



# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL40463933125758V  
Certificate Issued Date : 25-Jul-2023 10:36 AM  
Account Reference : IMPACC (IV)/ dl746903/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL74690349711011508701V  
Purchased by : DEEP SINGH  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : DEEP SINGH  
Second Party : Not Applicable  
Stamp Duty Paid By : DEEP SINGH  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line



#### Statutory Alert:

- 1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- 2 The onus of checking the legitimacy is on the users of the certificate.
- 3 In case of any discrepancy please inform the Competent Authority

**AFFIDAVIT**

I DEEP SINGH S/O LATE SRI NARYAM SINGH R/O WA-97, SHAKARPUR, DELHI 110092 DO HEREBY SOLEMNLY AFFIRM AND DECLARE AS UNDER, IN THE COMPETENT AUTHORITY TO SUBMIT THIS AFFIDAVIT.



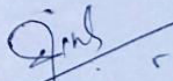
THAT I HAVE PURCHASED THE LAND OF 1959 SQ. YARDS THROUGH GENERAL POWER OF ATTORNEY VIDE

1. G.P.A. NO. 1716 DATED 15/04/1999 OF 1306 SQ. YARDS OUT OF KH. NO.983
2. G.P.A. NO. 4064 DATED 03/05/2000 OF 275 SQ. YARDS OUT OF KH. NO. 983
3. G.P.A. NO. 3864 DATED 05/02/2001 OF 30 SQ. YARDS OUT OF KH. NO.985,
4. G.P.A. NO. 4067 DATED 03/05/2002 OF 180 SQ. YARDS OUT OF KH. NO.983
5. G.P.A. NO/ CERTIFICATE NO. IN-DL975420157895750 DATED 18/05/2016 OF 168 SQ. YARDS OUT OF KH. NO.985

  
( DEPONENT )

**VERIFICATION:-**

VERIFIED AT NEW DELHI ON THIS 25 TH DAY OF JULY, 2023 THAT THE CONTENTS OF ABOVE AFFIDAVIT ARE TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND NOTHING HAS BEEN CONCEALED THERE FROM.

  
( DEPONENT )



**ATTESTED**  
  
NOTARY PUBLIC  
DELHI (INDIA)  
**24 JUL 2023**



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Santosh Kumar S/o Shri Bhure R/o House No.65/2, Bhanger Mohalla, Village Madanpur Khadar, New Delhi, do hereby appoint, constitute and authorise Shri Deep Singh S/o laye Shri Waryam Singh R/o House No.WA-97, Shakar Pur, Delhi-110092, as my true and lawful general attorney x to do all acts, deeds and things in my name and on my behalf.

Whereas the exedutant is the sole and absolute owner and in physical possession of Property/Plot No.D-5, land area measuring 1386 Sq. Yds. ( 120' x 98') part of Khasra No.983 situated at Cm Nagar colony in revenue estate of Village Molarband, New Delhi.

The said property/Plot is bounded as under;

East : Others property	West : Road 18 Ft.
North: Others property	South: Street 10 Ft.

To maintain, supervise and look after the above said property in good manner I do hereby authorise my above said general attorney to do the following acts in my name and onmy behalf.

cont...2



15 APR 1999

5/2/66 157499 Rs. 10/-

in the Name of

Res. Santosh Kumar & Binu

Pur. Madanpur K. Kodav

Through Anand Babu

SRA

J

The said executant doth hereby authorise the said attorney to manage and transfer the said property under his-her own signatures on behalf of the executant.

1. To sell, mortgage, lease, gift the said property in favour of anyone and get it registered in the office of Sub Registrar concerned and to receive the sale consideration amount.
2. To submit the plan and for the construction of the property in the office of Municipal Corporation of Delhi or any other authority.
3. To sign and get the sanctioned plan of the said property from the office of MCD/DDA.
4. To appoint any other person as attorney for the said property.
5. To let out the said property on rent, to collect the rent, to issue receipt thereof, to evict the tenant from the tenanted premises.
6. To file suit for the recovery of the rent in the court of law and to do all acts, deeds and things which are necessary for the same.
7. To appoint any Advocate in the said case.
8. To apply and get the electricity, water sewer connections in the said property from the concerned office.
9. To file affidavit or reply to any letter or notice issued by the appropriate authority regarding the said property.
10. To apply and get the compensation of the said property from the appropriate authority, if the said property award is announced by the court or concerned authority.
11. To execute the rectification deed-deeds of the property and to get the same registered in the office of Sub Registrar concerned.

To do all acts, deeds and things in respect of all the matters of the said property if they are ~~not~~ covered by the foregoing paras of this power of attorney.

This power of Attorney is irrevocable.

In witness whereof this General Power of Attorney is executed at Delhi on this 15th day of April, 1999 in the presence of following witnesses.

Witnesses

1.

Ahmad

Sauha  
Executant

2.

Maharaj

ATTESTED

Maharaj

NOTARY PUBLIC

15 APR 1999



AGREEMENT TO SELL

This Deed of Agreement to Sale is made and executed at Delhi on this 15th day of April, 1999 between Shri Santosh Kumar S/o Shri Bhure R/o House No.65/2, Bhangar Mohalla, Village Madanpur Khadar, New Delhi, hereinafter called the first party, A N D Shri Deep Singh s/o late Shri Waryam Singh R/o House No. WA-97, Shakar Pur, Delhi-92, hereinafter called the second party.

Whereas the first party is the sole and absolute owner and in physical possession of Property/Plot No.D-5, land area measuring 1306 Sq. Yds. ( 120'x98' ) part of Khasra No. 983 situated at Om Nagar Colony, in revenue estate of Village Molarband, New Delhi.

And whereas the first party for his bonafide needs and requirements has sold the above said property/plot to the second party for a sum of Rs.16,00,000/- ( Rupees Sixteen lacs only) and the second party has agreed to purchase the same property. The second party has paid the above said sale consideration amount to the first party who has acknowledged the same vide separate receipt and nothing is due.

contd... 2

1718 154/90 20

Sardar Kewar Singh Ghose  
Madanpur Khadar  
Agar New Delhi

NOW THEREFORE THESE PRESETS WITNES ETH AS UNDER:

1. That in consideration of the receipt of the above said amount the first party does hereby transfer, convey and ceasing all his rights titles, shares claims etc. in the said property in favour of the second party.
2. That the first party has delivered the vacant physical possession of the said property/plot to the second party.
3. That all the relevant papers pertaining to the said property has been given to the second party.
4. That all the property tax, water and electricity charges have been cleared by the first party before handing over the physical possession of the property/plot under sale.
5. That the first party shall not create any charge over the said property after execution of this deed.
6. That the first party or his/her appointed attorney hereof shall execute the sale deed/transfer documents of title in favour of the second party after getting necessary permission from the competent authority without any interruption or disturbance of anyone.
7. That if the first party infringes the terms and conditions of this deed then the second party shall have right to get the sale deed registered by specific performance of this deed through court of law.
8. That the said agreement is irrevocable and shall be binding upon the legal heirs of the parties.
9. That the first party has also executed other documents like GPA etc, which shall not be cancelled by the first party and shall be irrevocable.
10. That the said property/plot under sale is free from all sorts of encumbrances such as sale, gift, mortgage, acquisition, attachment, partnership lien etc. and if proved otherwise then the first party shall indemnify the second party to the extent of loss suffered or sustained by the second party on this account.
11. That the first party shall have no right, title or interest claims, shares etc. in the said property and that the second party has become sole and absolute owner of the said property and may use or enjoy the same in any manner as sole owner thereof.

In witness whereof, the parties have signed this deed of Agreement on the day, month and year first above written in the presence of following witnesses.

Witnesses:

1. Abhis

Sankha  
FIRST PARTY

2. M. K. Choudhary

[Signature]  
SECOND PARTY

**ATTESTED**  
[Signature]  
NOTARY PUBLIC  
DELHI

15 APR 1999





AFFIDAVIT

I, Santosh Kumar S/o Shri Ehure R/o H.No.65/2, Bhagar Mohalla, Village Madanpur Khadar, New Delhi, do hereby solemnly affirm and declare as under:-

1. That I am owner of Property/Plot No.D-5, land area measuring 1306 Sq. yds. (120'x 98') part of Khasra No.983 situated at Gm Nagar, Colony, in revenue Estate of Village Molarband, New Delhi.

2. That I have sold the above said property/plot to Shri Deep Singh S/o late Shri Saryam Singh R/o House No.WA-97, Shakar Pur, Delhi-92 and have received sale consideration amount in full from him and nothing is due.

3. That I have executed property transfer documents General Power of Attorney Agreement to Sell, Receipt Will etc. in his favour.

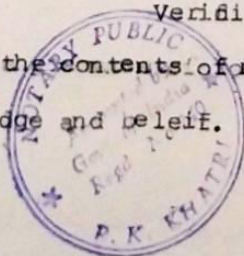
4. That neither I nor my legal heirs shall have any right, title and interest in the above said property in any manner whatsoever.

5. That I have delivered the vacant physical possession along with relevant documents of the above said property to the purchaser.

Verification:-

*Santosh*  
Deponent

Verified at Delhi on this 15th day of April, 1999 that the contents of my above affidavit are true to the best of my knowledge and belief.



**ATTESTED**  
*[Signature]*  
NOTARY PUBLIC  
DELHI, INDIA.

*Santosh*  
Deponent

15 APR 1999

1719

15/4/90 24

Santosh Kumar S. B. Bhatt  
Menday Bhatt

~~Shri~~ M. Bhatt

RECEIPT

Received a sum of Rs.16,00,000/- ( Rupees sixteen lacs only) from Shri Deep Singh s/o late Shri Waryam Singh R/o WA-97, Shakar Pur, Delhi-110092 on account of sale of Property/Plot No.D-5, land area measuring 1306 Sq. Yds. (120'x98') part of Khasra No.983 situated in the colony Known as Om Nagar of Revenue Estate of Village Molarband, New Delhi, in full and final settlement.

