

From,

Mahendra Singh-III,
Addl. District & Sessions Judge/Special Judge SC/ST (P.A.) Act,
District Court-Budaun.
I.D. No.-5854.

To,

The Registrar General,
High Court of Judicature at
Allahabad.

Through,

The District Judge,
Budaun

Sub.:

Permission for purchasing old house no.- 238 Block-B, Sector-14, Omaxe city, Palwal & District Palwal, Haryana in Compliance of C.L.No. 63/IV-H-16-Admin A-4 Dated-10.12.1998 and C.L.No. 16/IV-H-16-Admin A-4 Dated-13.05.2004.

Sir,

With due respect, It is humbly, prayed that the applicant has been posted on the above said post from 14.04.2021 and earlier was posted as Principal Judge Family Court & Addl. District & Sessions Judge at District Court Ambedkarnagar. The applicant is the permanent resident of city Palwal, district Palwal, Haryana. The applicant has been facing a matrimonial dispute with his wife for last near about 4 years. Earlier I have purchased a 3 BHK Flat with the permission of Hon'ble High Court for my living which has been mentioned in the para no. - 3 of the present information. Now, my wife has took forcible possession of the above said flat and filed a suit for permanent injunction no.-CS/3354/2021 in the court of Shri Rupam, Civil Judge (Jr. Div.) Faridabad & three other cases of maintenance, divorce and domestic violence. So, now the applicant has no house to live after his retirement. The applicant wants to purchase the above mentioned house, which is near about 14-15 year old for the total sale consideration of 40 Lakh Rupees. The necessary particulars for the permission of the above said house is being submitted as under :-

1	Date of joining of service	27.09.1999
2	Present gross salary and home salary	2,05,593/- & 1,55,193/-
3	Details of purchases (moveable properties exceeding to value Rs. 10000.00 and immovable property made by him earlier with complete details, date of purchase, amount spent etc.	<p><u>EARLIER PURCHASINGS-</u></p> <p>1. Purchased a Maruti Car Reg. No. HR30B5757 in the year 2000 . Information send to the High Court with all details, source of money with relevant papers vide letter dated 1393/1 dated 17.08.2001 dist. Court Bulandshahar.</p> <p>2. Purchased a new Air Conditioner on 21.03.2005 and sent information to the Hon'ble High Court with all details, source of money with relevant papers vide letter dated 572/II-22-05 dated 11.05.2005 dist. Court Hardoi.</p> <p>3. Purchased a Pistol on 25.03.2010 and sent the information to the Hob'ble High Court with all details, source of money with relevant papers vide letter dated 2441/1 dated 30.11.2010 dist. Court Sultanpur.</p> <p>4. Purchased a Honda Amaze Car on 08.10.2014 and sent the information to</p>

		<p>the Hon'ble High Court with all details, source of money with relevant papers vide letter dated 989/IV dated 22.04.2014 dist. Court Jhansi.</p> <p>5. I have purchased a 3BHK Flat no. H313 3rd floor Piyush Heights Sector 89 Faridabad and sent the information to the Hon'ble High Court with all details, source of money with relevant papers vide letter dated 2220/IV dated 22.07.2016 dist. Court Jhansi.</p> <p>6. Purchased a Maruti Celerio Automatic Car for wife Smt. Ranjana Singh and sent the information to the Hon'ble High Court with all details, source of money with relevant papers vide letter dated 771/IV dated 21.03.2017 dist. Court Jhansi.</p> <p>7. a- Purchased a new Maruti S-presso Car on 22.10.2019 from Smartwheels Private ltd. Dist. Ambedkarnagar to the tune of Rs. 6,02,953/- out of which the ex Showroom price of the vehicle was 4,90,958/-, Reg. Fee-RS 41376, Insurance- RS 46381, Extended Warranty- RS 7658, Accessories- RS 15990, Fast track- RS 600.</p> <p>b- Applicant paid RS 72000/- to the Smartwheels Private ltd. For purchase of this car wide account pay cheque of my salary account no. 10678723967 SBI Ambedkarnagar dated 25.10.2019. for the purpose of insurance and registration. Information about the above said car has been sent with all details and relevant papers source of money to the Hon'ble High Court vide letter dated 2788/I/Budaun dated 08.12.2021, District Court Budaun.</p>
4	If any advance or loan taken from the High Court its amount and in what manner the loan will be repaid namely, the number of installments, its amount and till what date the deduction will be made etc.	NA
5	If any loan taken from Bank etc., details of amount, mode of repayment, period of deduction, number and amount of installment etc.	The applicant has applied to the LIC Housing Finance for a Loan of 25 Lakh, which has been sanctioned by the above said Financial Company, vide its sanction letter dated 17.12.2021 The rate of interest is 6.66%, Scheme-Grahpravesh, Term-180 monthes, EMI-21,990/- Rs. This loan amount has been sanctioned but not credited to my account no.- 10678723967 SBI, Budaun. The applicant will repay monthly EMI from his salary account and agriculture income. Copy of the above said sanctioned letter issued by LIC Housing Finance Ltd. is attached herewith as

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		annexure no.-1.
6	Regarding the purchase of second hand Car name of vehicle, its model, cost price etc. date of the first purchase (month and year) of vehicle from car dealer to the first purchase and a copy of insurance policy showing the amount for which the vehicle was insured prior to its purchase by the officer.	NA
7	Details of property (movable/immovable presently purchased) (Area of plot, locality, city), District if building or flat then its size.	Area of the house 166.5 square meters (199.13 square yards), about 14 years old two rooms, two washroom, one kitchen, one living room. House/Villa No.- 238, Block-B, Sector-14, Omaxe City, Palwal situated at Palwal and village Dhaulagarh.
8	Name and address of the dealer/seller	Ashwani Kumar Nagpal S/o Harbans Lal Nagpal R/o Near Tagore Public School, H. No. 1750, Sector-2, Huda, Palwal, Hr. 121102. Aadhar No. 736337598115.
9	Whether the dealer is regular and reputed one.	Yes, the seller is a reputed Heart Surgon of city Palwal, District Palwal, Haryana.
10	Whether the judicial officer is related to the seller in any way and whether any case against the seller is pending in or decided by the judicial officer.	No
11	Details of source of the amount with papers in support thereof.	<p>1. The total proposed sale consideration of the above said house is Rs. 4,000,000/- (Fourty Lakh Rupees) & proposed stamp duty for the above said sale deed may be about 3,00,000/- (Three Lakh Rupees). Hence, the applicant will have to encure total about 4,300,000/- (Fourty Three Lakh Rupees). Out of which the applicant has paid to the seller from his account an amount of 2,12,800/- through cheque no.- 000009 HDFC Budaun dated 27.11.2021. It is pertinent to mention that the amount 12,800/- Rs is the arrear of the house tax over this property. Now the applicant will have to pay the balance amount of 3,800,000/- (Thirty eight Lakhs) at the time of sale deed (15.02.2022). The copies of the agreement, title deed of the seller and cheque are attacted herewith as annexure no.-2, 2A & 3.</p> <p>2. The applicant has applied to the LIC Housing Finance for a Loan of Rs. 2,500,000/- (Twenty Five Lakhs), which has been sanctioned by the above said Financial Company, wide its sanction letter dated 17.12.2021 The rate of interest is 6.66%, Scheme- Grahpravesh, Term-180 monthes, EMI- 21,990/- Rs. This loan amount has been sanctioned but not credited to my account no.- 10678723967 SBI, Budaun. The applicant will repay monthly EMI from his salary account and agriculture</p>

