
AM 000765

STRO^YING AGENCY



दिल्ली DELHI

568343

AND WHEREAS the VENDOR represents that she is the absolute owner of the said plot of land and the super-structure thereon and is competent to deal therewith.

AND WHEREAS the VENDOR further represents that the aforesaid property is free from all subsisting agreements, requisitions, attachments, liens, acquisitions, mortgages

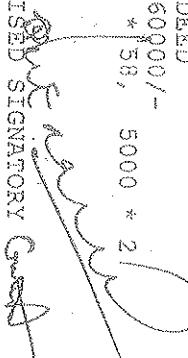
J. A. K. S. Singh.

M. M. W.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]
NAME(S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MARARANI BAGH, NEW DELHI
PROP NO. : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 58, 5000 * 2

RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 21/60

NAME/SSNO:
R.S.MANKAL
AM 0007

AUTHORISED SIGNATORY 





दिल्ली DELHI

568344

whatsoever and that the VENDOR is free to deal with and
dispose of the said property.

AND WHEREAS the VENDOR being desirous of developing on
the said plot of land a building comprising of:

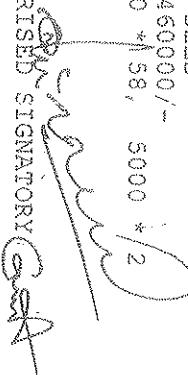
- i) Basement;

Cat Sh Sekh.

Howard

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : RS. 146000/- PAPER NO : 22/60
DENOM*NUM: 25000 * 58, 5000 * 2

NAME/SSNC. AUTHORISED SIGNATORY 

आर०एस० मनकाल
R.S.MANKAL
AM 00785

दिल्ली DELHI

568345

- ii) Ground Floor;
 - iii) First Floor;
 - iv) Second Floor.

got the building plans duly sanctioned by the New Delhi

Municipal Council on 29.11.2005, vide sanction Memo No.

For all the people.

Monroe

28/12/2007 STATE BANK OF INDIA, NEGRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIA
S/O W/O : MR PRADIP DEVARAM SOMAIA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 58, 5000 * 2

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 23/60

NAME/SSNO:

MR DWARKANATH
AM 000765

AUTHORISED SIGNATORY

592000 DAY
MR DWARKANATH
AM 000765



दिल्ली DELHI

568346

D/764-68/CA/BP and constructed a building in accordance with
the building bye-laws.

AND WHEREAS the VENDOR being desirous of selling the
first floor to be constructed on the said plot of land along with
proportionate, undivided, indivisible and imparable ownership
rights in the said plot of land bearing No. 33, Jor Bagh, New

J. A. Kell Jor Bagh.

(M. W. M.)

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANVATI PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609

PURPOSE : SALE DEED DAY SRNO : 006

AMOUNT : Rs 146000/- PAPER NO : 24/60

DENOM*NUM: 2500 * 58, 5000 * 2

NAME/SSNO:

AUTHORISED SIGNATORY

SHRI RAM MANKAL
R.S.MANKAL
AM 000765





दिल्ली DELHI

568347

Delhi alongwith all rights, title and interest, easements, privileges of appurtenances thereto, with all fittings, fixtures, connections, structures thereon with all rights in the common driveway, entrances, passage, staircase, lift and other common facilities and amenities provided therein alongwith a car parking for one car in the drive way, for a total consideration of Rs.

Jatinder Singh

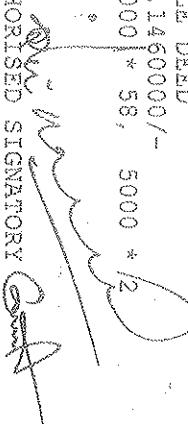
M. A. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANT BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKAWATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM/NUM: 25000 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER_NO : 25/60

NAME/SSNO:

AUTHORIZED SIGNATORY

R.S. MANRAL
AM 000765

आकाश नन्दल



दिल्ली DELHI

568348

3,65,00,000 (Rupees Three Crores and sixty five Lacs only),
inclusive of all construction costs and development charges.

AND WHEREAS on the basis of the aforesaid representations
made, the VENDEE agreed to purchase the entire first floor to be
constructed on the said property along with proportionate
undivided, indivisible and impartible ownership rights in the said

Jatinder Singh

(Signature)

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAM SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 25000 * 158, 5000 * 2

RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 26/60

NAME / SSNO: 
AUTHORISED SIGNATORY COPY

आर.एस. मनराल
R.S. MANRAL
AM 000765



दिल्ली DELHI

568349

freehold land with all rights, title and interest, easements, privileges of appurtenances thereto, with all fittings, fixtures, connections, structures with all rights in common driveway, entrances, passage, staircase, lift and other common facilities and amenities provided therein along with a car parking for one car in the driveway (hereinafter referred to as the SAID PROPERTY) and the VENDOR has agreed to convey, transfer

J Atul Sehgal
M. W.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]
NAME(S) : SM HIRANAYATA PRADIP SOMIA
S/O/W/O : MR PRADIP DEVRAJ SOMIA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : RS.146000/- PAPER NO : 27/60
DENOM*NUM: 25000 * 58, 500 * 2

NAME / S/SNO: AUTHORIZED SIGNATORY
R.S.MANKAL
AM 000765

अमरपद्म मनकल

R.S.MANKAL

AM 000765



दिल्ली DELHI

568350

and sell the SAID PROPERTY on the terms and conditions
appearing hereinafter.

