



03CC 789408

### SALE DEED

**SALE DEED IN RESPECT OF BUILT UP RESIDENTIAL FLAT NO. N-202 ( FIRST FLOOR ), MAHANDER VIHAR, AWHO COMPLEX SECTOR 4 , MANSI DEVI COMPLEX PANCHKULA ( HARYANA ).**

COVERED AREA FLAT	1192 SQ.FT.
CAR PARKING	130 SQ.FT.
TOTAL COVERED AREA	1322 SQ.FT.

**CONSIDERATION AMOUNT Rs. 24,00,000/-**

**NON JUDICIAL STAMP PAPERS WORTH Rs. 1,44,000/- ( 20000 X 7 + 1000 X 4 ) KITE 11, VIDE SR. NO. 571, DATED 10-08-2009, ISSUED BY DISTRICT TREASURY OFFICER, PANCHKULA.**

**THIS SALE DEED** is made at Panchkula on this 10th day of August 2009;

**BETWEEN**

**1. MRS. SHASHI RAWAT WIFE OF LATE MAJ K. S. RAWAT RESIDENT OF FLAT NO. N-202 ( FIRST FLOOR ) AWHO COMPLEX MAHANDER VIHAR SECTOR 4, MANSI DEVI COMPLEX PANCHKULA ( hereinafter referred to as the " Vendor" which term shall where the context so admits include her legal heirs, executor successors, assigns, legal representatives and administrators etc. ) of the one part.**

Contd...P/2

*[Handwritten signature]*

*[Handwritten signature]*



03CC 789402

---2---

AND

2. SH. SANJAY S. CHAUHAN SON OF SH. DESH RAJ AND SMT. SHRUTI CHAUHAN WIFE OF SH. SANJAY S. CHAUHAN BOTH RESIDENT OF FLAT NO. N-197, AWHO COMPLEX MAHANDER VIHAR SECTOR 4, MANSA DEVI COMPLEX PANCHKULA ( hereinafter referred to as the Vendees which term shall where the context so admits include their legal heirs, executors, successors, assigns, legal representatives and administrators etc.) of the other part.

WHEREAS the said Vendor is sole and absolute owner and in possession of free hold residential Flat N-202, ( First Floor ) Block "N" admeasuring 1192 Sq. Ft. with OCP No. NO - 155 , admeasuring 130 Sq. Ft. and total area admeasuring 1322 Sq. Ft. duly allotted to the Vendor by the ARMY WELFARE HOUSING ORGANISATION, a society registered under the Society's Registration Act XXI of 1860 having its registered office at South Hutments, Rajaji Marg, Kashmir House, New Delhi vide allotment letter EOW/EA/47520/AR/M'DEVI/94 dated 29th Dec 1995.

Contd..P/3

REGISTRAR

PANJAB  
*[Signature]*

*[Signature]*  
Jmca





03CC 789403

--3--

**AND WHEREAS** the said residential Flat and the plot underneath is free hold property and free from all sorts of encumbrances and charges, demands, Will, sale, gift, mortgage, dispute and litigation etc. till to date.

**AND WHEREAS** the said Vendor has agreed with the said Vendees for the absolute sale of the above said residential Flat in favour of the Vendees for a sum of Rs. 24,00,000/- ( Rupees Twenty Four Lacs only ) and the said Vendees has also agreed to purchase the same.

**AND WHEREAS** the Conveyance Deed of the said residential Flat has already been executed by the Project Manager, Army Welfare Housing Organisation, New Delhi in favour of the said Vendor, which has been registered in the office of Sub-Registrar, Panchkula at Serial No. 119 Book No. 1 Dated 22/04/2009 and the Army Welfare Housing Organization has issued No Due Certificate.

Contd...P/4

*[Handwritten signature]*

*[Handwritten signature]*

REGISTRATION  
PANCHKULA





03CC 789404

--4--

NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS :

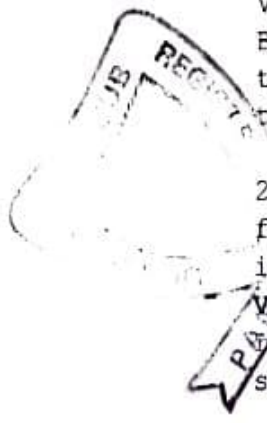
1. That in pursuance of the above agreement and in consideration of the said amount of Rs. 24,00,000/- ( Rupees Twenty Four Lacs only ) i.e. Rs. 4,00,000/- ( Rupees Four Lacs only ) in cash in the shape of currency notes has already been paid by the said Vendees to the said Vendor as an earnest money and the balance consideration amount of Rs. 20,00,000/- ( Rupees Twenty Lacs only ) Vide Banker Cheque No. 352565 Dated 10-08-2009 issued by Bank of Baroda Chandigarh is to be paid by the said Vendees to the said Vendor before the Sub-Registrar Panchkula at the time of execution/registration of sale deed.