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income.

3. That my mother Smt. Shyamwati W/o Shri Hukam singh @ Hukam Chandra had purchased a plot from her personal income Khasra No.- 216/24/2 of 8/179 area 4 Marlas from sallahs Shri Khicchu ram and shri Nawal Kishor S/o Shri Sundar Lal, resident of city palwal, wide registered sale deed dated 20.01.1982. The copy of the said sale deed attached herewith as annexure no.-4.

a- My mother had also purchased a small portion of a plot attached to the plot mentioned above from sellers Rishi Kumar, Rakesh Kumar S/o Shri Om Prakash Sharma resident of city Palwal, Khasra Khewat no. 2164/2819, area 20 square feet wide registered sale deed 01.09.1997. Copy of the above said sale deed attached herewith as annexure no.-5.

b- On these purchased property which are supposed to be one plot of area 242+20 square yard total- 262 square yards. My mother name was got mutated in the revenue record. Copy of the revenue record attached herewith as annexure no.-6.

c- That my mother Smt. Shyamwati has sold the above said plot to Smt. Promila Sharma (Adhar No.- 6049 7945 2262) W/o Shri Jagdeesh Chand Sharma S/o Late Shri Sheeshram residents of House No.- D.S.-227, near main market Jahariya Pada Mohalla Palwal, Tahsil & District Palwal. For total consideration 2,800,000/- (Twenty eight Lakh Rupees). Vide registered sale deed 13.10.2021 copy of the above sale deed attached herewith as annexure no.-7.

d- That my mother has given me Rs. 1,600,000/- (Sixteen Lakhs) from her SBI, Budaun acc. no. 32717629596 on 26.10.2021 through transfer in my account no. 10678723967 SBI, Budaun, out of Love and Affection and as a gift to purchase a house for me for my living after my retirement from service. My mother has given Rs. 1,000,000/- (Ten Lakh Rupees) to my younger brother Shri Narendra Singh in the same spirit. My mother has expressed her wish to give me Rs. 1,00,000/- (one lakh rupees) more for this purpose. She kept the rest money in her account to meet out the capital gain tax. My mother is also getting a pension of near about 20,000/- Rs. Per month. Copies of the bank account of my mother and me are

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	<p>attacted herewith as annexure no.-8 & 9.</p> <p>e- Hence, to meet out the rest expences for the above said sale deed about Rs. 4,300,000 – 2,00,000 = 4,100,000/- (including stamp duty). The applicant will get Rs. 2,500,000/- (Twenty Five Lakh Rupees) from LICHF & Rs. 1,700,000/- (Seventeen Lakh Rupees) from my mother. The rest amount if needed the applicant will pay from his above mentioned salary account savings.</p> <p>f- It is pertinent to mention that I have two sons. My elder son Mr. Mukul panwar has been serving in Canada as Marketing Executive in a multi national company and getting near about 3.5 Lakhs per month as salary. My younger son Mr. Yash Panwar is studying in M.B.A. in abroad and is doing a part time job to meet out his expences. The applicant has deposited all his annual fees. The applicant's wife has been living separatly maintaining herself now a days due to some legal issues. Now a days the applicant has been living with his mother alone. Hence, the applicant is well in position to repay the monthly EMIs. It is pertinent to mention that the applicant is also the owner in possession of the 25 bighas ancestral land befor joining his service from which the applicant has near about income of 2 lakh per annum. The balance in my acc. no. 10678723967 Rs. 2,580,154/- (Twenty Five Lakh eighty thousand one hundred fifty four) on 06.01.2022.</p>
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With the above mentioned facts, the applicant, humbly, prayed that the Hon'ble High Court may please grant me the necessary permission to purchase the above said porperty before 15.02.2022 (date of sale deed as per agreement).

With regards.

Dated: 6-1-22

Your sincerely

(Signature)
6-1-22
(Mahendra Singh-III)

Addl. District & Sessions Judge/Special
Judge SC/ST (P.A.) Act,
District Court-Budaun
I.D. No.-5854

Encls: As mentioned above.

**OFFICE OF THE DISTRICT JUDGE
BUDAUN**
No. 52/I/Budaun dated 07-01-2022
FORWARDED
(Signature)
**DISTRICT JUDGE
BUDAUN**



LIC HFL

LIC HOUSING FINANCE LTD

FFB, RAMA PALACE, 1ST FLOOR, AJROUNDA FLYOVER, FARIDABAD-HAR-121001 Tel: (0129)-2222629, 2222654

File No : 3102008138

To
MR MAHENDRA SINGH
Flat No H. NO. B-4 NEAR ADM COMPOUND
BADAUN
UTTAR PRADESH, UTTAR PRADESH - 243601

Dear Sir/Madam,

We are pleased to inform you that we have 'In Principle' approved an INDIVIDUAL HOUSING LOAN as per terms and conditions mentioned herein.