NOW THEREFORE THIS CONVEYANCE DEED

WITNESSETH AS UNDER:

J. A. Fox Stamp
Mowbray

28/12/2007 STATE BANK OF INDIA, NEHU PLACE, NEW DELHI [46881]

NAME(S) : SM HIRANYALATA PRADIP SOMAI

S/O M/W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR. DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM: 25000 * 58, 5000 * 2

RUN_SNO : 4688/2007/01609

DAY_SNO : 006

PAPER NO : 28/60

AUTHORISED SIGNATORY 
NAME/SSNO:
R.S. MANRAL
AM/000765



दिल्ली DELHI

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1. That in consideration of a total consideration of Rs.

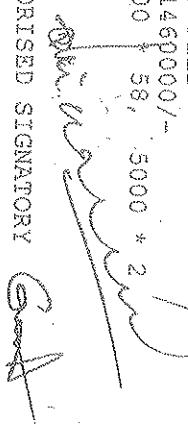
3,65,00,000 (Rupees Three Crores and sixty five
Lacs only) the VENDOR hereby grants, conveys,
sells, transfer and assigns to the VENDEE the entire
First Floor along with proportionate undivided,
indivisible and impenetrable ownership rights in the
said freehold land underneath the said building

J. A. K. S. S. /
M. D. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 25000 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 29/60

NAME/SSNO: AUTHORISED SIGNATORY 


आरो एस० मनराल
R.S. MANRAL
AM 000765



दिल्ली DELHI

568352

measuring 575 sq. yds., bearing No.33, situated at
Jor Bagh, New Delhi, with all rights, title and
interest, easements, privileges of appurtenances
thereto, with all fittings, fixtures, connections,
structures thereon with all rights in common
driveway, entrances, passages, staircase, lift and
other common facilities and amenities provided

M. A. K. S. S. S. S.

W. M. W.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANJALATA PRADIP SOMAI
S/O W/O : MR. PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR. DWARKAMATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM* NUM: 25000 58, 5000 * 2

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 30/60

NAME/SSNO. AUTHORISED SIGNATORY

ऋषि यन्माल
R.S. MANKAL
AM 000765





दिल्ली DELHI

therein along with a car parking for one car in the
drive way, hereinafter referred to as THE SAID
PROPERTY, more particularly described in the
Schedule attached hereto, in favour of and to the use
of the VENDEE to have and to hold the same
absolutely and for ever free from all encumbrance,

P. K. S. S. R.
M. A. M.

26/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI

S/O W/C : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH, FIRST FLOOR NEW DELHI

TENDERER : MR DMARKANATH

PURPOSE : SALE DEED

AMOUNT : Rs.146000/-

DENOM*NUM: 25000 * 58, 5000 /* 2

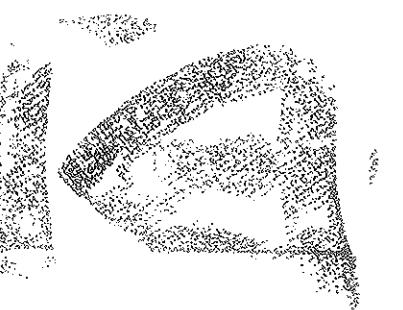
RUN SRNO : 4688/2007/01609

DAY-SRNO : 006

PAPER NO : 31/60

NAME / SSNO: AUTHORISED SIGNATORY
R.S. MANKAL

AM 000765





दिल्ली DELHI

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charges, trusts, liens, claims and demands
whatsoever.