2. That the said Vendor hereby convey, assign, and transfer by way of sale of all of her rights, titles, and interest in respect of the above mentioned property **UNTO THE SAID VENDEES** ( their assigns, executors, sucesors, legal representatives and administrators ) to have and to hold the same as co-owners thereof for ever.

Contd..P/5

*Sharma*

*[Signature]*







03CC 789405

--5--

3. That the said Vendor has delivered the actual physical and entire vacant possession of the said property to the Vendees alongwith all fittings, fixtures, electricity water connections etc..

4. That the Vendor has also delivered to the Vendees Deed of Conveyance and all other concerned documents and papers of the said residential Flat under Sale at the time of execution / registration of this Sale Deed for their records and ready reference.

5. That the said Vendees shall hereafter peacefully hold use and enjoy the said residential Flat as their own property without any hindrances, interruption, claim or demand by or from, the Vendor or any other person/s who-so-ever under or through them.

That the said Vendor hereby assure the said Vendees that there is no dispute against the said property and further that she is absolute owner of the Property and she is fully competent and authorized to sell/transfer the Property to the Vendees and she has not done anything whereby the Vendees may suffer any loss or damages due to the purchase of this Property .

*Sharma*

*[Signature]*

Contd..P/6





03CC 789406

--6--

7. That all the expenses on the sale deed i.e. cost of stamp papers and registration charges have been borne by the said Vendees.

8. That the said Vendor has assured the said Vendees that there is no defect in the title of the Vendor to the above said Property. In case the said Vendees are deprived of the possession of the Property or any portion thereof on account of any defect, in the title of the vendor, then the said vendor and her estates shall be liable to compensate the Vendees in full and for such losses and damages arising there from. The Vendor has also undertake to execute, sign all such papers and documents regarding the residential Flat if such necessity arises at any later stage on the request of the Vendees without any hesitation, demand and delay.

9. That the said Vendees have now become the absolute co-owners of the residential Flat under sale in all proprietary rights.

10. That the Vendees are now entitled to get the Property transferred in their joint names in the records of the **ARMY WELFARE HOUSING ORGANISATION**, Kashmir House Rajaji Marg New Delhi/AWHO Panchkula/Estate Officer HUDA Panchkula .

*Shankar*

*[Signature]*

Contd..P/7





03CC 789407

--7--

11. That the Vendor has paid and cleared water, sewerage and electricity charges and other taxes relating to the said Property as up to date i.e. the date of registration of this sale deed and in case any dues found pending in future then the vendor shall bound to pay the same without any delay.

12. That the above said Vendor do hereby agree to save harmless and keep indemnified the said Vendees against all losses, cost or expenses which Vendees sustain or incur by reasons of any claim being made by anybody.

13. That now the Vendees shall be bound by all the terms and conditions of the deed of Conveyance /Allotment letter etc. in future and all the society charges shall also be paid by the said vendees to the management of society in future .

IN WITNESS WHEREOF both the parties have set their hands on this Deed at Panchkula on day, month and year mentioned above in the presence of the following witnesses.

WITNESS NO. 1.  
*(Signature)*  
**(MILAL)**  
 Advocate  
 at Courts, Panchkula

VENDOR *(Signature)*

WITNESS NO. 2.  
*(Signature)*  
 Ashwan. Patnak  
 S/o. P.N. PATNAK  
 R/o 573 Sec 2  
 PANCHKULA

VENDEES  
*(Signature)*

Drafted By:  
*(Signature)*  
**RAJ SINGH, Advoc**  
 DISTT. COURT, PANCHKULA (HRY.)

Sr. No. 571 10-8-09

Reg. No. 1081  
Reg. Year 2009-2010

Book No. 1

DISTT. TREASURY  
C/O TREASURY OFFICE  
Panchkula



द्विकेता



केता



गवाह

प्रमाणित किया जाता है कि यह प्रत्यक्ष क्रमांक 1081 आज दिनांक 10/08/2009 को बही न: 1 जिल्द न: 1 के पृष्ठ न: 136 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 28 के पृष्ठ सख्या 86 से 89 पर विपकाई गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

*Signature*

*Signature*

FCU

*Signature*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रत्यक्ष क्रमांक 1081 आज दिनांक 10/08/2009 को बही न: 1 जिल्द न: 1 के पृष्ठ न: 136 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 28 के पृष्ठ सख्या 86 से 89 पर विपकाई गया। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 10/08/2009

उप/संयुक्त पंजीयन अधिकारी  
पंचकला

*Signature*

*Signature*

*Signature*

*Signature*

*Signature*





Date: 14.10.2021

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that Mr. Sanjay Singh Chauhan, residing at H No. 202, AWHO, Sector 4, Mansa Devi Complex, Panchkula availed a Housing loan facility for an amount of Rs. 22,00,000/- vide account No. 01090600001639 and closed on 07.10.2021 and related Top Up account 01090600002940 of amounting Rs. 5,00,000/- and closed on 30.11.2019. The said loan accounts was repaid in full and final. There are no dues pending as on date in said account.