- | | | |
|----------------------------------|---|---|
| 1. Scheme | : | Griha Prakash |
| 2. Loan Amount | : | Rs. 25,00,000.00
Rupees Twenty-Five Lakh only |
| 3. Rate of Interest | : | 6.65 % p.a.
The above floating rate shall be as prevailing on the date of disbursement and subject to minus 804 bps. The floating rate will be subject to periodic review of L-HPLR rates of the company from time to time (plus/minus the spread as above). |
| Product Type | : | Griha Siddhi |
| Current LHPLR | : | 14.70 % |
| 4. Term | : | 180 Months |
| 5. Purpose | : | Purchase of Ready House |
| 6. Repayment Terms | : | |
| 6(a): Rest frequency | : | Monthly |
| 6(b): Equated Monthly Instalment | : | Rs. 21,999.00
Rupees Twenty-One Thousand Nine Hundred Ninety-Nine only |
| 6(c): No. of EMIs | : | 180 Months |
| 7. Total Upfront Fees | : | 6,250.00 + Taxes as Applicable
(Rupees Six Thousand Two Hundred Fifty only) |
| 8. Commitment Fees | : | As applicable from time to time |
| 9. Security | : | As may be decided by LICHFL at its sole discretion |
| 10. Fees on prepayment | : | > Under floating rate period, prepayment charges are not applicable to the borrower.
> Non Individual Borrowers (i.e. Companies/ Partnership Firm/ LLPs/ Trusts etc.) such Non-Individuals are Co-borrowers along with individual borrowers, prepayment charges will be 2.00% on the loan amount prepaid plus Applicable Tax.
> Under fixed rate period, the prepayment charges will be Nil if paid during the first 12 months and 2.00% on the loan amount prepaid plus Applicable Tax (applicable only to individual borrowers).
> The company reserves the right to call for necessary documents as an evidence of funds. |

Kindly make payment of non refundable upfront fees as mentioned in point no (7) above through Cash/Cheque/Demand Draft in your account only in the name of 'LIC Housing Finance Ltd' in case you have already paid this amount kindly ignore this amount. Please send duplicate copy of this letter in token of your acceptance of the terms and conditions as contained overleaf and contact us for further details. Agreement and to complete the necessary formalities.

The aforesaid sanction of the Loan amount will be subject to the following additional conditions

1. THIS IS IN PRINCIPLE SANCTION BASED ON THE FINANCIAL DOCUMENT SUBMITTED WITHOUT LEGAL AND TECHNICAL ASSESSMENT OF THE PROPERTY, CLEAR AND MARKETABLE TITLE AND ACCEPTABLE VALUATION. CONSTRUCTION CARRIED OUT BEING CARRIED OUT ADHERES TO THE SAFETY SPECIFICATIONS PRESCRIBED BY THE NATIONAL DISASTER MANAGEMENT AUTHORITY (NDMA)



Registered & Corporate Office : Bombay Life Bldg., 2nd Floor, 45/47, Veer Narayan Road, Mumbai - 400 001
Tel : 2204 9799 Fax : 2204 9639 E-mail : lichfl@bom2.veer.net

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date: 01/12/2021

Certificate No. W0A2021L36



Stamp Duty Paid : ₹ 101

GRN No. 84705835



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ashwani kumar Nagpal

H No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Palwal

District : Palwal

State : Haryana

Phone: 80*****22



Buyer / Second Party Detail

Name : Mahendra Singh

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Faridabad

District : Faridabad

State : Haryana

Phone : 80*****22

Purpose : AGREEMENT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

AGREEMENT TO SELL

This agreement to sell is made at Palwal on this 27 day of November 2021.

BETWEEN

Ashwani Kumar Nagpal S/o Sh. Harbans Lal Nagpal R/o Near Tagore Public School, H. No. 1750, Sector, 2 Huda, Palwal, Hr. 121102. Aadhar No. 736337598115. (hereinafter referred to as the seller) which terms shall where the context so admits include his heirs, assignee, executors, legal representatives and administrators of the one part

AND

Mahendra Singh S/o Sh. Hukam Singh R/o Flat No. H -313, Third Floor, Piyush Heights, Sector 89, Faridabad, (Kheri Kalan 113) Faridabad Hr. 121002. Aadhar No. 980710878672. (hereinafter referred as a Purchaser) which terms shall where the context so admits include his heirs, assignee, executors, successors, legal representatives and administrators of the other part.



Ashwani Kumar Nagpal

27-11-2021

Whereas the above said seller is the absolute owner of **Villa No. 238** having area **199.13 Sq. Yards** situated at **Omaxe City, Palwal** and the said seller has assured the purchaser that the said unit is free from all sorts of encumbrances i.e. sale, gift, mortgage, claim, will, demands charges, and litigation etc.

And whereas the said seller is interested in the sale of the said unit to the Purchaser and the Purchaser is also interested to purchase the same and both the parties have agreed with each other on the following terms and conditions.

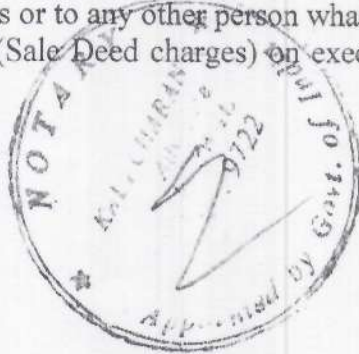
That the total sale consideration of the said unit has been fixed at **Rs . 40,00000/- Total**

1. That out of total amount the purchaser should pay **Rs./- Rs. Only.** to the Seller and balance amount to Omaxe Limited.
2. That the seller has already paid Rs.....
(Rupees. to the company.
3. That the seller will clear all the **dues, interest or any other charges of the company** at the time of execution of Registry papers and the said buyer will pay Sale Deed fees of the said unit direct to the concerned department/company.

That the purchaser has paid to the seller a sum of **Rs. Two Lakh Twelve Thousand Eight Hundred Only** as an Advance Payment details are given bellows:

Sr. No.	Dated	Cheque No./ UTR No.	Bank	Amount
1	27/11/2021	000009	HDFC Bank- Jogipura UP	2,12,800/-

4. That the last date for execution of sale deed paper has been fixed on or before **15 /02 / 2022.**
5. That the purchaser will pay the balance payment of sale consideration to the seller at the time of execution of sale deed paper. That the purchaser can get the registered of the said unit executed in his name or his nominees or to any other person what so ever and the seller shall have no objection for the same. All expenses (Sale Deed charges) on execution of sale deed papers will be borne by the said purchaser.



A. Singh
27/11/2021
[Signature]

at the said seller will handover all the relevant documents / papers in original pertaining to said unit to the said purchaser at the time of execution of Sell Deed.

That if any dispute arises out of this bargain then the same shall be tribal by the Palwal Court only.