2. The VENDOR hereby acknowledges receipt of the

entire consideration of Rs. 3,65,00,000 (Rupees

Three Crores and sixty five Lacs only), which has
been paid by the VENDEE in the manner following

Official Seal

28/12/2007 STATE BANK OF INDIA, NEHU PLACE, NEW DELHI [46881]

NAME(S) : SM HIRANYALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

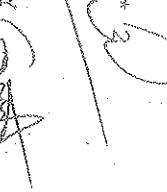
TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DEMON*NUM: 25000 * 58, 5000 *

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER_NO : 32/60

AUTHORISED SIGNATORY 
NAME/SSNO:

ऋग्वेदी मनकल
R.S. MANKAL
AM 000765



दिल्ली DELHI

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and from the payment of which forever discharges

the VENDEE:

- i. Rs 25 Lac paid on 6th April, 2006, vide
cheque no. 484145, dated 6th April, 2006,
drawn on BNP Paribas, Barakhamba Road,

New Delhi;

Jatinder Singh

Signature

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA
S/O M/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BASH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.1460000/-
DENOM*NUM: 25000 * 58, 5000 + 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 33/60

NAME / SSNO : AUTHORISED SIGNATORY

अर्जुन सोमाया
R.S. MANRAL
AM/000765





दिल्ली DELHI

568356

- ii. Rs 90 Lac paid on 10th May, 2006, vide
cheque no. 484146, dated 10th May 2006,
drawn on BNP Paribas, Barakhamba Road,
New Delhi;
- iii. Rs 17.5 Lac paid on 10th November, 2006,
vide cheque no. 484152, dated 10th

For U.S. S. M.

M. W.

26/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : RS 146000/- PAPER NO : 34/60
DENOM*NUM: 25000 * 58, 5000 *

NAME /SSNO: AUTHORIZED SIGNATORY
R.S. MANKAL
AM 000765

अशोक नारायण
R.S. MANKAL



दिल्ली DELHI

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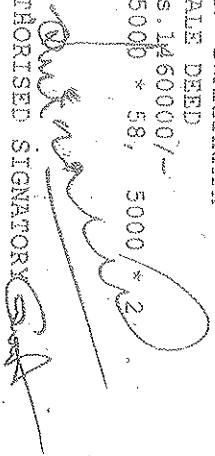
November, 2006 drawn on BNP Paribas,
Barakhamba Road, New Delhi;

iv. Rs 18 Lac paid on 19th March, 2007, vide
cheque no. 887376, dated 19th March, 2007
drawn on BNP Paribas, Barakhamba Road,
New Delhi;

J. H. S. S.
[Signature]

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANMAYA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11, SOUTHERN AVENUE MAHARAJI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 58, 5000 * 2


Authorised Signatory

NAMES/SSNO:
R.S. MANKAL
AM 000765

RUN_SNO : 4688/2007/01609
DAY_SRNO : 006
PAPER_NO : 35/60



दिल्ली DELHI

568358

- v. Rs 14.5 Lac paid on 12th September, 2007,
vide cheque no. 632380, dated 12th
September, 2007 drawn on BNP Paribas,
Barakhamba Road, New Delhi;
- vi. Balance amount of Rs 2 Crore, paid on 31st
December, 2007, vide cheque no. 632399,
dated 31-12-2007, drawn on BNP Paribas,

S. A. Patel
S. A. Patel
M. M. Patel

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIA

S/O W/O : MR PRADIP DEVRAJ SOMAIA

ADDRESS : C/O 11 SOUTHERN AVENUE MAYARANT BASH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : Rs.146000/-

DENOM*NUM: 2500/- * 58, 5000/-

RUN-SRNO : 4688/2007/01609

DAY-SRNO : 006

PAPER NO : 36/60

NAME / SSNO: रामेश्वर मनकल

AUTHORISED SIGNATORY

आर० एस० मनकल
R.S. MANKAL
AM 000765



दिल्ली DELHI

568359

Barakhamba Road, New Delhi at the time of
execution and registration of this Deed

3. The VENDOR hereby declares:-

i. That all the taxes, land revenue, urban land
tax and other rates payable in respect of the

✓ 1st Seal.

Mowla

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI { 46881 }

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/O : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : Rs 146000/-

DENOM*NUM: 25000 * 58, 5000

* 2

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 37/60

NAME/SSNO: AUTHORISED SIGNATORY

श्री राम कुमार
R. S. MANKAL

AM 000765



दिल्ली DELHI

568360

'Said property' upto the date of these presents
have been fully paid by the VENDOR and the
VENDOR does hereby covenant with the
VENDEE that if any remain unpaid the
VENDOR shall discharge the same from and
out of their funds and does hereby agree to
reimburse the VENDEE if the VENDEE pays

J. A. K. S. S.
M. M. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [46881]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O W/Q : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR-BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609

PURPOSE : SALE DEED DAY SRNO : 006

AMOUNT : RS. 146000/- PAPER NO : 38/60

DENOM*NUM : 25000 * 58 5000 2

AUTHORISED SIGNATORY

श्री रघु मनकल
R.S. MANKAL
AM 000765





दिल्ली DELHI

568361

such taxes, land revenue, urban land tax or
other rates.