Hence this receipt is made and executed at Delhi on this 15th day of April, 1999 in the presence of following witnesses.

Witnesses:

1.

*Abul*

Executant



( Santosh Kumar )  
S/o Shri Bhure,  
R/o H.No.65/2, Bhanger  
Mohalla, Vill. Madanpur  
Khadar, New Delhi.

2. *Mankar*

ATTESTED  
*[Signature]*  
NOTARY PUBLIC  
DELHI INDIA

15 APR 1999

W I L L

This Deed of Will is executed at Delhi on this 15th day of April, 1999 by Shri Santosh Kumar S/o Shri Bhure R/o H.No.65/2, Bhanger Mohalla, Village Madanpur Khadar, New Delhi.

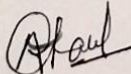
Life is short and uncertain which may come to an end at any time. To avoid any dispute among my legal heirs after my death I hereby execute this Will with my own free will, consent without any threat, pressure or coercion.

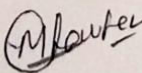
I am sole and absolute owner and in physical possession of Property/Plot No.D-5, land area measuring 1306 Sq. Yds. (120'x98') situated in the colony known as Om Nagar, Village Molarband, New Delhi.

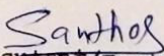
I shall be the sole and absolute owner of the said property unto my death and after my death my above said property shall go and devolve in favour of Shri Deep Singh S/o late Shri Waryam Singh R/o House No.WA-97, Shakar Pur Delhi-92. My other legal heirs shall have no right, title and interest in the above said property and if anyone raise any objection regarding the said property then it will be considered as Null and Void in the eyes of law.

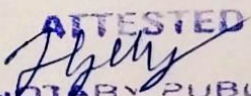
In witness whereof this deed of Will is executed at Delhi on the day, month and year first above mentioned in the presence of following witnesses.

Witnesses:-

1. 

2. 

  
Executant/ Testator  
( Santosh Kumar )

**ATTESTED**  
  
NOTARY PUBLIC  
DELHI (INDIA)

15 APR 1999

POSSESSION LETTER

I, Santosh Kumar S/o Shri Bhure R/o House No.65/2, Bhangar Mohalla, Village Madanpur Khadar, New Delhi have handed over the physical vacant possession of Property/Plot No. D-5, land area measuring 1306 Sq. Yds. (120'x98') part of Khasra No.983 situated at Om Nagar Colony of Village Molarband New Delhi on this 15th day of April, 1999 in the presence of following witnesses.

Witnesses:

1. Ahal

2. Maharaj

Santosh  
Possession handed over by:

[Signature]  
Possession taken by:



ATTESTED  
[Signature]  
NOTARY PUBLIC  
DELHI INDIA

15 APRIL 1999



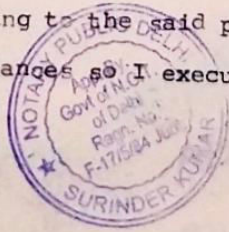
GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed Delhi on this 3/5/2000 by Shri Ramesh Chand son of Shri Ram Lal, resident of A-12, Badarpur Tharmar ~~exonyx~~ Power Quarter, Badarpur, New Delhi-110044, hereinafter called the Executant, in favour of :- Shri Deep Singh s/o late Shri Waryam singh, resident of WA-97, Shakarpur, Delhi-110092, hereinafter called the General Attorney for my self and on my behalf.

Whereas the Executant is the sole and absolute owner and in physical possession of property bearing Plot NO.D-6 area measuring 275 Sq. yds. ( 45'x55 ), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044, and the same is bounded as under:-

- East :- School
  - West :- Road.
  - North :- Road.
  - South :- School.
- (hereinafter called the property).

And whereas I being the executant unable to look after all the affairs relating to the said property due to the some unavoidable circumstances so I execute this g.p.a.



....2/-

4064

3/5/2000

Doc

S.No. Ramshahad

Sold No. Go Ram 10

Re Go Ram 10

In Favour of Go Ram 10

Through Go Ram 10

PURPOSE 254

THE HAZARI 64

*[Handwritten signature/initials]*

*[Handwritten flourish]*

HOW THIS G.P.A. WITNESSETH AS UNDER:-

That the said attorney/s is authorised to manage, control, use, supervise etc. the said property under his/her own signatures.

To sell the same or any part thereof to anyone, to execute the sale documents and to handover the possession of the same to the concerned purchaser/s on the spot.

To sign, verify and file any documents, applications, affidavits, indemnity bond etc. or any other documents.

To pay the rent, lease money, licence fees, house-tax etc. of the said property, to the concerned competent authority / department and to obtain the receipt/s and to transfer/utilise the same in any manner as sole and absolute owner thereof.

To reply to any letter or notice issued by any of the competent authority/department and to make any correspondence etc. with any office/department or person/s.

To let out the same or any part thereof to anyone, to execute the rent agreement/rent deed, issue receipt/s, receive rent, or evict the tenant/s.

To appoint any Advocate/legal practitioner etc. and to sign on Vakalatnama, to file any suit, petition and to compromise or compound the matter.

To make any addition and alteration and to raise new construction in the said property and to get sanction the building plan from the concerned competent authority/department/office.

To get compensation or an alternative site/plot, if any, in the event of the same being acquired.

To apply and get transfer the electricity, water and other connections from the concerned office/department and to pay the bills and receive the receipts thereof.

To appoint further attorney/s and to appoint Arbitrator etc.

To represent me/us and appear before the concerned competent authority/department/office for any work of the said property.

And Generally to do all other acts, deeds and things whatsoever necessary but are not covered under the foregoing clauses of this General Power of Attorney. This G.P.A. shall be irrevocable.

In witnesses whereof the executant has signed this G.P.A. at Delhi on the day, month and year mentioned above.

Witnesses:-

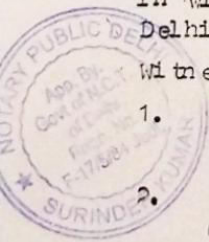
1.

*[Handwritten signature]*

2.

*[Handwritten signature]*

*Ramesh Chandra*  
Executant



ATTESTED  
*[Signature]*  
NOTARY PUBLIC  
DELHI (INDIA)





AGREEMENT TO SELL

This Agreement to sell is made and executed at Delhi on this 3/5/2000 by and between:- Shri Ramesh Chand son of Sri Ram Lal, resident of A-12, Badarpur Thamar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the party of the first part.. A N D.. Sri Deep Singh s/o Shri late Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092, hereinafter called the party of the Second part.

Whereas the party of the first part is the sole and absolute owner and in physical possession of property bearing Plot NO.D-6, measuring area 275 Sq. yds. ( 45'x55 ) out of Khasra NO.983, situated in the revenue estate of Modar Bandh, Now abadi known as Om Nagar, Badarpur, New Delhi-110044. (hereinafter called the property).

And whereas the party of the first part has agreed to sell the said property to the Second party for a total Sale consideration of Rs. 2,10,000/- ( Rupees Two lacs and Ten thousand Only) and the said Sale consideration amount has been received by the first party from the Second party under a legal separate receipt.

1. That the first party has delivered the vacant possession of the said property to the Second party on the spot.
2. That the Second party shall realise all the profit of the said property by the date of execution of this Agreement and the first party not demand any amount from the Second party.
3. That the first party shall get no claim, titles or interest in the said property and the Second party shall have become its sole and absolute owner of the said property and is at liberty to utilise the same in any manner as sole owner thereof.



....2/-

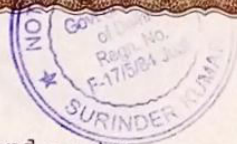
4065 3/5/2000 14  
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S.No. \_\_\_\_\_  
Said No. Ramesh Chandra  
Re \_\_\_\_\_  
In Favour of Do  
Through Suresh Chandra  
SURESH CHANDRA LIC. No. 254  
TIS HAZARI COURT DELHI-54  
Suresh Chandra  
R.P.

This Agreement to sell is made and entered at Delhi on 3/5/2000 by and between:-  
1. Suresh Chandra, LIC. No. 254, resident of A-12, Bahaduri Nagar, Delhi-110044, hereinafter called the party called the first party.  
2. Smt. Deep Singh & Smt. Jai Kishan Singh, resident of Shikhar, Delhi-110022, hereinafter called the party called the second party.  
Whereas the party called the first party is the sole and absolute owner in physical possession of property bearing Plot No. B-2-1 at a 275 Sq. Yds. (45' x 275') area known as B-2-1, revenue estate of Molar Bahad, New Bahad known as B-2-1, New Delhi-110044.  
(hereinafter called the property).  
And whereas the party called the first party has agreed to sell the said property to the second party for a total consideration of Rs. 2,10,000/- (Two Lakhs Ten Thousand and No. Paise only) and the second party has been receiving the said property under a legal mortgage.  
Second party has delivered the vacant possession of the said property to the first party on the spot.  
1. That the first party has delivered the vacant possession of the said property to the second party.  
2. That the second party shall realize all the payments by the date of execution of this agreement and for demand any amount from the second party.  
3. That the first party shall retain title, possession and the second party shall have the absolute ownership of the said property and the first party shall not be liable in any manner towards the second party.