8. Interest on delay payment shall be paid by the Purchaser (if any) till date.

In witness where of both the parties set their hands on this deed at Palwal on the day, month and year first mentioned above in the presence of marginal witness.

9. If Seller Disagree this deal, Seller will be charged with double payment.

10. **Note: - 1% commission will be paid to Attri Properties from each Parties.**

Witness:



Party of the first Part / Seller

Party of the second part /Purchaser

ATTESTED
[Signature]
NOTARY PUBLIC
PALWAL (H.R.)
1-12-2021

[Signature]
87-11-2021

2-0



STATE BANK OF INDIA

Sl. No. 031700

GSR/001

RECEIPT



Branch

Palwal

Code No.

0693

Received a sum of Rs. 140,000/-

(Rupees One Lakh & forty thousand rupees only)

from Smt. / Shri Ashwani Kumar Nagat

do. do. do. Sh. H.L. Nagat

residing at H.No - 171D STATE BANK OF INDIA for credit to Government of Haryana account towards Stamp Duty.

Date 4/2/13

Place Palwal



(Signatures of Authorised Officer)

By Advocate Ashwani Kumar Nagat Palwal

On

Sale Deed of Rs. 28,00,000/-

Mauja OMAXE CITY Palwal.

Villa No.238 Block B, Sector-14, Situated in Palwal & Village Dhaulagarh. Out side MC Area.

Stamp Sr. No. GSR/001: 631988 Dated 04-02-2013 Issued by State Bank Of India Branch Palwal. Collector Rate :- 12,000/- Sq. Yards.

Stamp Duty of Rs. 1,40,000/-

Area 166.5 Sq Mtrs. (199.13 Sq. Yards).

This indenture of sale deed is hereby executed at Palwal on this 06th day of February 2013, Ms. Aparna Moossaddee D/o Sh. Bharat Moossaddee & Mrs. Sunanda

Page 2 be continue

Signature of Sunanda Moossaddee

Sunanda Moossaddee

पत्र सं. 14699

दिनांक 11/02/2013

डीडी संबंधी विवरण

डीडी का नाम SALE OUTSIDE MC AREA

तहसील/सब-तहसील पलवल

गाँव/शहर पलवल

स्थित Sec-2(HUDA)

भवन का विवरण

भूमि का विवरण

मसौदा

199.15 Sq. Yards

धन संबंधी विवरण

₹ 2,80,00,00,00 रुपये

कुल स्टाम्प ड्यूटी की राशि 140,000.00 रुपये

₹ 140,000.00 रुपये

रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये

पेस्टिंग शुल्क 3 (00) रुपये

रुपये

Issued By: Surrender Singh Dalal, JLV

यह प्रलेख आज दिनांक 11/02/2013 दिन सोमवार समय 4:55:00PM बजे श्री/श्रीमती/कुमारी Ms Aparna Moossadde द्वारा श्री/श्रीमती/कुमारी Bharat Moossadde निवासी Gurgaon द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

Surrender Singh Dalal

सहायक प्रशासक

उप/सहायक प्रशासक अधिकारी
पलवल

Surrender Singh Dalal, JLV

यह प्रलेख श्री/श्रीमती/कुमारी Ashwani Kumar Nagpal द्वारा जारी है। प्रस्तुत प्रलेख के तथ्यों का दोनो पक्षों ने सुनिश्चित कर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्याज में भरे समान लक्ष्य का अदा की तथा प्रलेख में वर्णित आगम अदा की गई राशि का लेन देन को स्विकार किया।
यह पक्षों की पहचान श्री/श्रीमती/कुमारी नरकानंद नन्ददर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी भांडा
श्री/श्रीमती/कुमारी अमन अमन पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी स्वर्गीय निवासी पलवल में की।
पक्षों न: 1 को हम नन्ददर/अधिकारी के रूप में अदा है तथा यह सखी न:2 की पहचान करता है।

दिनांक 11/02/2013

उप/सहायक प्रशासक अधिकारी
पलवल

Moossaddee W/o Sh. Bharat Moossaddee both R/o H.No.M-14/17,DLF City-II, Gurgaon(Hr.), Tehsil & Distt. Gurgaon. (hereinafter called the Executant /Vendor/Seller) in Favour of Sh. Ashwani Kumar Nagpal S/o Sh. H.L. Nagpal R/o H.No. 1750, Sector-2 Palwal, Tehsil & Distt. Palwal. (hereinafter called the Vendee /Purchaser).

That now whereas we are above named executant's are absolute and undisputed owners in possession of a residential Villa No-238, Block B, measuring 166.5 Sq. Mtrs.(199.13 Sq. Yards) Sector-14 OMAXE CITY PALWAL(SITUATED AT PALWAL & VILLAGE DHAULAGARH) Tehsil & Distt Palwal(built-up Two Bedroom, One Kitchen, Two Toilet with vacant space & lawn. vide a register Conveyance deed document No. 1850 Dated. 11/05/2012. duly registered in the office of Sub Registrar Palwal .

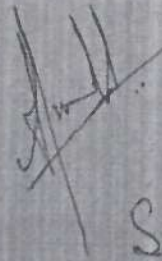
AND WHEREAS we are above named sellers have all the powers to sell the above said Villa and there is no legal restriction of whatsoever for selling the Villa. We are in need of money to meet the domestic as well as business requirements and therefore, we are above named executants have sold the above said plot along with its all rights whatsoever to said to Sh. Ashwani Kumar Nagpal, purchaser for a total sale consideration amount of Rs.28,00,000 (Rupees Twenty Eight Lac Only). Which we have received from the said purchaser .

Rs.14,00,000/- RTGS Through Cheque No.415984 Dated. 31/01/2013 Drawn on HDFC Bank Ltd. Palwal.

Rs.14,00,000/- RTGS Through Cheque No.415985 Dated. 31/01/2013 Drawn on HDFC Bank Ltd. Palwal.

Thus we have received the entire sale consideration of the said villa from the said purchaser and now nothing remains balance on account of sale consideration of the said property. We have handed over the vacant, physical possession of the said villa at the spot to the said purchaser and now said purchaser has become absolute owner in possession of the above said sold Villa No. 238, Block B, Sector-14 OMAXE CITY PALWAL(SITUATED AT PALWAL & VILLAGE DHAULAGARH) Tehsil & Distt Palwal., and we above named executants and our legal heirs have left with no right , title or concern with the said villa. The said villa is free from all sorts of encumbrances of whatsoever or any defect in the title over the said villa would arise in future , then we are above

Page 3 be continue


Suwanda Moossaddee

Reg. No. 14699 Reg. Year 2012-2013 Book No. 1



विक्रम



जिता



गुपार

नाम
Santosh Mohan Mehta Santosh Mohan Mehta
Ms. Anama Moosardde

[Handwritten signature]

पता
Ashwini K. Nagpal A. Nagpal



पृष्ठ 1 - ... पृष्ठ 2 - ...
...