- ii. The VENDOR has a marketable title in
respect of the 'said property' and is
competent to transfer the 'said property'

Jatinder Singh
Howard

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANJALATA PRADIP SOMAI

S/O M/W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM : 25000 * 58, 500 *

NAME/SSNO: AUTHORISED SIGNATORY

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R.S. MANKAL

AM 000765

RUN_SNO : 4688/2007/01609

DAY_SRNO : 006

PAPER NO : 39/60





दिल्ली DELHI

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absolutely in favour of the VENDEE as
provided under this agreement.

4.
The VENDOR does hereby covenant with the
VENDEE that:

Frank S. Smith
H. Ward

29/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA

S/O/W/C : MR PRADIP DEVRAJ SOMAIYA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM: 25000 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609

DAY_SRNO : 006

PAPER NO : 40/60

NAME/SSNO: AUTHORIZED SIGNATORY

आरोपित याचता

R.S. MANKAL

AM 000765



दिल्ली DELHI

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- i. Notwithstanding anything hereto-before done or suffered, the VENDOR has good and perfect right, title and authority to convey, transfer the 'said property' and all the rights, privileges and appurtenances hereby sold, conveyed and transferred to the VENDEE in the manner herein contemplated and agreed

J. K. S. T. D.

M. M. S.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAM SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 25000 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 41/60

NAME / SSNO: AUTHORISED SIGNATORY SIGN
आरोपित अधिकारी
R.S. MANRAL
AM 000765



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568364

and that the Vendor has not done or
knowingly suffered any act, deed or thing
whereby the property is encumbered, affected
or impeached in estate, title or otherwise.

ii. There are no encumbrances such as prior sale,

gift, mortgage, disputes, litigation,

Sachdev Sushil

H. S. S.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANYALATA PRADIP SOMAI
S/O M/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 25000 * 58, 500 *

RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 42/60

NAMB / SSNC:

SHRI M. R. S.
R. S. MANKAL
AM 000765

AUTHORISED SIGNATORY





दिल्ली DELHI

568365

acquisition, charges, trust, liens, attachments,
claims or demands, prior agreements to sell
whatsoever subsisting on the 'said property'
or any portion thereof and that the same is not
the subject matter of any suit or litigation or
proceedings and has not been offered as
security or otherwise to any Court, Revenue

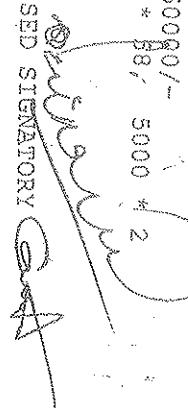
J. Kish Singh.

W. W. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4681]

NAME(S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 8, 5000 * 2

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 43/60

NAME/SSNO: AUTHORISED SIGNATORY


ऋषि गुरु
R.S. MANRAL
AM 000765



दिल्ली DELHI

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Authority or any Bank, Financial Institution

etc..

iii. That the VENDOR declares and represents

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 any minor has

J. K. S. Seepkin

M. W. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI (4688)

NAME (S) : SM HIRANYALATA PRADIP SOMAI

S/O W/H : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

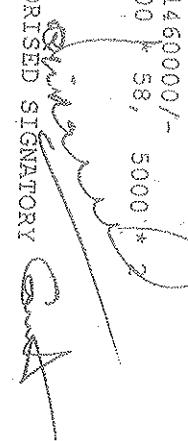
TENDERER : MR DWARKAMATH

PURPOSE : SALE DEED

AMOUNT : RS.146000/-

DENOM*NUM: 25000 53, 5000 *

STATE BANK OF INDIA
NEW DELHI

NAME / SSNO: AUTHORISED SIGNATORY 

रामेश्वर मनराल

R.S. MANRAL

AM 000785

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 44/60



दिल्ली DELHI

568367

any right, title, interest and claim or concern
of any nature with the said property and
further none else other than the VENDOR has
any right, title or interest of any kind
whatsoever in the whole or any part of the
said property and further there is no

J. K. & Co. Ltd.

Howard

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI (46881)

NAME (S) : SM HIRANYALATA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : Rs.146000/- PAPER NO : 45/60
DENOM*NUM: 25000 * 58, 5000 * 2

NAME / SSNC: AUTHORISED SIGNATORY

ऋषि मनकल
R.S. MANKAL
AM 000765





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568368

impediment in the VENDOR'S right to
transfer the said property.