(2)



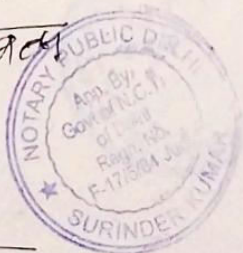
4. That the first party hereby assure the Second party that the said property Sale is free from all sorts of encumbrances as such as Sale, Mortgage, Gift, Degree etc.etc.
5. That the first party has not entered into any sorts of Agreement with any body for the Sale or transfer of the said property.
6. That the all the expenses of the Sale Deed shall be paid and borne by the Second party.
7. That the whenver and wherever and the presentation of and the first party will required for completion of any acts, deeds and things regarding the said property and the first party execute and present forthe same.
8. That the first partviolated and infrings the terms and conditions laid down in the Agreement to sell, the Secondparty to be entitled to get the transaction to the completed through the court of law or the suit for Specific performance at the costs and expenses of the first party.

IN WITNESSES WHEREOF, the parties have signed this Agreement to sell at Delhion this date, month and year first writ ten above in the presence of the following witnesses.

WITNESSES:-

1.

*श्री अशोक*



*Surinder Kumar*  
(First Party)

2. *श्री अशोक*

*Surinder Kumar*  
(Second party)

NOTARY PUBLIC  
DELHI (INDIA)

3 MAY 2000

4065/p

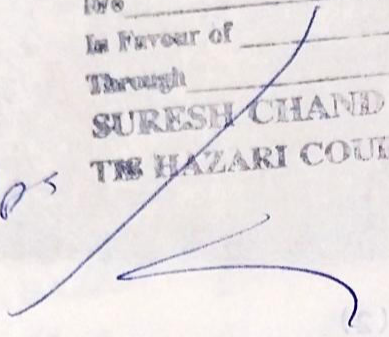
Dt. 3/5/2000

1P  
2

S.No. \_\_\_\_\_  
Sold No \_\_\_\_\_ S/o \_\_\_\_\_  
D/o \_\_\_\_\_  
In favour of \_\_\_\_\_  
Through \_\_\_\_\_ Purpose \_\_\_\_\_

**SURESH CHAND LIC. No. 254**  
**THE HAZARI COURTS, DELHI-84**

Qps



4. That the first party hereby assures the second party that the said property sale is free from all encumbrances as such as Sale, Mortgage, Gift, Deeds etc. and that the first party has not entered into any agreement with any body for the sale or transfer of the said property.

5. That the first party shall bear all the expenses of the sale deed to be executed in favour of the second party.

6. That the whomever and wherever and the first party will remain liable for completion of the said property and the first party shall be responsible for the same.

7. That the first party violated and broken the conditions laid down in the Agreement to sell and is entitled to get the transaction cancelled by the court of law or the suit for specific performance and expenses of the first party.

IN WITNESS WHEREOF, the parties have signed and affixed their seals and hands at Delhi this date, month and year as above in the presence of the following witnesses.

WITNESSES:-

1.





AFFIDAVIT

I, Ramesh Chand son of Shri Ram Lal, resident of A-12, Badarpur, Thamar Power Quarter, Badarpur, New Delhi-44, do hereby solemnly affirm and declare as under:-

1. That Shri Deep Singh s/o late Shri Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092 is my General Attorney in respect of my property bearing Plot NO.D-6, land measuring area 275 Sq. yds. ( 45'x55 ) out of Khasra NO.983, situated in the revenue estate of Molar

cont d...2/-



4066

3/1/2000

1HP  
2

S.No. \_\_\_\_\_ DI. \_\_\_\_\_ E/o \_\_\_\_\_

Sold No. Rambh Chaur

In Favour of Sh. Ram

Through SURESH CHAND LAL

THE HAZARI COURTS DELHI

Sh.

ATTORNEY

*[Signature]*

Ramesh Chand son of Shri Ram Lal, resident  
12, Badarpur, Tharmer Power Quarter, Badarpur  
I hereby solemnly affirm and declare as under  
That Shri Deep Singh s/o late Shri Wajid  
resident of WA-97, Shakarpur, Delhi-110092 is  
General Attorney in respect of my property  
No. D-6, land measuring area 275 sq. yds. (4  
plots thereof No. 982, situated in the revenue



contd...2/-



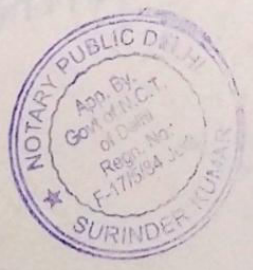
Bandh, now abadi known as Cm Nagar, Badarpur, New Delhi-44  
 vide General Power of Attorney dated 3/5/2000 which will  
 not be revoked or cancelled.

Verification:-

*Ramesh Chand*  
 Deponent

Verified at Delhi on this 3/5/2000 that the contents of the  
 above mentioned affidavit are true and correct.

*Ramesh Chand*  
 Deponent



ATTESTED  
*[Signature]*  
 NOTARY PUBLIC  
 DELHI (INDIA)

1-3 MAY 2000

4066/0

31/5/2000

$\frac{150}{2}$

No. \_\_\_\_\_  
 Date \_\_\_\_\_  
 In favour of \_\_\_\_\_  
 Through \_\_\_\_\_ Purpose \_\_\_\_\_

SURESH CHAND LIC. No. 254

HAZARI COURTS, DELHI-44

cont...

Bandh, now abdiknown as Om Nagar, Bahadur,  
 vide General Power of Attorney dated 3/5/2000  
 not be revoked or cancelled.

Verification:-

Verified at Delhi on this 3/5/2000 that the  
 above mentioned affidavits are true and cor



RECEIPT

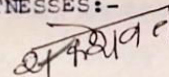
Received with thanks a sum of Rs.2,10,000/-

( Rupees Two lacs and Ten thousand Only) in cash at the time of execution of this receipt from Shri Deep Singh son of Shri late Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092, regarding the Sale price of my property bearing Plot NO D-6, area measuring 275 Sq.yds. ( 45'x55' ), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur New Delhi-110044.

Delhi.

3/5/2000

WITNESSES:-

1. 

2. 

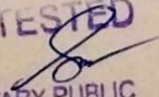


EXECUTANT.

( Shri Ramesh Chand )  
s/o Shri-Ram Lal,  
r/o A-12, Badarpur Thamar  
Power Quarter , Badarpur, New  
Delhi-110044.



ATTESTED

  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000

WILL

This will is made and executed at Delhi on this 3/5/2000 by Shri Ramesh Chand s/o Shri Ram Lal, resident of A-12, Badarpur, Thamar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the TESTATOR

Whereas the Testator is the sole and absolute owner and in physical possession of plot NO.D-6, area measuring 275 Sq. yds. ( 45'x55 ) ~~situate~~ out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, ~~at~~ Badarpur, New Delhi-110044.

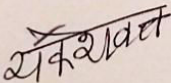
( hereinafter called the property ).

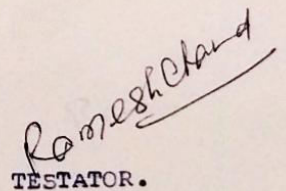
And whereas I hereby bequeath that after my death that the said property shall go and devolve to Shri Deep Singh s/o Shri late Waryam singh, resident of WA-97, Shakarpur, Delhi-110092, he will be the sole and absolute owner of the said property and in future my other legal heirs, successors, executors, administrators shall have no rights, titles interest whatsoever to the said property.

IN WITNESSES WHEREOF, the Testator signed this will at Delhi on this date, month and year first written above in the presence of the following witnesses.

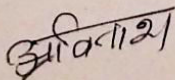
witnesses:-

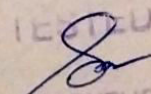
1.



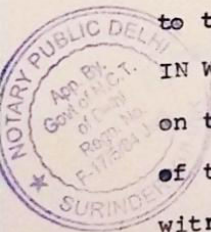
  
TESTATOR.

2.



ATTESTED  
  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000



POSSESSION LETTER

I, Ramesh Chand son of Shri ~~XXXX~~ Ram Lal, resident of A-12, Badarpur, Thamar Power Quarter, Badarpur, New Delhi-110044, being the owner of property bearing Plot NO. D-6, area measuring 275 Sq. yds. out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044. have handed over the physical possession of the said property to Shri Deep Singh s/late Shri Waryam Singh, resident of WA-97, Snakarpur, Delhi-110092 on today i.e. 3/5/2000 in the presence of the following witnesses.

WITNESSES:-

1.

*Sanyal*

POSSESSION HANDED OVER BY

*Ramesh Chand*

2.

*Mahar*

POSSESSION TAKEN OVER BY

*Deep Singh*



ATTESTED

NOTARY PUBLIC  
DELHI (INDIA)

3 MAY 2000



GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed at Delhi on this 5/2/2001 by Shri Rajesh Singh son of Shri Rajvir Singh, resident of A-85, Badarpur Tharmar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the Executant, in favour of Shri Deep Singh son of late Shri Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092, hereinafter called the General Attorney for my self and on my behalf.

Whereas the Executant is the sole and absolute owner and in physical possession of property bearing Plot NO.D-15, land measuring area 30 Sq.yds. (15'x18'), out of Khasra NO.985, situated in the revenue estate of Molar Bandh, Now abadi known as Om Nagar, Badarpur, New Delhi-110044. and the same is bounded as under:-

East :- Road.

West :- Others property.

North :- School.

South :- other property.

( hereinafter called the property).

And whereas I being the executant unable to look after all the affairs relating to the said property due to the some unavoidable circumstances so I execute this g.p.a.



5/2/2001

38643

Dr. No. 101

For Rs. \_\_\_\_\_

To \_\_\_\_\_

Through \_\_\_\_\_

SURESH CHANDRA SHARMA  
THE HAZARI COLLEGE, DELHI-54

W/o. Bhatnagar

Rs.