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रतिलिपि क्रमांक 14,699 आज दिनांक 11/02/2013 को पृष्ठ नं: 1 जिस पर 10 के
पृष्ठ नं: 59 पर प्रतीकित किया गया तथा इसकी एक प्रति अतिरिक्त पृष्ठ संख्या 1 जिस पर 172 के
पृष्ठ संख्या 61 से 62 पर चिपकाई गयी. यह भी प्रमाणित किया जाता है कि इस प्रतिलिपि को प्रस्तुत करने वाले
व्यक्ति ने अपने हस्ताक्षर/निशान अंगुठा में स्पष्ट किये हैं।

दिनांक 11/02/2013

[Signature]
उप-निदेशक (संशोधन) अतिरिक्त
महानगर

named executants, our legal heirs and our other moveable and immoveable properties of whatsoever shall be liable and responsible for the same and shall also abide to make good all or any losses, damages, expenses etc. suffered by the said purchaser. We shall get the ownership of the said villa transferred in favour of the said purchasers in all the concerned records of the concerned authorities and/ or otherwise the said purchasers shall have all the rights to get the said plot transferred in his/ her name in pursuance of this sale deed by representing herself/ him self to the concerned authorities. No litigation of whatsoever kind is pending against the above said villa. We have handed over all the relevant original documents of the said villa to the said purchaser.

We are above named seller and our legal heirs shall abide by the contents of this sale deed. The expenses of the sale deed and stamp paper etc. have been borne by the said purchasers. We shall also be liable and responsible for all or any dues of the said Villa of whatsoever kind payable till date and from today onwards, the said purchaser shall be liable and the responsible the same. This document has been drafted as the per instructions of executants and said purchasers.

IN WITNESS WHEREOF we above named seller have signed this indenture of sale deed on this 06th day of February 2013 at Palwal in the presence of witnesses after understanding the contents of this sale deed and confirming the sale deed to be true and correct.

Witnesses:

1. Navak Chand Lambardar Dhebir
[Signature]

Vendor / Seller
Ms. Aparna Moossaddee
[Signature]
Mrs. Sunanda Moossaddee

[Signature]
2- Karan Attri s/o sh. Narvir Singh R/o H.No. 1
secto-2 Palwal.

[Signature]
Purchaser
Sh. Ashwani Kumar Nagpal

[Signature]
S. S. DALAL
Advocate
Distt Court Palwal

57

HDFC BANK

HDFC BANK LTD JOGIPURA,
NEAR SBI MAIN BRANCH, BUDAUN-243601, UTTAR PRADESH
RTGS / NEFT IFSC : HDFC0002620

27/11/2021
D D M M Y Y Y Y

Valid for 3 months only
Or Bearer

Pay Ashwani Kumar Nigpal या धारक को

Rupees रुपये Two Lacs + Twelve Thousand Eight Hundred only अदा करें ₹ 2,12,800/-

SEENASAINI/CTS-2010/000721

A/c. No. 50100407528350
अकाउंट नं.

Brn: 2620 Pdt:100
SB A/C

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

Mahendra Singh
27.11.2021
MAHENDRA SINGH

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000009⑈ 2432402021 012673⑈ 31



क्रं	बे नामा	अ-दर हरे	अ-प्राप्त	ब कलत रजिस्ट्री
	5000/-	17-0	730/-	5000/-

हम खिचू राम व नवल किशोर पुत्रान श्री सुन्दर लाल 5/0 श्री-

-मुरली अर निवासी पलवल के हं जोकि कित्त अदि खसरा नं:

$\frac{216}{24} \text{ का } \frac{8}{179} \text{ हिसा रकवा} = 0 - 8 \text{ काकिया मा: कत ह: पलवल}$
 8-19

अ-दर हरे 17-0 हमारी मिल किमान बिलत बार हर किस्म है जिस के

बेवने में हमें काहू रुकावट नही है अब हमने स्थिर सिल-शुद्ध वृद्धि

परिच मनबिना किसी जबर व दबाव के अदि उल गुमला टकक वलवान

मात जो हमारे टंकुल हम एवत्र मुक = 5000/- जिस के साथ मुक:

Muller Ram...



श्री लाला राम निवासी पलवल बेच कर कब्जा दे दिया है रसीदारा

मेरी तरफ से मालिक का दिल का बिज्र हो चुकी है - सापिखर समन

इसी दस्तावेज को रजिस्ट्री के समय लेने किये हैं - इसी दस्तावेज

कार्तव्य अष्टाय. रबुथे रजिस्ट्री सब रसीदारा का हो रहा है

मुझ का नुनी वाकियाली का मैं हर तरह से निमा वार रहूंगा.

यदि उक्त सेक्टर नं: (1866) में है मौका जहां कब्जा दिया गया

हलफसाल निमत है - पूरब में $\frac{5\frac{1}{2}}$ करम पच्छिम में $\frac{5\frac{1}{2}}$ करम
 हाई स्कूल रास्ता जाम

12 $\frac{1}{2}$ करम

12 $\frac{1}{2}$ करम

Rameshwar Das

30 Rs.



क म
ब क्र २०-१ (वर्ग गज) है - अक्षर नाम लिखा है प्रपारां रेडे

फेब्रु २०-१-१९८२

DPNaw Ad.
२०/१/८२

जलद	अक्षर
खिचू राम बापा	नवल किशोर बापा
Khichu Ram	Naval Kishor

सह
श्री देवमाल कर्मा
पालक

उत्प च-३ दिवान
अज्ञी नवीर ४१६

सा
Shri
Jagdish Chandra Moul
Shri. Raghunath Pr.
Palwal



-2-

श्री हुक्मसिंह पुत्र श्री लालाराम निवा नि ग्राम गेपुर तहसील पलवल जिला फरीदाबाद की
 ब्य करीदया है। कुल जरे ब्य पडले हीवसूल है। कब्जा अरानी मुबैयाबाला का हकाले
 खरीदारा कर दिया है। दाखिल खीरज लाहक खरीदारा करा है। हर प्रकार के नुक्रा
 कागुनी व अगर नाकाती के हम देनदार व जुम्मेदार रहेंगे। खी हैनामा की रजिस्ट्री
 का हर प्रकार का खरीदारा ने रिया है अतः यह हैनामा सुनसमझ कर लिख दिया है कि
 सनद रहे और समय पर काम आवे आवे नि नाक- 13/8/9। नोट- यह उक्त रकबा दीक्षणी
 दिक्षा मे है।