- iv. The VENDOR shall and will at all times
indemnify and keep indemnified and save
harmless the VENDEE against all claims and
demands whatsoever in respect of the 'said

J. Atul Singh -

Mo. w.m.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANVALATA PRADIP SOMAI

S/O W/O : MR PRADIP DEVRAJ SOMAI

ADDRESS : C/G 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

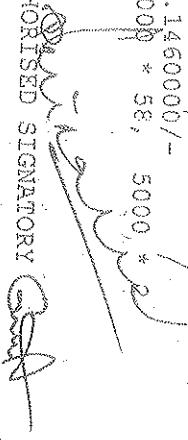
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR DWARKINATH

PURPOSE : SALE DEED

AMOUNT : Rs.146000/-

DENOM*NUM : 2500 * 56, 5000 *

AUTHORISED SIGNATORY 

NAME / SSNO : आरो एसो मनकाल

R,S. MANKAL

AM 000765

RUN-SRNO : 4688/2007/01609

DAY-SRNO : 006

PAPER NO : 46/60



दिल्ली DELHI

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property' hereby sold and conveyed and make
good to the VENDEE all costs, damages and
expenses, that may be incurred or suffered by
the VENDEE by reason of any defect, flaw or
deficiency in the title of the VENDOR to the
'said property' or any mistake or deficiency

J. Patel Sealer

Sealer

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI {4688}

NAME (S) : SM.HIRANYALATA PRADIP SOMAIA
S/O W/O : MR PRADIP DEVRAM SOMAIA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANT BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 58, 5000 *

DAY_SRNO : 4698/2007/01609

PAPER NO : 47/60

NAME / SSNO: AUTHORISED SIGNATORY

श्री राजा मनराल
R.S.MANRAL
AM 000765





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in the extent, description or other particulars
of the 'said property'.

- v. The VENDEE shall henceforth peacefully
and quietly enter into possession and enjoy
the said property so sold and the rents and
profits there-from without any let, hindrance,

Mata K Lalla

W.W.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR. DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM : 25000 * 53, 5000 12

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 48/60

NAME / SSNO: AUTHORISED SIGNATORY

अमरोदास मानराल
R.S.MANRAL
AM 000765





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interruption or disturbance from or by the
VENDOR or from any person or persons
claiming through or under or in trust for the
VENDOR.

vi. The VENDOR shall at all times do and
execute at the expense of the VENDEE all

*For M/s Laxmi
J. D. W.*

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI (46881)

NAME(S) : SW. HIRANJALATA PRADIP SOMAI
S/O W/O : MR. PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 2500 * 58, 5000 * 2

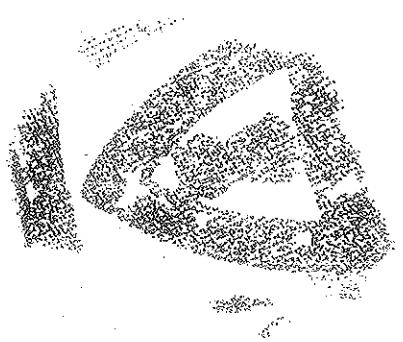
RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 49/60

NAME / SSNO :
AUTHORIZED SIGNATORY

अशोक मानक
R. S. MANKAL
AM 000765





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such further acts, deeds, things and assurances as may be reasonably required by the VENDEE for better or further effectuating and assuring the conveyance hereby made or the title of the VENDEE to the 'said property' hereby sold and conveyed.

J. O. K. L. Fund
M. W. M.

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANWALATA PRADIP SOMAIYA
S/O M/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANT BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE, DEAD
AMOUNT : RS. 146000/-
DENOM*NUM: 25000 * 58, 5000 * 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER NO : 50/60

NAME / SSNO: AUTHORISED SIGNATORY

श्री राम मनकल
R.S. MANAKAL
AM 000765



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5. The VENDOR doth hereby further covenant with the VENDEE that:

- i. That the VENDOR undertakes to discharge

any liability arising hereinafter from DDA,
NDMC, MCD, and DVB, in respect of the

Jahar Singh

(Signature)

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANYAKATA PRADIP SOMAIYA
S/O M/O : MR PRADIP DEVARAM SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS.146000/-
DENOM*NUM: 25000 * 58, 5000 * 2

RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 51/60

AUTHORISED SIGNATORY 
NAME / SSNO:

आरूप्य सनरात
R.S.MANKAL
AM 000760



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period prior to the date of handing over the possession;

- ii. The VENDOR has represented to the VENDEE that this said property is a freehold property and the title of the Vendor is perfect and legal;

Satish Singh

[Signature]

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANJALATA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN-SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY-SRNO : 006
AMOUNT : RS. 146000/- PAPER NO : 52/60
DENOM*NUM : 25000 * 58, 5000 *

NAME / SSNC: AUTHORISED SIGNATORY

श्री राजौरा मन्त्री
R.S. MANDAL
AM 000765





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- iii. That the VENDOR has handed over all original deeds and documents of title relating to or concerning the ownership, possession, power and control of the VENDOR over the 'said property' executed or made by any person or persons, in favour of the VENDOR.