00

←

HOW THIS G.P.A. WITNESSETH AS UNDER:-

That the said attorney/s is authorised to manage, control, use, supervise etc. the said property under his/her own signatures.

To sell the same or any part thereof to anyone, to execute the sale documents and to handover the possession of the same to the concerned purchaser/s on the spot.

To sign, verify and file any documents, applications, affidavits, indemnity bond etc. or any other documents.

To pay the rent, lease money, licence fees, house-tax etc. of the said property, to the concerned competent authority / department and to obtain the receipt/s and to transfer/utilise the same in any manner as sole and absolute owner thereof.

To reply to any letter or notice issued by any of the competent authority/department and to make any correspondence etc. with any office/department or person/s.

To let out the same or any part thereof to anyone, to execute the rent agreement/rent deed, issue receipt/s, receive rent, or evict the tenant/s.

To appoint any Advocate/legal practitioner etc. and to sign on Vakalatnama, to file any suit, petition and to compromise or compound the matter.

To make any addition and alteration and to raise new construction in the said property and to get sanction the building plan from the concerned competent authority/department/office.

To get compensation or an alternative site/plot, if any, in the event of the same being acquired.

To apply and get transfer the electricity, water and other connections from the concerned office/department and to pay the bills and receive the receipts thereof.

To appoint further attorney/s and to appoint arbitrator etc.

To represent me/us and appear before the concerned competent authority/department/office for any work of the said property.

And Generally to do all other acts, deeds and things whatsoever necessary but are not covered under the foregoing clauses of this General Power of Attorney. This G.P.A. shall be irrevocable.

In witnesses whereof the executant has signed this G.P.A. at Delhi on the day, month and year mentioned above.

Witnesses:-

1. *Chauhan*
2. *Sanyal*

*[Signature]*  
Executant

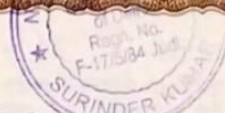


ATTESTED  
*[Signature]*  
NOTARY PUBLIC  
DELHI (INDIA)

5 FEB 2001



AGREEMENT TO SELL



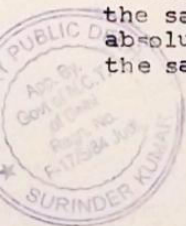
This Agreement to sell is made and executed at Delhi on this 5/2/2001 by and between Shri Rajesh singh son of Shri Rajvir singh, resident of A-85, Badarpur Thamar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the party of the first part... A N D.... Sri Deep singh son of late Sri Waryam singh, resident of WA-97, Shakarpur, Delhi-110092, hereinafter called the party of the Second part.

Whereas the party of the first part is the sole and absolute owner and in physical possession of property bearing Plot NO.D-15, land measuring area 30 Sq.yds. ( 15'x18' ), out of Khasra NO.985, situated in the revenue estate of Molar Bandh, now a badiknown as Om Nagar, Badarpur, New Delhi-110044, hereinafter called the property.

And whereas the party of the first part agreed to sell the said property to the Second party for a total Sale consideration of Rs.45,000/- ( Rupees forty five thousand Only) and the said Sale consideration amount has been received by the first party from the Second party under a legal separate receipt.

1. That the first party has delivered the vacant possession of the said property to the Second party on the spot.
2. That the Second party shall realise all the profits of the said property the date of execution of this agreement and the first party not demand any amount ~~xxxxxx~~ from the Second party.
3. That the first party shall get no claim, title or interest in the said property and the Second party shall have become its sole and absolute owner of the said property and is at liberty to utilize the same in any manner as sole owner thereof.

...2/-



S.No. \_\_\_\_\_ R/o \_\_\_\_\_  
Sd/- No. \_\_\_\_\_ S/o \_\_\_\_\_  
No. 2864 56/2000  
In Favour of \_\_\_\_\_  
Through \_\_\_\_\_

14  
SURESH CHANDRA C. No. 254  
TALUKAR COURT, DELHI-54

*Kajal Khat*  
*Do Rajiv Singh*

*W Bhat*

*Ag*

*[Signature]*

This agreement to sell is made and executed at Delhi on this \_\_\_\_\_ day of \_\_\_\_\_ 2000 between the undersigned Sd/- Suresh Chandra C. No. 254, Talukar Court, Delhi-54 and the undersigned Sd/- Kajal Khat, Do Rajiv Singh, W Bhat, Ag.

It is hereby agreed that the said property shall be sold to the said party and the said party shall be deemed to be the owner thereof.

That the first party shall not claim, title or interest in the said property and the second party shall have no claim, title or interest in the said property.

That the first party shall not demand any amount from the second party in respect of the said property.

That the first party shall not demand any amount from the second party in respect of the said property.

That the first party shall not demand any amount from the second party in respect of the said property.





(2)

4. That the first party hereby assure the Second party that the said property Sale is free from all sorts of encumbrances as such as Sale, Mortgage, Gift, Degree etc.
5. That the first party has not entered into any sort of Agreement with any body for the Sale or transfer of the said property.
6. That the all the expenses of the Sale Deed shall be paid and borne by the Second party.
7. That the whenever and wherever and the presentation of the and the first party will require d for completion of any acts, deeds and things regarding the said property and the first party execute and present for the same.
8. That the first party violated and infringes the terms and conditions laid down in the Agreement to sell, the Second party to be entitled to get the said transaction to the completed through the court of law or the suit for Specific performance at th costs and expenses of the first party.

IN WITNESSES WHEREOF, the parties have signed this agreement at Delhi on this date, month and year first written above in the presence of the following witnesses.

WITNESSES:-  
1. *Mahtab*

( first party )

2. *Sanjay*

( Second party )

ATTESTED

NOTARY PUBLIC  
DELHI (INDIA)

= 5 FEB 2001



S.No. \_\_\_\_\_ R/o \_\_\_\_\_  
Said No \_\_\_\_\_ S/o \_\_\_\_\_  
R/o \_\_\_\_\_  
In favour of \_\_\_\_\_  
S. No. 254  
THE HAZARI COURTS, DELHI-54

1/2/2001

H7

2866/0

(2)

60

That the first party hereby assents to the sale of the property as free from all encumbrances as such as sale, mortgage, etc. The first party has not entered into any agreement with any body for the sale or transfer of the said property. That the all the expenses of the sale shall be paid and borne by the second party. That the whenever and wherever and for the benefit of the first party will result from any acts, deeds and things regarding the property and the first party execute and execute the same.



AFFIDAVIT

I, Rajesh singh son of Shri Rajvir Singh, resident of A-85, Badarpur Thamar Power Quarter Badarpur, New Delhi-110044 do hereby solemnly affirm and declare as under:-

1. That Shri Deep singh son of late Shri Waryam singh, resident of WZ-97, Shakarpur, Delhi-110092 is my General Attorney in respect of my property bearing plot NO.D-15, land measuring area 30S.q yds. ( 15'x18'), out of Khasra NO.985, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044 vide General

....2/-



8040 5/2/5001  
S. No. \_\_\_\_\_  
Sub No \_\_\_\_\_  
No \_\_\_\_\_  
In favour of \_\_\_\_\_

Through \_\_\_\_\_  
SUBJECT: No. 254  
TIA/HA/CI/CO/CS/DEL/4-54  
@ B Raxson  
W B Bhandari

AO

u/s





(2)

Power of Attorney dated 5/2/2001 which will not be revoked or cancelled.

*(Signature)*  
 Deponent

Verification:-

Verified at Delhi on this 5/2/2001 that the contents of the above mentioned affidavit are true and correct.

*(Signature)*  
 Deponent



ATTESTED  
*(Signature)*  
 NOTARY PUBLIC  
 DELHI (INDIA)

F-5 FEB 2001

S.No. 38645/A No. 12/2001  
Sold 12/2001  
R/o \_\_\_\_\_  
In Favour of \_\_\_\_\_  
Through \_\_\_\_\_  
S. CHAND No. 254  
THE HAZARI COURTS, DELHI-54

120  
~

300

*[Handwritten signature]*

Power of attorney dated 2/2/2001 which was not be cancelled.

Verification:-  
Verified at Delhi this 2/2/2001 that the contents of the mentioned affidavit are true and correct.

*[Faint signature]*  
Deponent



POSSESSION LETTER

I, Rajesh singh s/o Sri Rajvir Singh, resident of A-85, Badarpur Tharmar Power Quarter, Badarpur, New Delhi-110044, being the owner of the property bearing Plot No.D-15, land measuring area 30 Sq. yds. ( 15'x18' ) out of Khasra NO.985, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044 have handed over the physical possession of the said property to Snri Deep ~~xxx~~ Singh son of late Shri Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092 on today i.e. 5/2/2001 in the presence of the following witnesses.

WITNESSES:-

1. *Mhauker*

Possession handed over by

*[Signature]*

2. *Sanyay*

Possession taken over by

*[Signature]*



ATTESTED

*[Signature]*  
NOTARY PUBLIC  
DELHI (INDIA)

5 FEB 2001

RECEIPT

Received with thanks a sum of Rs. 45000/-

( Rupees forty five thousand Only) in cash at the time of execution of this receipt from Shri Deep Singh son of late Shri Waryam Singh, resident of WA-97, Shakarpur, Delhi-110092, regarding the Sale price of my property bearing Plot NO.D-15, land measuring area 30 Sq. yds. out of Khasra NO.985, situated in the revenue estate of ~~Xx~~ Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044.

Delhi.

5/2/2001

WITNESSES:-

1. *Mhanta*

2. *Sanyal*



EXECUTANT.