अब ब्या रीशिकुमारे

Rishikumar

राजेशकुमार

Rajesh Kumar

राकेश शर्मा

Ramesh

गवाह-1 राजेश कुमार

Ramesh

गवाह-2

Ramesh

हुमनासिंह ३० राजपुर
 राजपुर

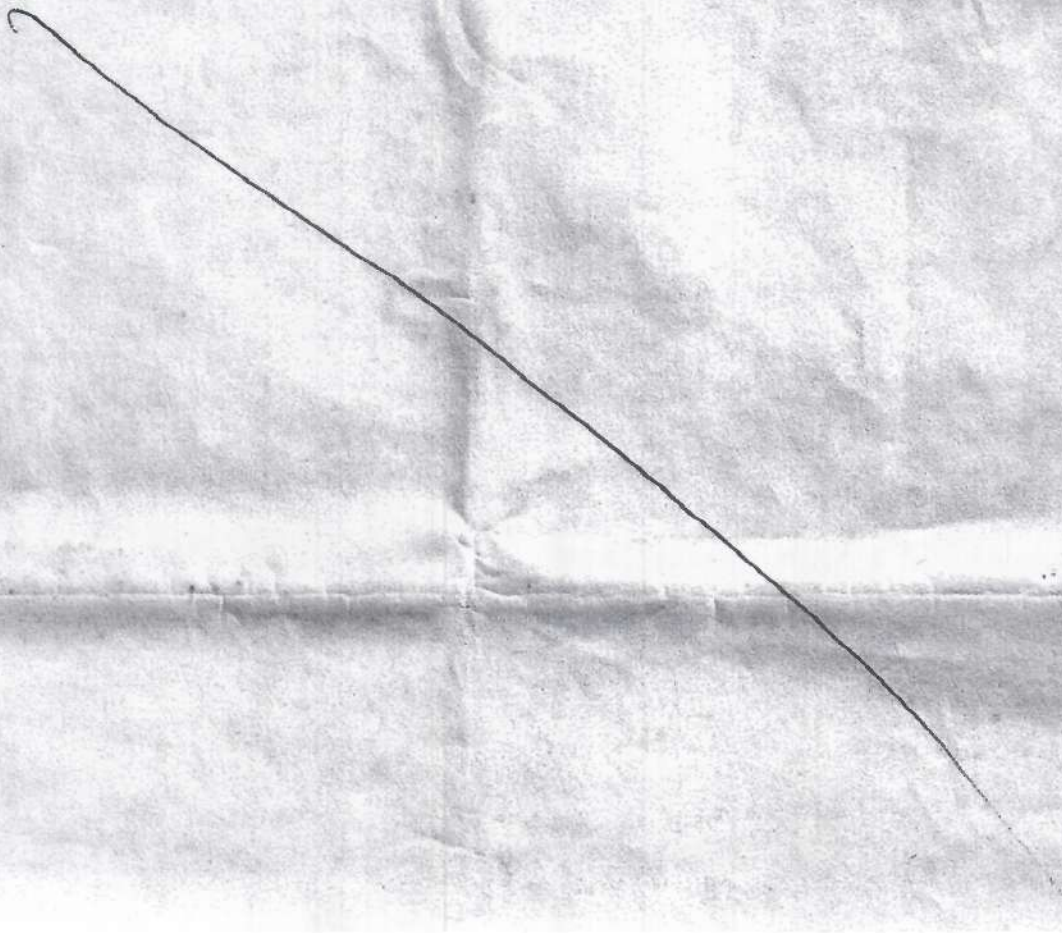
5RS



Rishi Kaur

Rajashree

Ramraj



		7/179 भाग							
		वासी							
		रमेशचन्द पुत्र							
		चिरन्जीलाल							
		पुत्र							
		भजनलाल							
		4/179 भाग							
		वासी							
		आजादसिंह							
		पुत्र							
		जसवन्तसिंह							
		पुत्र							
		म्यासी							
		15/179							
		भाग							
		वासी							
		रविन्द्रसिंह							
		पुत्र							
		हीरालाल पुत्र							
		सेदराम							
		7/179 भाग							
		वासी							
		विमला देवी							
		बिधवा व							
		अजीतसिंह,							
		शेरसिंह पुत्रान							
		व							
		साविता,							
		मन्जू,							
		प्रेमलता							
		पुत्रियां							
		कृपालसिंह							
		पुत्र							
		हर छः							
		समभाग							
		3/179 भाग							
		वासी							
		जयकिशन							
		पुत्र							
		सीदानसिंह							
		पुत्र							
		कन्हैयालाल							
		7/179 भाग							
		वासी							
		जिलोसिंह,							
		भरतसिंह							
		पुत्रान							
		प्रेमसिंह पुत्र							
		हुकम							
		हर दो							
		समभाग							
		5/179 भाग							
		वासी							
		नन्दराम पुत्र							
		केवल पुत्र							
		5/179 भाग							
		वासी							
		पल्टराम पत्र							

		कन्हरासिंह पुत्र								
		कुढे								
		5/179 भाग								
		वासी								
		किशनचन्द पुत्र								
		नन्हैराम पुत्र								
		गुलजारीलाल								
		6/179 भाग								
		वासी								
		हीरालाल पुत्र								
		रामसिंह पुत्र								
		खुशीराम								
		3/179 भाग								
		वासी								
		विमलेश पत्नी								
		देवीराम पुत्र								
		भगवानदास								
		14/179								
		भाग								
		वासी								
		चरणसिंह पुत्र								
		रोशन लाल								
		पुत्र								
		12/179								
		भाग								
		वासी								
		रामसरुप पुत्र								
		भानूराम पुत्र								
		प्रशादी								
		5/358 भाग								
		वासी								
		कृष्णलाल पुत्र								
		रामसरुप पुत्र								
		भानूराम								
		5/358 भाग								
		वासी								
		सतीश कुमार								
		पुत्र								
		खिल्लाराम								
		पुत्र								
		रामचन्द								
		1/179 भाग								
		वासी								