J. K. S. Singh

Signature

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANJALATA PRADIP SOMAI
S/O W/O : MR PRADIP DEVRAJ SOMAI
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN-SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY-SRNO : 006
AMOUNT : RS 146000/- PAPER-NR : 53/60
DENOM*NUM: 2500 * 58; 5000 2

NAME/SSNC:

श्रीमति रामचरण
R.S.MANKAL
AM 000765

AUTHORISED SIGNATORY 



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- iv. That the VENDEE can get the said property mutated in his own name in the records of the NDMC, MCD and other concerned authorities on the basis of this sale deed or its certified true copy.

Jatinder Singh

[Signature]

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANVITA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : RS 146000/- PAPER NO : 54/60
DENOM*NUM: 25000 * 58, 5000 * 2

NAME / SSNO: AUTHORISED SIGNATORY 

आरो एसो मनकाल
R.S. MANKAL
AM 000765



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- v. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the said departments. The VENDEE shall be entitled to get the existing electricity and water connections transferred in her favour along with the security deposit with

Jatinder Singh

[Signature]

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME (S) : SM HIRANALATA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR. DWARKANATH RUN SRNO : 4688/2007/01609
PURPOSE : SALE DEED DAY SRNO : 006
AMOUNT : RS. 146000/- PAPER NO : 55/60
DENOM*NUM: 25000 * 58, 5000 *



NAME / SNO: AUTHORISED SIGNATORY

आश्रम सनातन
R.S. MANIKAL
AM 000765





दिल्ली DELHI

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Electricity and Water Departments etc. or
requisitions or notice of acquisition or
requisition whatsoever.

6. The VENDEE has borne all costs towards
stamp duty.

*Jatinder Singh
However*

28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]
NAME (S) : SM HIRANYALAYA PRADIP SOMAIYA
S/O W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE, MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH, FIRST FLOOR, NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : Rs. 146000/-
DENOM*NUM : 2500 * 58, 5000 *

RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 56/60

NAME / SSNO: AUTHORISED SIGNATORY 

आरो एसो मनकल
R.S. MANKAL
AM 000765



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IN WITNESS WHEREOF the VENDOR hereinabove mentioned
have executed this Deed of Conveyance on the day, month and year
above written in the presence of witnesses:-

Signed by the aforesaid VENDOR

Jatinder Singh -

Signed by the aforesaid VENDEE

Mohamed -

Jatinder Singh
Mohamed

28/12/2007. STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

NAME(S) : SM HIRANAYATA PRADIP SOMAIA

S/O W/O : MR. PRADIP DEVRAJ SOMAIA

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR. DWARKANATH

PURPOSE : SALE DEED

AMOUNT : RS. 1460000/-

DENO/M*NUM : 25000/- 58/ 5000

RUN SRNO : 4688/2007/01609
DAY SRNO : 006
PAPER NO : 57/60

NAME/SSNO:

आरो एस० मनकाल
R.S. MANKAL
AM 000765

AUTHORISED SIGNATORY



दिल्ली DELHI

568376



In the presence of:

1. HANUMANTH DAWAR
S/o B.R. DAWAR
282 WATTS VENUE
MASTERPIECE NEW DELHI
DLT NO 40052002318197
KABIR SONGH GALLERY, LONDON
 2. BB JOR BHAGT.
NEW DELHI - 110003
MR. P. B. DODD

Satish Jangde

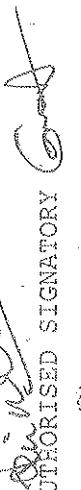
28/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]

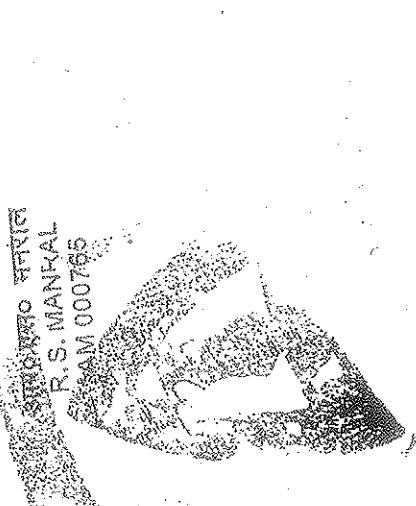
NAME (S) : SM HIRANYALATA PRADIP SOMAIA
S/O W/O : MR. PRADIP DEVRAJ SOMAIA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR. DWARKANATH
PURPOSE : SALE, DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 24000 * 58, 5000 * 2

NAME/SSNO:

SHRI RAMESH CHANDRA
R. S. MANKAL
AM 000765

AUTHORISED SIGNATORY



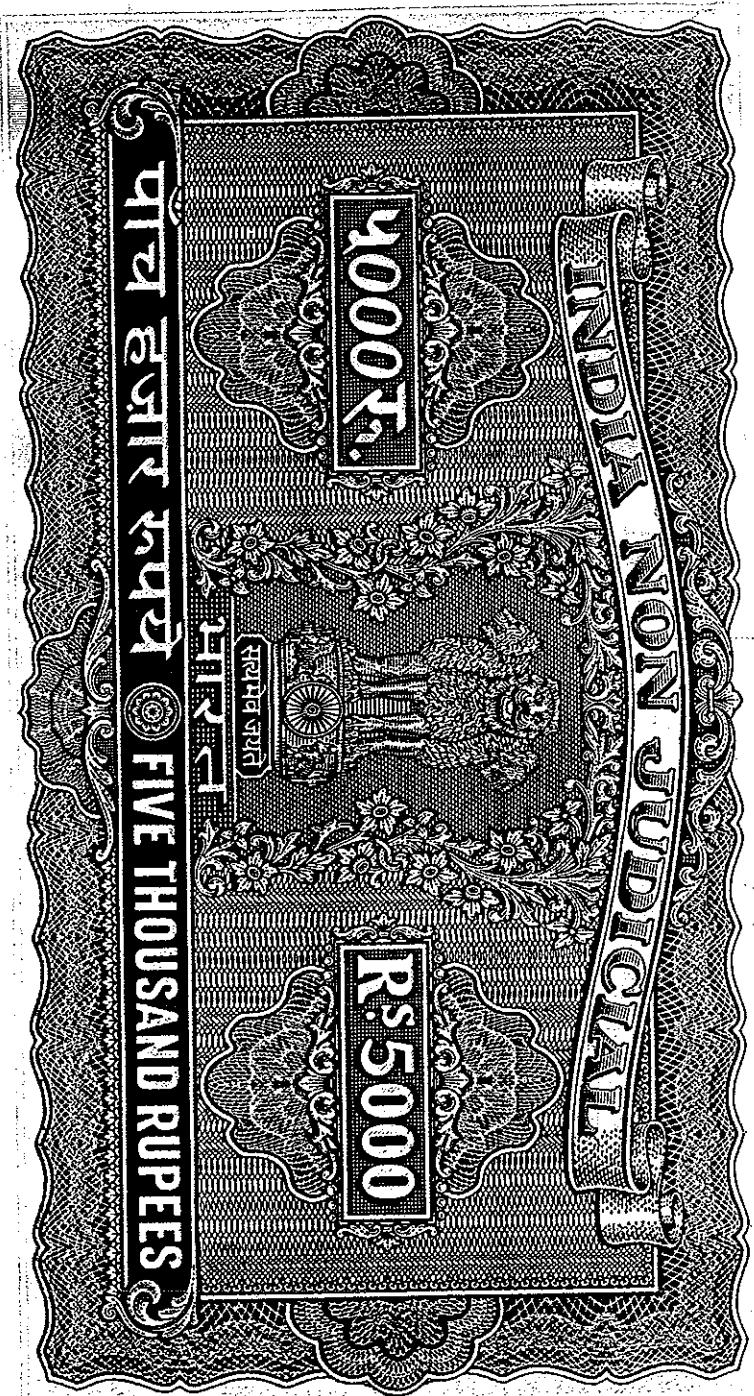


NAME/SSNO: AUTHORISED SIGNATORY

NAME/SSNO: AUTHORISED SIGNATORY

ADDRESS : MR. PRADIP DEVRAJ PRADIP SOMAIA PLACE, NEW DELHI [4688]
PROPO NO : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
TENDERER : 33 JOR BAGH FIRST FLOOR NEW DELHI
PURPOSE : SALE DEED, DWARKANATH
AMOUNT : RS. 146000/-
DENOM*NUM: 2500 * 58, 5000 * 2
PAPER NO : 58/60
RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 58/60
RUN-SRNO : 4688/2007/01609
DAY-SRNO : 006
PAPER NO : 58/60

5000RS.



SCHEDULE

The entire First Floor along with proportionate undivided, indivisible and impartible ownership rights in the said freehold land underneath the said building measuring 575 sq. yds., bearing No.33, situated at Jor Bagh, New Delhi, and bounded as under:

Jatinder Singh
Mewar

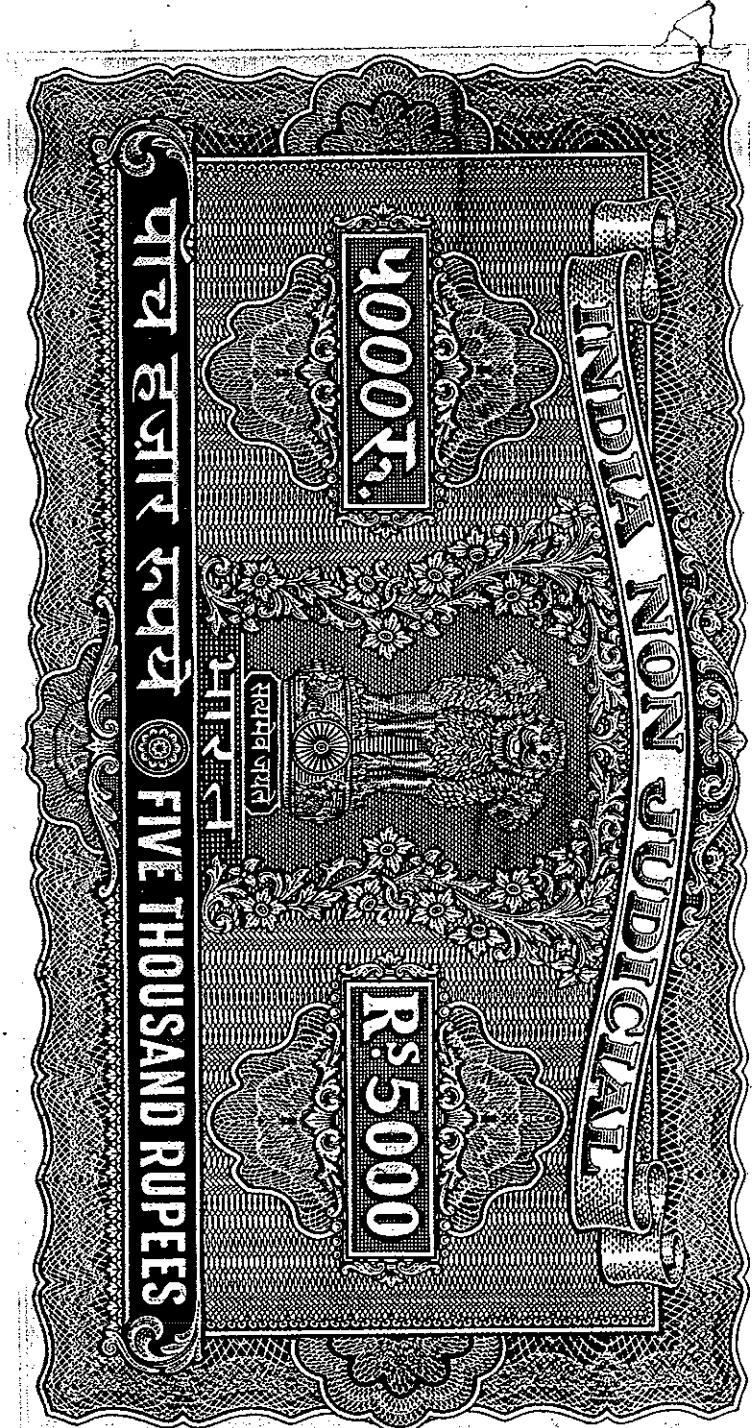
29/12/2007 STATE BANK OF INDIA, NEHRU PLACE, NEW DELHI [4688]
NAME(S) : SM HIRANYALATA PRADIP SOMAIYA
S/O/W/O : MR PRADIP DEVRAJ SOMAIYA
ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI
PROP NO : 33 JOR BAGH FIRST FLOOR NEW DELHI
TENDERER : MR DWARKANATH
PURPOSE : SALE DEED
AMOUNT : RS. 146000/-
DENOM*NUM: 2500 * 58, 5000 2

RUN_SRNO : 4688/2007/01609
DAY_SRNO : 006
PAPER_NO : 59/60

NAME / SSNO: AUTHORIZED SIGNATORY
रामेश्वर मनकल
R.S. MANKAL
AM 000765



5000RS.



North:

By Approach Road

South:

By Service Road

East:

By Plot No. 34, B. No. 172

West:

By Main Road

Fatal Singh

J. S. W.

28/2/2007 STATE BANK OF INDIA, NEW DELHI [4688]

NAME(S) : MR. KIRANVILATA PRADIP SOMAI

S/O/W/O : MR. PRADIP DEVRAJ SOMAI

ADDRESS : C/O 11 SOUTHERN AVENUE MAHARANI BAGH, NEW DELHI

PROB NO. : 33 JOR BAGH FIRST FLOOR NEW DELHI

TENDERER : MR. DNARKANATH

PURPOSE : SALE DEED

AMOUNT : RS. 14600/-

DEMANDUM : 2500/- 58, 500/-

RUN SRNO : 4688/2007/01609

DAY SRNO : 006

PAPER NO : 60/60

NR SS AUTHORIZED SIGNATOR

PRODRO. अर्याल
R. VIMAL
A. 600076



1st Party

विक्रेता

Joint Party

क्रेता

Witness

गवाह

1st Party

Joint Party

SATISFACTION

1st Party

Joint Party

Sub Registrar
Sub Registrar V
New Delhi (Delhi)

1st Party

Joint Party

1st Party

Joint Party