(Shri Rajesh Singh )

s/o Shri Rajvir Singh,  
r/o A-85, Badarpur Thamar Power & Quarters  
Badarpur, New Delhi-110044.



ATTESTED

NOTARY PUBLIC  
DELHI (INDIA)

5 FEB 2001



WILL

This will is made and executed at Delhi on this 5/2/2001 by Sri Rajesh Singh son of Sri Rajvir Singh, resident of A-85, Badarpur Thamar Power Quarter, Badarpur, New Delhi-44 hereinafter called the Testator.

Whereas the Testator is the sole and absolute owner and in physical possession of property bearing Plot NO. D-15, land measuring area 30 Sq.yds. ( 15'x18' ), out of Khasra NO.985, situated in the revenue estate of M lar Bandh, Now abadi known as Cm Nagar, Badarpur, New Delhi-110044.

( hereinafter called the property ).

And whereas I hereby bequeath that after my death that the said property shall go and devolve to Sri Deep Singh son of late Shri Waryam Singh, resident of WZ-97, Shakafpur, Delhi-11 092, he will be the sole and absolute owner of the said property and in future my other legal heirs, successor, executors, administrators shall have no rights, titles interest whatsoever to the said property.

IN WITNESSES WHEREOF, the Testator signed this will at Delhi on this date, month and year first written above in the presence of the following witnesses.

WITNESSES:-

1. Rajesh Singh

Rajesh Singh  
TESTATOR.

2. Sanjay

ATTESTED

[Signature]  
NOTARY PUBLIC

5 FEB 2001



GENERAL POWER OF ATTORNEY

This General Power of Attorney is made and executed at Delhi on this 3/5/2000 by Shri Ramesh Chand son of Shri Ram Lal, resident of A-12, Badarpur Thamar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the Executant, in favour of :- Shri Deep Singh son of late Shri Waryam Singh, resident of WZ-97, Shakarpur Delhi-110092, hereinafter called the General Attorney for my self and on my behalf.

Whereas the Executant is the sole and absolute owner and in physical possession of property bearing Plot NO.D-7, land measuring area 180 Sq.yds. ( 45'x36'-0"), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur New Delhi-110044.

(hereinafter called the property) and the same is bounded as under:-  
East :- other property.

West :-

North :- Road.

South :- School.

And whereas I being the executant unable to look after all the affairs relating to the said property due to the some unavoidable circumstances so I execute this g.p.a.

....2/-

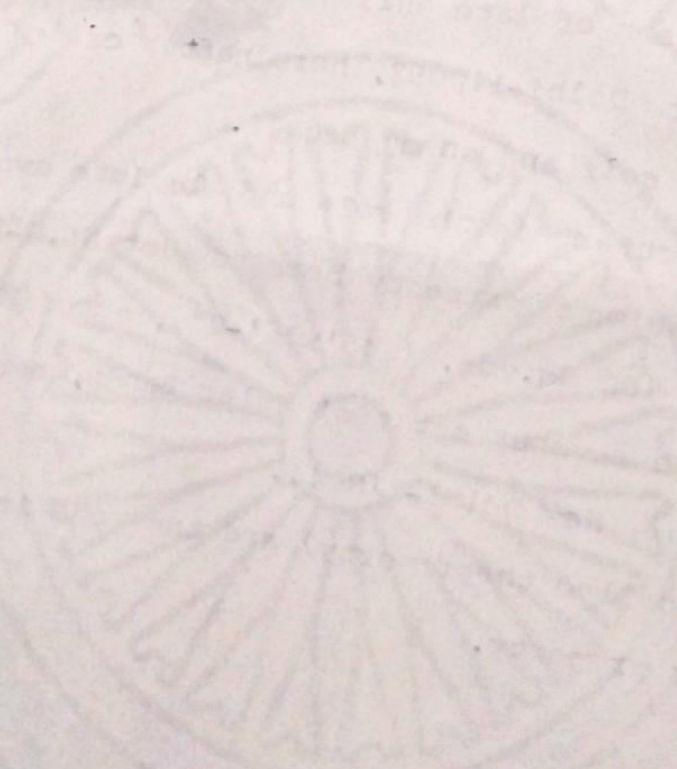
6/6 3/5/2000 20

Rayal chad  
Rajal chad  
Rajal chad  
Rajal chad

SURESH CHAN. LIC. No. 254  
THE BAZARI COURT, DELHI-54

lo Rajal chad  
loo Rajal chad

→



HOW THIS G.P.A. WITNESSETH AS UNDER: -

That the said attorney/s is authorised to manage, control, use, supervise etc. the said property under his/her own signatures.

To sell the same or any part thereof to anyone, to execute the sale documents and to handover the possession of the same to the concerned purchaser/s on the spot.

To sign, verify and file any documents, applications, affidavits, indemnity bond etc. or any other documents.

To pay the rent, lease money, licence fees, house-tax etc. of the said property, to the concerned competent authority / department and to obtain the receipt/s and to transfer/utilise the same in any manner as sole and absolute owner thereof.

To reply to any letter or notice issued by any of the competent authority/department and to make any correspondence etc. with any office/department or person/s.

To let out the same or any part thereof to anyone, to execute the rent agreement/rent deed, issue receipt/s, receive rent, or evict the tenant/s.

To appoint any Advocate/legal practitioner etc. and to sign on Vakalatnama, to file any suit, petition and to compromise or compound the matter.

To make any addition and alteration and to raise new construction in the said property and to get sanction the building plan from the concerned competent authority/department/office.

To get compensation or an alternative site/plot, if any, in the event of the same being acquired.

To apply and get transfer the electricity, water and other connections from the concerned office/department and to pay the bills and receive the receipts thereof.

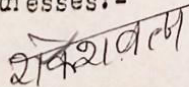
To appoint further attorney/s and to appoint arbitrator etc.

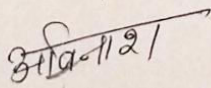
To represent me/us and appear before the concerned competent authority/department/office for any work of the said property.

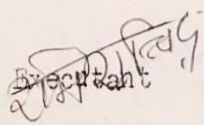
And Generally to do all other acts, deeds and things whatsoever necessary but are not covered under the foregoing clauses of this General Power of Attorney. This G.P.A. shall be irrevocable.

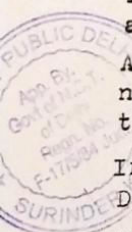
In witnesses whereof the executant has signed this G.P.A. at Delhi on the day, month and year mentioned above.

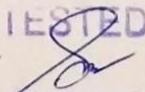
Witnesses:-

1. 

2. 

  
Executant



ATTESTED  
  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000



AGREEMENT TO SELL

This Agreement to Sell is made and executed at Delhi on this 3/5/2000 by Shri Ramesh Chand son of Snri Ram Lal, resident of A-12, Badarpur Tharmar Power Quarter, Badarpur, New Delhi-110044, hereinafter called the party of the first part... in favour of.... Snri Deep singh son of late Snri Waryam singh, resident of WZ-97, Shakarpur Delhi-110092, hereinafter called the party of the Second part.

Whereas the party of the first part is the sole and absolute owner and in physical possession of property bearing Plot NO.D-7, land measuring area 180 Sq. yds. (45'x36'-0"), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044. (hereinafter called the property.

And whereas the party of the first part ~~is the sole owner~~ has agreed to sell the said property to the Second party for a total Sale consideration amount of Rs. 1,70,000/- (Rupees One lacs and Seventy thousand Only) and the said Sale consideration amount has been received by the first party from the Second party under a legal separate receipt.

1. That the first party has delivered the vacant possession of the said property to the Second party on the spot.
2. That the first party shall get no claim, titles or interest in the said property and the Second party shall have become its sole and absolute owner of the said property and is at liberty to utilise the same in any manner as sole owner thereof.
3. That the Second party shall realise all the profits of the said property the date of execution of this Agreement and the first party not demand any amount from the Second party.

...2/-

- 3 MAY 2000

4068

31/5/2020

181

2

S.No. \_\_\_\_\_  
Date \_\_\_\_\_

To \_\_\_\_\_  
For \_\_\_\_\_

Through \_\_\_\_\_  
Purpose \_\_\_\_\_

SURESH CHANDRA NO. 234  
THE HAZARI COURTS, DELHI-54

No Bidder

By \_\_\_\_\_

no other

This Agreement to Sell is made and executed by this 31/5/2020 by Shri Suresh Chandra, resident of A-12, Beda, New Delhi-110044, in favour of ... in favour of ... in favour of ...



Contd....2/-

4. That the first party hereby assure the Second party that the said property Sale is free from all sorts of encumbrances as such as Sale, Mortgage, Gift, Degree etc. etc.
5. That the firstparty has not entered into any sorts of Agreement with any body for the Salee or transfer of the said property.
6. That the all the expenses of the Sale Deed shall be paid and borne by the Second party.
7. That the whenever and wherever and the presentationof and the firstparty will required for completion of any acts, deedsand things regarding the said property and the first party execute and present for the same.
8. That the first partyviolated and infrings the terms and conditions laid dow n in the Agreement to sell, the Second party to be entitled to get the said transaction to the completed through the court oflaw or the suit for Specific performance at the costs and expenses of the firstparty.

IN WITNESSES WHEREOF, the parties have signed this Agreement to sell at Delhi on this date, month and year first written above in the presence ofthe following witnesses.

WITNESSES:-  
1. यकशीवत

( first party )

2. अविता

( Second party )



ATTESTED  
[Signature]  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000

- 3 MAY 2000

4068/a 3/1/2000

MP  
2

S.No. \_\_\_\_\_  
Sd/- No. \_\_\_\_\_  
No. \_\_\_\_\_  
In favour of \_\_\_\_\_  
Through \_\_\_\_\_  
Purpose \_\_\_\_\_  
**SURESH CHAND LIC. No. 254**  
**TIS HAZARI COURTS, DELHI-54**

38<sup>e</sup>

4. That the first party hereby assigns the second party said property and in full and complete discharge of all liabilities as Sale, Mortgage, Gift, etc. etc.