यह नकल केवल सूचनार्थ है। सरकारी कार्य हेतु या प्रमाणित एवं हस्ताक्षर सहित नकल के लिये सम्बंधित तहसील में सम्पर्क करे।

Take Print

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 12/10/2021

Certificate No. W0L2021J147

GRN No. 83147468



Stamp Duty Paid : ₹ 140000
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Shyambati

H.No/Floor : Dk25

City/Village: Palwal

Phone: 99*****78

Sector/Ward : 21

District : Palwal

LandMark : Panchwati colony

State : Haryana



Buyer / Second Party Detail

Name : Promila sharma

H.No/Floor : Ds227

City/Village: Palwal

Phone : 99*****78

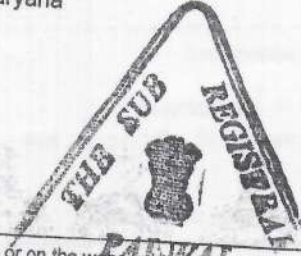
Sector/Ward : 19

District : Palwal

LandMark : Main bazar

State : Haryana

Purpose : SALE DEED



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

बैयनामा मुवलिंग:-28,00,000 / -रुपये

स्टाम्प राशि:-1,40,000 / -रुपये

India -Non Judicial Stamp Paper Haryana Government

E-Stamp GRN no: 83147468 & Certificate no. W0L2021J147 DATE-12/10/2021

वाका मौजा :-पलवल (पंचवटी कालोनी)

अन्दर हद नगर परिषद पलवल।

रकबा तादादी :-08 मरला(262 वर्गगज)

कलैक्टर रेट:-10,500 / -रुपये प्रति वर्गगज

रोबरु श्री मान् सब-रजिस्टार :-निल

Property ID-3PY6ACH5 & NDC Serial no-007/2020-2021/0070151825 & Date-12/10/2021
Municipal Council Palwal

मैं, श्रीमती श्यामवती (आधार न0-4376 7508 0402) पत्नी हुकम सिंह पुत्र श्री
लालाराम निवासी डी.के.25, पंचवटी कालोनी पलवल तह0 व जिला पलवल की
हैं।
पेज न0-2-पर

R-13



श्यामवती

जो कि एक प्लाट वाकिया मौजा पलवल (पंचवटी कालोनी) अन्दर हद नगर परिषद पलवल तहसील व जिला पलवल में खेवट/खाता न0-3270/3270 मुस्त0 न0-216 कीला न0-24/2 (8-19) रकबा 08 कनाल 19 मरला का 8/179 भाग बाकदर रकबा 08 मरला(262 वर्गगज) की मैं बरुये बैनामा वसीका न0-3288 दिनांक-20/01/1982 दफतर सब-रजिस्टार साहब पलवल अनुसार व इन्तकाल न0-9687 व जमाबन्दी साल 2016-17 अनुसार है। उपरोक्त प्लाट की बाबत किसी अन्य के साथ ईकरार नामा सौदा बैय-बैयनामा-रहन नामा ,पटानामा, तबादला नामा हिब्बेनामा आदि नही किया हुआ है उक्त रकबा किसी सरकारी व गैर सरकारी बैंक के पास आड रहन/बन्धित नही है। उक्त भूमि कुर्की-डिग्री-जमानत-स्टे आर्डर-एक्वायरमैन्ट आदि से पाक साफ है। ना ही उक्त प्लाट की बाबत किसी अदालत में कोई केस विचारधीन है मतलब यह है कि उक्त प्लाट आज तक हर प्रकार के भार से साफ है। यह सम्पति मैंने अपनी आय से स्वयं खरीदी है। बेचने मे किसी तरह की कोई कानूनी या गैर कानूनी रुकावट नही है। अब मुझे अपने खर्चा खानगी व दीगर कारोबार के लिये रुपयों की जरूरत है इसलिये मेने पूर्ण होश हवाश से बिना किसी दबाब के रंजामन्दी खुद से उपरोक्त रकबा 08 मरला (262 वर्गगज)को कुल अधिकारो सहित बदले मुबलिग-28,00,000/-रुपये(अटठाईस लाख रुपये) जिनके आधे मुबलिग-14,00,000/-रुपये होते है, में बाहक श्रीमती प्रोमिला शर्मा (आधार न0-6049 7945 2262) पत्नी श्री जगदीश चन्द शर्मा पुत्र स्व0 श्री शीशराम निवासी मकान न0-डी.एस-227, मैन बाजार के पास जहरिया पडा मौहल्ला पलवल तहसील व जिला पलवल को बैय कर दिया है अर्थात बेच दिया है। विक्रय प्लाट का कब्जा मौके पर खरीदारा को दे दिया है। आज के बाद मेरा व मेरे किसी वारसान जानसीन व निकट सम्बन्धी आदि का विक्रयशुदा प्लाट से कोई ताल्लुक व वास्ता नही रहा है। खरीदारा को अपने जैसा मालिक व काबिज बना दिया है। जरै बैय मुबलिग-28,00,000/-रुपये में से मुब0-15,00,000/-रुपये बजरिये आर.टी.जी.एस. यूटीआर न0-PSIBR21286878861 दिनांक-13/10/2021 पंजाब एण्ड सिन्ध बैंक पलवल द्वारा व मुब0-13,00,000/-रुपये बजरिये आर.टी.जी.एस.यूटीआर न0-PSIBR21286879379 दिनांक-13/10/2021 पंजाब एण्ड सिन्ध बैंक पलवल द्वारा खरीदारा से प्राप्त कर लिये है। खरीदारा की तरफ कोई रकम लेनी बकाया नही रही है। अगर उपरोक्त प्लाट की मिलकियत मे कोई नुक्स कानूनी निकला या अन्य कोई दावेदार हुआ तो खरीदारा के नुकसान मय हर्जा-खर्चा मुकदमा आदि का मैं बाया व मेरी दीगर जायदाद हर प्रकार से देनदार व जिम्मेवार रहेगी। खर्चा रजिस्ट्री बैयनामा हर प्रकार का खरीदारा ने अपने पास