5. That the first party has not entered into any agreement with any body for the sale or transfer of property.

6. That the all the expenses of the sale and transfer borne by the second party.

7. That the whenever and wherever and the first party will required for completion of the sale and transfer of the said property and the first party shall be responsible for the same.

8. That the first party shall and making the conditions laid in the agreement for sale to be entered into by the said first party and the second party in the presence of the witnesses.

IN WITNESS WHEREOF, the parties have a good and lawful seal and hand on this date, month and year first in the presence of the following witnesses.







AFFIDAVIT

I, Ramesh Chand son of Shri Ram Lal, resident of  
A-12, Badarpur, Thamar Power Quarter, Badarpur, New Delhi-110044,  
do hereby solemnly affirm and declare as under:-

1. That Shri Deep Singh son of late Shri Waryam Singh,  
resident of WZ-97, Shakarpur, Delhi-11 092 is my General  
Attorney in respect of my property bearing Plot NO.D-7,  
land measuring area 180 Sq.yds ( 45'x36'-0"), out of  
Khasra NO.983, situated in the revenue estate of Molar Bandh,

contd...2/



ATTESTED

406P 3/8 2009/11

S. No. \_\_\_\_\_  
Dt. \_\_\_\_\_  
F. \_\_\_\_\_  
In favor of \_\_\_\_\_  
SURESH  
THE HAZARI COURT No. 254  
APR 2009  
300

Lawrence Chavre

Dr. Kante

Dr. Reddy  
Dr. Reddy

I, Ramen Chand son of Smt. Ram Bai, Resident of  
A-12, Bahadur, Thane West, Mumbai, Maharashtra,  
do hereby solemnly affirm and declare as under:-  
1. That Smt. Chand and of late Smt. Ram Bai, late  
Resident of A-12, Bahadur, Thane West, Mumbai, Maharashtra,  
Attorney in respect of mortgage bearing No. 254, out of  
land measuring area 180 Sq. Yds. (45' x 40'), out of  
Plot No. 254, situated in the revenue estate of the

300

\_\_\_\_\_

...





contd... 2/-

now abadi knownas Om Nagar, Badarpur, New Delhi-110044 vide General powerof Attorney dated 3/5/2000 which will not be revoked or cancelled.

Verification:-

*Surinder*  
Deponent

Verified at Delhion this 3/5/2000 that the contents of the above menti oned affidavit are true and correct.

*Surinder*  
Deponent



ATTESTED  
*Surinder*  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000

40690 3/5/2000 H

Sold No \_\_\_\_\_

We \_\_\_\_\_

In Favour of \_\_\_\_\_

Through \_\_\_\_\_ Purpose \_\_\_\_\_

SURESH CHAND LIC. No. 254

THE HAZARI COURTS, DELHI-54

2000

...

now shadi khawas on hazari, Bahadur, New Delhi-110044 vide  
power of Attorney dated 3/5/2000 which will not be revoked or  
cancelled.

Verification:-

Verified at Delhi on this 3/5/2000 that the contents of the  
said affidavit are true and correct.

STAMP  
REPORT



RECEIPT

Received with thanks a sum of Rs. 1,70,000/-  
(Rupees One lacs and Seventy thousand Only) in cash at the time  
of execution of this receipt from Shri Deep Singh son of late  
Shri Waryam Singh, resident of WZ-97, Shakarpur, Delhi-110092,  
regarding the Sale price of my property bearing Plot NO.D-7,  
area measuring 180 Sq.yds. ( 45'x36'-0" ), out of Khasra  
NO.983, situated in the revenue estate of Molar Bandh, now abadi  
known as Om Nagar, Badarpur, New Delhi 110044.

Delhi.

3/5/2000

WITNESSES:-

1. श्रीशक्ति



EXECUTANT .

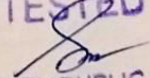
( Shri Ramesh Chand )

s/o Shri Ram Lal,  
r/o A-12, Badarpur Thamar Power ~~Quar~~  
Quarter, Badarpur, New Delhi-44.

2. श्रीविजय



ATTESTED

  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000

WILL

This will is made and executed at Delhi on this 3/5/2000 by Shri Ramesh Chand son of Shri Ram Lal, resident of A-12, Badarpur Tharmer Power Quarter, Badarpur, New Delhi-110044, hereinafter called the testator.

Whereas the Testator is the sole and absolute owner and in physical possession of property bearing plot NO.D-7, land measuring area 180 Sq. yds. ( 45'x36'-0"), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-110044.

( hereinafter called the property).

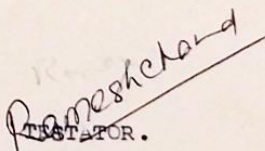
And whereas I hereby bequeath that after my death that the said property shall go and devolve to Shri Deepsingh son of late Shri Waryam singh, resident of WZ-97, Shakarpur, Delhi-110092, he will be the sole and absolute owner of the said property and in future my other legal heirs, successors, executors, administrators shall have no rights, titles interest whatsoever to the said property.

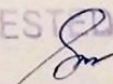
IN WITNESSES WHEREOF, the Testator signed this will at Delhi on this date, month and year first written above in the presence of the following witnesses.

WITNESSES:-

1. 

2. 

  
TESTATOR.

ATTESTED  
  
NOTARY PUBLIC  
DELHI (INDIA)

- 3 MAY 2000

POSSESSION LETTER

I, Kamesh Chand son of Shri Ram Lal, resident of A-12, Badarpur Thamar Power Quarter, Badarpur, New Delhi-110044, being the owner of the property bearing plot NO.D-7, land measuring area 180 Sq. yds. (45'x36'-0"), out of Khasra NO.983, situated in the revenue estate of Molar Bandh, now abadi known as Om Nagar, Badarpur, New Delhi-44 have handed over the physical possession of the said property to Shri Deep Singh son of Shri late Waryam Singh, resident of WZ-97, Shakarur, Delhi-110092 on today i.e. 3/5/2000 in the presence of the following witnesses.

WITNESSES:-

1. अशोक

Possession handed over by Deep Singh

2. अविनाश

Possession taken over by Deep Singh



ATTESTED

NOTARY PUBLIC

- 3 MAY 2000



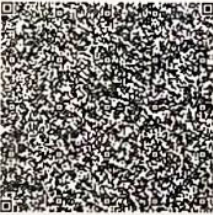
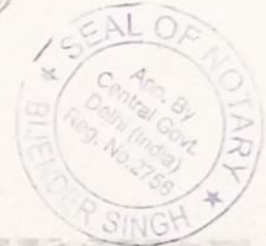
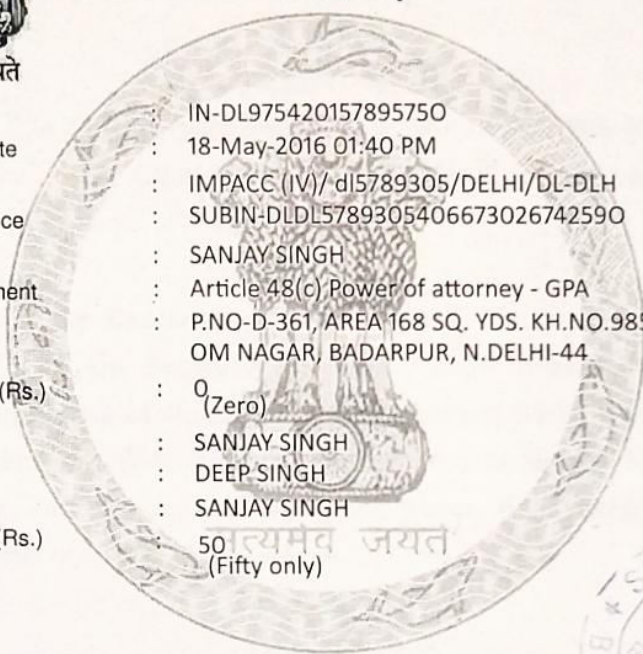
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

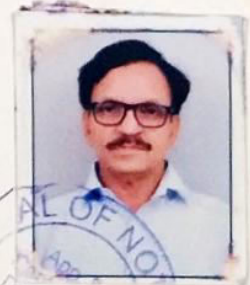
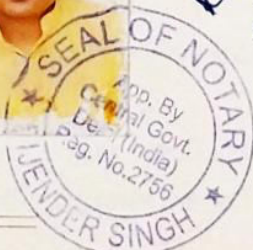
Certificate No.	: IN-DL975420157895750
Certificate Issued Date	: 18-May-2016 01:40 PM
Account Reference	: IMPACC (IV)/ dl5789305/DELHI/DL-DLH
Unique Doc. Reference	: SUBIN-DL5789305406673026742590
Purchased by	: SANJAY SINGH
Description of Document	: Article 48(c) Power of attorney - GPA
Property Description	: P.NO-D-361, AREA 168 SQ. YDS. KH.NO.985 AT D-BLK G.NO.7 OM NAGAR, BADARPUR, N.DELHI-44
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANJAY SINGH
Second Party	: DEEP SINGH
Stamp Duty Paid By	: SANJAY SINGH
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Please write or type below this line



*Sanjay*



*Deep*



#### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shciestamp.com](http://www.shciestamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**GENERAL POWER ATTORNEY**

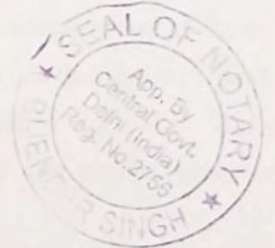
This General Power of Attorney is made at Delhi on this 18.05.2016, by Sanjay Singh S/o Sh. Deep Singh R/o House No-WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, (hereinafter called the Executant).