R-12

पेज न0-3-पर

श्यामती

से लगाया है। दाखिल खारिज खरीदारा के हक में दर्ज व मंजूर करा दूंगी या खरीदारा स्वयं करा लेवे इसमें मुझ बाया कोई उजर व एतराज नहीं होगा। विक्रय प्लॉट की पैमाईश 32 फुट गुणा 73½ फुट है तथा प्लॉट के पूर्व में—सिनियर सेकेन्डरी स्कूल, पश्चिम में—रास्ता आम, उत्तर में—जायदाद राजेश पुत्र श्री ओमप्रकाश तथा दक्षिण में मकान विक्रम सिंह पुत्र श्री नवल किशोर शर्मा का है। अतः यह विक्रय पत्र/बैयनामा सुन व समझकर सही व दुरुस्त मानकर तहरीर करा दिया है ताकि कि सनद रहे और समय पर काम आवे। दिनांक—13/10/2021

विक्रेता / श्रीमती श्यामवती

खरीदार / श्रीमती प्रोमिला शर्मा



R-12

श्यामवती

Pr. Sharma

साक्षी नम्बर-1 _____
सुमेर सिंह नम्बरदार जटौला

साक्षी नम्बर-3 _____
कमल सिंह पुत्र श्री हीरा सिंह निवासी पलवल

13/10/21

महेन्द्र सिंह
13-10-2021

साक्षी नम्बर-2 महेन्द्र सिंह पुत्र श्री हुकम सिंह निवासी फरीदाबाद

TUSHAR MANGLA
Advocate
District Session Court, Palwal

13/10/2021



Clos = Closure	int/in = Interest	SI/So/SORD = Standing Instruction
coll = Collection	lon/ln = Loan	S/D/W/H/o = Son/Daughter/Wife/Husband
comm = Commission	min = Minimum	tr/trf/xfer = Transfer
COR/CORR = Correction	os = Outstanding	TT = Telegraphic Transfer
CR = Credit	P & T = Postage & Telegram	txn = Transaction
csh = Cash	Pos = Point of sale	Wdl = Withdrawal
		+MOD bal=total balance (SB+linked MOD a/c)

भारतीय स्टेट बैंक
Branch: BUDAUN
LOGIPURA

Contd - 20/10/21

State Bank of India

Email: sbi.00623@sbi.co.in
Phone No.: 226251
IFSC: SBIN0000623

Bus. Hrs: 10:00:00-16:00:00
MICR: 243002202

Name: SHYAM VATI
S/D/H/o : Sh. HUKUM CHAND
CIF Number : 86549177033
Account No.: 32717629596
A/c Type : SAVINGS BANK ACCOUNT
Address : B 4 ADM COMPOUND CIVIL LINES
BUDAUN
BUDAUN

MOP: SINGLE
A/c Opening Dt: 18/12/2012
Nom Reg No: 0000000341004122
Customer's PAN: JFWPS5302R
Date of Issue: 20/10/2021
CONTINUATION

Phone No. :
Email :
D.O.B. (If Minor):
PPO Number : 93758-S/HR



शाखा प्रबन्धक
Branch Manager

HELP LINE 100112211

Contact us 24 x 7 at Help



City Cheque

NRFL HRM NO. BRISBEN

17/11/77

DATE	PARTICULARS	CHEQUE NO.	DEBIT	CREDIT	BALANCE
20.10.21	TRANSFER TO 010678723967 OF Mr. MAHENDRA SINGH AT 00623 BUDAUN		1600000.00		1252218.31Cr
20.10.21	NEEL DTR NO: 0118521793742440 MAHENDRA SINGH PAPER		1000000.00		252218.31Cr
Uncl Bal: 0.00 Cr Bal: 252218.31 Cr;+MOD BAL: 0.00					
30.10.21	BY PEN OCT.21 (TDS000000) PEN 04475 0069			17289.00	269507.31Cr
Uncl Bal: 0.00 Cr Bal: 269507.31 Cr;+MOD BAL: 0.00					

9

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COR/CORR = Correction	os = Outstanding	TT = Telegraphic Transfer
CR = Credit	P & T = Postage & Telegram	txn = Transaction
cash = Cash	Pos = Point of sale	Wdl = Withdrawal
		+MOD bal = total balance (SB+linked MOD a

Contd. 27/9/21

भारतीय स्टेट बैंक

Branch: BUDAUN
JOGIPURA



Pin: 623

State Bank of India

Email: sbi.00623@sbi.co.in
Phone No.: 226251
IFSC: SBIN0000623

Buss. Hrs: 10:00:00-16:00:00
MICR: 243002202

Name: MAHENDRA SINGH
S/D/H/o : HUKAM SINGH
CIF Number : 80535838721
Account No.: 10678723967
A/c Type : SBCHO SGSP PUBIND PLATINUM
Address : PRATHAM UPPER JILA
AND SATRA NYAYDHISH DISTRICT COURT
BUDAUN

MOP: SINGLE
A/c Opening Dt: 16/11/2005
Nom Reg No:
Customer's PAN: ATBPS3582P
Date of Issue: 27/09/2021
CONTINUATION

Phone No. :
Email : adjmsingh@gmail.com
D.O.B. (If Minor):

शाखा प्रबन्धक
Branch Manager

HELP LINE 100112211

14.10.21 UPI/DR/128740561442/PhonePe/Y3SB/BILLOS
097782162096 300.00 216942.76Cr
AT 00003 AKBARPUR (DIST AMBEDKAR NAGAR)

16.10.21 UPI/DR/128863224714/PhonePe/RATN/101701
097782162096 1300.00 213442.76Cr

18.10.21 AT 00003 AKBARPUR (DIST AMBEDKAR NAGAR)
UPI/DR/124125557024/Bank Acc/SBIN/108476
693848162096 74083.00 175359.76Cr
AT 00003 AKBARPUR (DIST AMBEDKAR NAGAR)

20.10.21 CASH WITHDRAWAL SELP
AT 00623 BUDAUN 10000.00 125359.76Cr

20.10.21 TRANSFER FROM
932717624596 OF Mrs. SHYAMBATI 160000.00 1725359.76Cr
AT 00623 BUDAUN

Uncl Bal: 0.00 Clr Bal: 1725359.76 Cr;+MOD BAL: 0.00

21.10.21 UPI/DR/129485207196/Bank Acc/SBIN/108476
099617162093 51209.00 1674150.76Cr
AT 00003 AKBARPUR (DIST AMBEDKAR NAGAR)

23.10.21 UPI/DR/129657853099/PHONEPE/Y3SB/BBPSBP
097967162096 943.00 1673207.76Cr