**IN FAVOUR OF**

Deep Singh S/o Sh. Waryam Singh R/o House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092. (hereinafter called the General Attorney) -

Whereas the Executant is the absolute owner and in Possession of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044, which is bounded as under:-

East	:	Road 16 Ft. Wide
West	:	Other Property
North	:	Other Property
South	:	Other Property



And WHEREAS for the management, control and supervision of my above said plot I, the above named Executant do hereby nominate, constitute and authorize my above said General Attorney to do the following acts, deeds and things in my name and on my behalf:

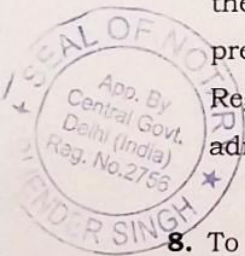
**NOW THIS G.P.A. WITNESSETH AS UNDER:**

1. To manage, control, look after and supervise the above said property as my said Attorney may deems fit and proper.
2. To construct, renovate and to rebuilt the said property as per sanctioned plan issued by the authority concerned, if necessary.

*Deep Singh*

**E-STAMP CERTIFICATE NO. IN-DL975420157895750**

3. To apply for and get the Electric, Water, Power and Sewerage connection and other services in the said Property from the authority concerned.
4. To let out the said property on rent to any person(s) and to realize the rent of the said property from the tenant(s) and to get the Rent Deed/Lease Deed registered in the office of Sub Registrar/Tehsildar concerned.
5. To execute, sign, present and verify all such papers, documents etc. for me/us in my/our name on my/our behalf pertaining to sale and transfer of the said property.
6. To deposit all fees, dues, installments, house tax and other charges to the concerned authorities on my/our behalf.
7. To sell, mortgage, Gift., transfer and to give on lease the aforesaid property to anyone and to receive the sale consideration amount from the purchaser and to execute the proper deeds and documents and present the same for registration in the office of the Sub Registrar/Tehsildar concerned and get the same registered and to admit the execution thereof.
8. To receive the compensation or alternative site in case the said property is acquired by authority concerned.
9. To apply and get the Cement/bricks and other Building material for the construction or addition and alteration of the said property.
10. To pay all necessary dues and charges (remaining or further) to the authority(s) concerned on demand.
11. To file any suit complaint, petition, revision, written statement, pertaining to any matters of the said property.



*Vikrant Singh*

**E-STAMP CERTIFICATE NO. IN-DL975420157895750**

12. To appoint and remove further Attorney(s).
13. To sign and submit the necessary forms for obtaining the sale permission of the said property in the office of the competent authority.
14. To apply for and arrange mutation, charges, and entries in all concerned official records in respect of aforesaid property as may be deemed appropriate.
15. That this General power of attorney is irrevocable could not be revoked by the first party or his legal heir successor, assign and other third person in any manner.
16. To apply for sale permission or no objection certificate from the concerned authority.
17. Generally to do all other acts, deeds and things for me/us in my/our name(s) on my/our behalf in respect of my/our said property as my/our said Attorney may deems fit and proper.

And all acts,-deeds and things done by my/our said attorney shall be binding on me/us in all respects IN WITNESS WHEREOF I/we have signed this, G.P.A. in the presence of the following witnesses:

**WITNESSES:**

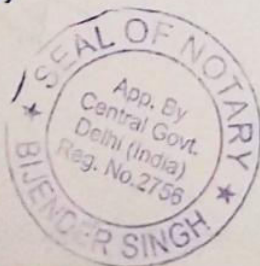
1.

*[Handwritten Signature]*  
G. R. Meena  
Advocate  
C-137A  
Til hara

*[Handwritten Signature]*  
**EXECUTANT**

2.

*[Handwritten Signature]*  
**ANIL**



**ATTESTED**

*[Handwritten Signature]*  
Notary Public Delhi (India)

**18 MAY 2016**

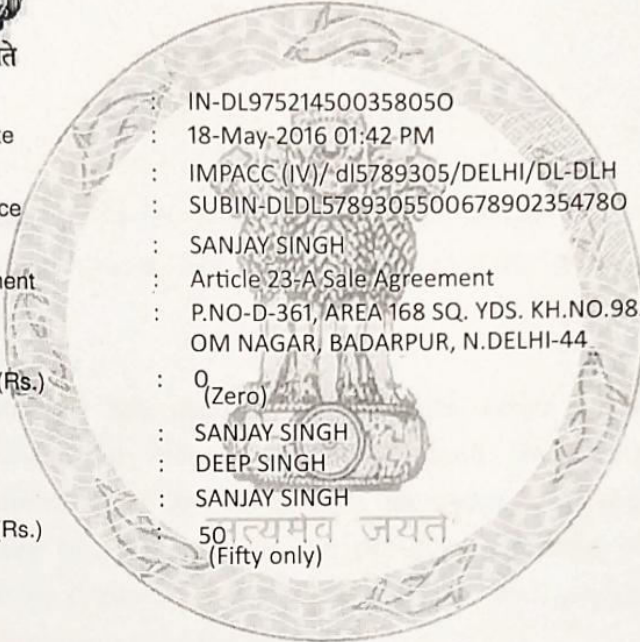


सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp



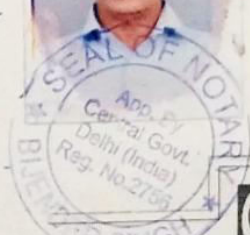
Certificate No.	:	IN-DL975214500358050
Certificate Issued Date	:	18-May-2016 01:42 PM
Account Reference	:	IMPACC (IV)/dl5789305/DELHI/DL-DLH
Unique Doc. Reference	:	SUBIN-DL5789305500678902354780
Purchased by	:	SANJAY SINGH
Description of Document	:	Article 23-A Sale Agreement
Property Description	:	P.NO-D-361, AREA 168 SQ. YDS. KH.NO.985 AT D-BLK G.NO.7 OM NAGAR, BADARPUR, N.DELHI-44
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SANJAY SINGH
Second Party	:	DEEP SINGH
Stamp Duty Paid By	:	SANJAY SINGH
Stamp Duty Amount(Rs.)	:	50 (Fifty only)



Please write or type below this line.



*Sanjay*



*Bileshwar*

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

**AGREEMENT TO SELL**

This Agreement to sell is made at Delhi on this 18.05.2016, between Sanjay Singh S/o Sh. Deep Singh R/o House No-WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, (hereinafter called the first party)

**AND**

Deep Singh S/o Sh. Waryam Singh R/o House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, (hereinafter called the second party).

Whereas the Executant is the absolute owner and in Possession of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044, hereinafter called the property.

And WHEREAS the second party has approached the first party for the sale of above said plot on a total sale consideration amount of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the first party has also agreed to sell the said site to the second party on the following terms and conditions:

**NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:**

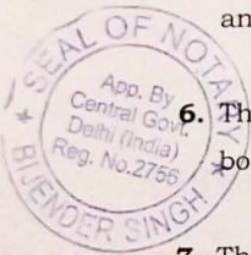
1. That the first party has delivered the vacant possession of the said property to the second party on the spot, with all the previous concerned documents for further use of same.
2. That the second party shall realize all the profits of the said property from the date of execution of this agreement and the first party shall

*Ans*

**E-STAMP CERTIFICATE NO. IN-DL9752145003580500**

not demand any amount from the second party after the execution of this agreement.

3. That the first party shall get no claim, title or interest in the said property and the second party has become its sole and absolute owner and is at liberty to utilize the same in any manner as he/she may like or likes in future.
4. That the first party hereby assures to the second party that the said property which is under sale is free from all sorts of encumbrances, such as sale, mortgage, Gift., lien, decree, charges courts injunction, attachments, surety, security, litigation, legal flaws, disputes, notification attachments, acquisitions and there is no legal defect in the ownership of the title of the first party and it is proved otherwise the first party shall be liable to indemnify the loss thus suffered by second party.
5. That the first party has not entered into any sorts of agreement with anybody else for the sale/transfer of the said property, before today.
6. That all the expenses of the sale deed/documents shall be paid and borne by the second party.
7. That whenever and wherever the presentation of the first party will be required for the completion of the any acts, deeds and things regarding the transfer of the said property, the first party will execute and present for the same without any objection or demand.
8. That all the dues, demands, installments, taxes (if any till date of this agreement shall be paid and borne by the first party and thereafter the same shall be paid by the second party in future.



*[Handwritten signature]*

**E-STAMP CERTIFICATE NO. IN-DL9752145003580500**

9. That all the dues, demands, lease money, unearned increment, transfer fee and/or any other charges to be levied thereafter regarding the said property shall be paid and borne by the second party.
10. That if the first party violates and infringes the terms and conditions laid down in the agreement to sell, the second party shall be entitled to get the said transaction completed through the court of law under the suit for specific performance at the costs and expenses of the first party.
11. That the second party shall have full right to sell or transfer the said property by way of sale, Gift., mortgage or lease to any other person or persons, to enter into an agreement, to receive consideration amount, to issue proper receipt etc. to execute sale deed or deeds or admit its execution, thereof and get the same duly registered with the office of the S.R. concerned.

In witness whereof, both the parties have signed this agreement at Delhi, on the day, month and year, first above written in presence of the following witnesses:

**WITNESSES:**

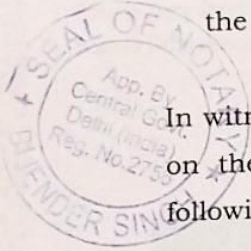
1. *Dr. G. R. Sharma*  
*Advocate*

2. *Anil*

*[Signature]*  
**FIRST PARTY**

*[Signature]*  
**SECOND PARTY**

**ATTESTED**  
*[Signature]*  
Notary Public Delhi (India)  
**18 MAY 2016**



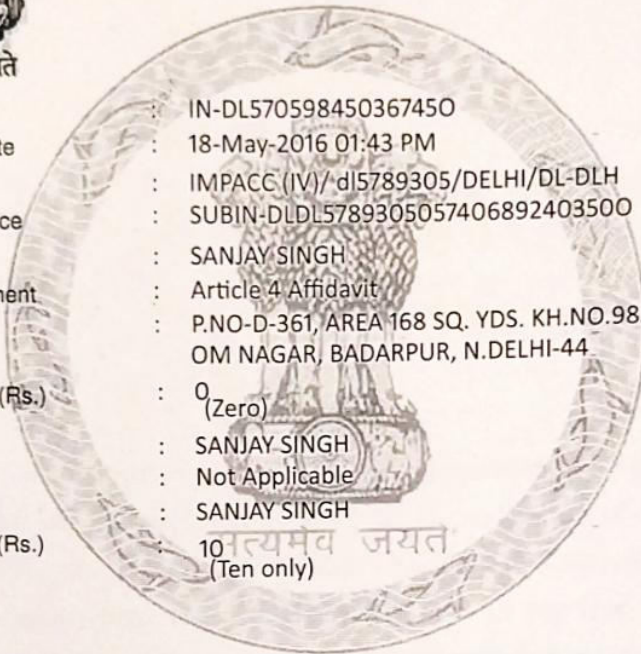


सत्यमेव जयते

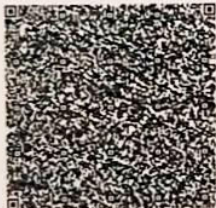
# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

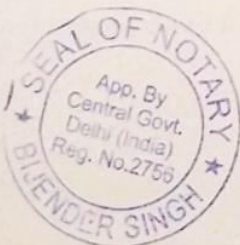
### e-Stamp



Certificate No.	: IN-DL570598450367450
Certificate Issued Date	: 18-May-2016 01:43 PM
Account Reference	: IMPACC (IV)/ dl5789305/DELHI/DL-DLH
Unique Doc. Reference	: SUBIN-DL5789305057406892403500
Purchased by	: SANJAY SINGH
Description of Document	: Article 4 Affidavit
Property Description	: P.NO-D-361, AREA 168 SQ. YDS. KH.NO.985 AT D-BLK G.NO.7 OM NAGAR, BADARPUR, N.DELHI-44
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SANJAY SINGH
Second Party	: Not Applicable
Stamp Duty Paid By	: SANJAY SINGH
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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*Sanjay Singh*

**Statutory Alert:**

1. The 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 renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**AFFIDAVIT**

I, Sanjay Singh S/o Sh. Deep Singh R/o House No-WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, do hereby solemnly affirm and declare as under:-

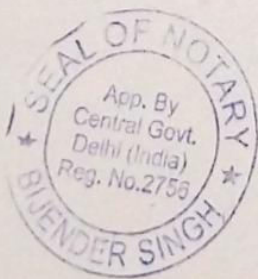
1. That the executant is the absolute owner and in Possession of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044.
3. That I have also executed a G.P.A., Agreement to Sell, Will, Receipt, Possession Letter etc. vide 18.05.2016, in favour of Deep Singh S/o Sh. Waryam Singh R/o House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, with my free Will, choice and consent. I shall not revoke these documents in future.

  
**DEPONENT**

**VERIFICATION:**

Verified at Delhi on this 18.05.2016, that the contents of my above affidavit are true and correct to my knowledge and nothing has been concealed there from.

  
**DEPONENT**



**ATTESTED**  
  
Notary Public Delhi (India)

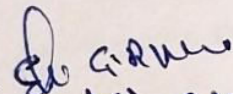
**18 MAY 2016**

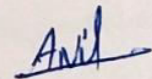
**RECEIPT**

Received a sum of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) in cash from Deep Singh S/o Sh. Waryam Singh R/o House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, on account of sale of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044, hereinafter called the property.

In witness whereof I have signed this receipt at Delhi on this 18.05.2016, in presence of witnesses.

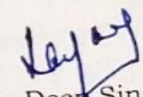
**WITNESSES:**

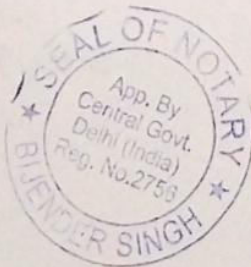
1.   
G. RAMESH  
C137A Tukogan

2.   
Anil


**EXECUTANT**

  
Sanjay Singh S/o Sh. Deep Singh  
R/o House No-WA-97, Street No-15,  
Behind Gurudwara, Shakarpur,  
Delhi-110092



  
ATTESTED  
Notary Public Delhi (India)

18 MAY 2016

W I L L

This will is made at Delhi on this 18.05.2016, by Sanjay Singh S/o Sh. Deep Singh R/o House No-WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, (hereinafter called the testator).

Life is, but short and God knows when it may come to an end. Hence I with my free will and without any pressure make will with my sound and disposing mind.

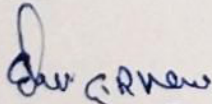
Whereas the Executant is the absolute owner and in Possession of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044.

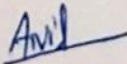
AND WHEREAS I hereby bequeath that after my death my above said plot/property shall go and devolve on Deep Singh S/o Sh. Waryam Singh R/o, House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, to the exclusion of all my other legal heirs.

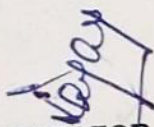
In case any one raises any objection and challenge this will, the same shall be treated as null and void.

Hence this will is made at Delhi on the date, month, year first above mentioned in presence of following witnesses.

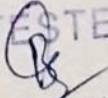
**WITNESSES:-**

1.   
C-13) A Tushar Singh

2. 

  
**TESTATOR**



**ATTESTED**  
  
Notary Public Delhi (India)

18 MAY 2016




**POSSESSION LETTER**

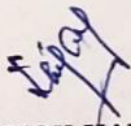
I, Sanjay Singh S/o Sh. Deep Singh R/o House No-WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, and I have handed over the physical and peaceful vacant possession of Temporary Built Up Property No.D-361, land measuring 168 Sq. Yds. (28'X54'), Consisting of One Room with boundary walls, with all roof rights, Part of Khasra No. 985, Situated in the area of Village Molar Band, and abadi known as D-Block, Gali No-7, Om Nagar, P.O. Badarpur, New Delhi-110044, (hereinafter called the property)

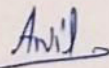
**TO**

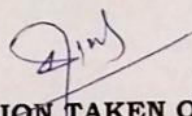
Deep Singh S/o Sh. Waryam Singh R/o House No. WA-97, Street No-15, Behind Gurudwara, Shakarpur, Delhi-110092, under the terms and conditions of the Agreement to sell, on 18.05.2016, the presence of the following witnesses.

**WITNESSES:-**

1.  Anil  
C137A P. Hazari

  
**POSSESSION HANDED OVER**

2.  Anil

  
**POSSESSION TAKEN OVER**



**ATTESTED**  
  
Notary Public (India)

**18 MAY 2016**

OFFICE OF THE SUB-REGISTRAR (KALKAJI)  
Govt. of NCT of Delhi  
OLD TEHSIL BUILDING, MEHRAULI, NEW DELHI

F.No.SR-V/MiscII./2023/1106

Dated: 27/01/2023

To

The Nalanda Convent School  
Om Nagar, New Delhi-110044

Sub-Reference to letter number NCS/01-2022-23/0052 dated 25/01/2023 regarding issuance of Certificate/Land Certificate.

Certified that the land measuring **1959 Sq. Yards or 1637.97 Sq. Meters** is owned by Sh. Deep Singh by way of General Power of Attorney and lease deed given to New Nalanda Educational Society through its President Mrs. Vidya Devi Vide Reg. no. 3273 In Volume no. 15850 in Addl. Book No. I on pages 12 to 17 dated 09.10.2020.

It is further certified that owner of the land has leased the said land to **New Nalanda Educational Society** fully described in the schedule mentioned hereinafter with the following details for a period of **30** years from **01/01/2020 to 30.11.2050**

Sl.	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/KhataNo.(s)/Khatauni No.(s)	Plot No: D-5 Khasra No: 983 & 985
2.	Name of street/village, Sub Division, District and State	Village- Molarband, Now Colony Known as Om Nagar, Molarband, Badarpur, New Delhi

It is certified that the said entire land comprise of a single contiguous plot of land. It is further mention that **Nalanda Convent School, D-5, School Road, Om Nagar, Badarpur, Delhi-110044** run by name of **New Nalanda Educational Society** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **1959 Sq. Yards or 1637.97 Sq. Meters** (area of land in square meters) situated in **Plot No: D-5, Khasra No: 983 & 985** [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at **Village - Molarband, Now Colony Known as Om Nagar, Molarband, Badarpur, New Delhi** (name of street/village, sub division, district and state) and bounded as follows:

North : Road  
East : Road & Other Property  
West : Road  
South : Road

This letter is issued on the basis of request letter of Nalanda Convent School dated 25/01/2023 and the facts mentioned in lease deed, registered in this office on 09/10/2020.

Sub Registrar-V (Kalkaji)

Sub Registrar-V (Kalkaji)  
Old Tehsil Building  
Mehrauli, New Delhi-30