This certificate is issued on specific request of Mr. Sanjay Singh Chauhan and the bank and its officials does not hold any responsibility, if any arising out in future.



(Branch Head)  
Bank of Baroda  
Chandigarh Main Branch

स. No. 571 ... Date. 10-8-09

Stamps 25000/- 1000/- = 1,44,000/-

केता Sanjay S. Chauhan

पुत्र श्री Dushraj @ other R/O M-102, AWHO Complex Sec

प्रलेख नः 1081

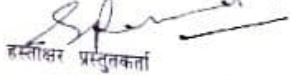
बराफ S/Speed Krom!


दिनांक 10/08/2009

डॉड का नाम SALE WITH IN M	विशेष Shashi Rawat
तहसील/सब-तहसील पंचकुला	पुत्र श्री Sanjay S. Chauhan R/O M-102, AWHO Complex Sec
निवासीय	भूमि का विवरण कोषाध्यक्ष पंचकुला 1322 Sq. Feet
राशि 2,400,000.00 रुपये स्टाम्प की राशि 144,000.00 रुपये	धन संबंधी विवरण कुल स्टाम्प ड्यूटी की राशि 144,000.00 रुपये रजिस्ट्रेशन फीस की राशि 12,500.00 रुपये पेंसिंग शुल्क 3.00 रुपये

Drafted By: Ram Singh

यह प्रलेख आज दिनांक 10/08/2009 दिन सोमवार समय बजे श्री/श्रीमती/कुमारी शशी रावत पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी के एम रावत निवासी N 202 AWHO Complex Mahender Vihar Sec 4 MDC Panchkula द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

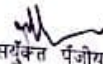
  
हस्ताक्षर प्रस्तुतकर्ता

  
उप/संयुक्त पंजीयन अधिकारी  
पंचकुला

श्री शशी रावत

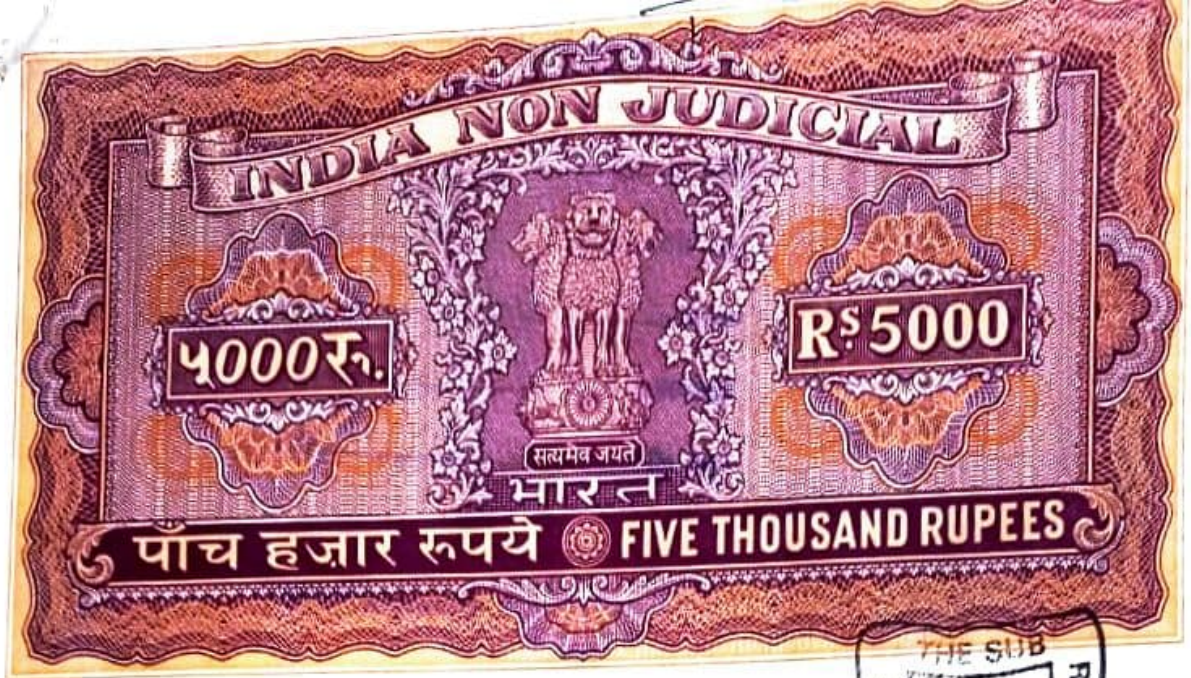
उपरोक्त विक्रेता श्री/श्रीमती/कुमारी सजय एस चौहान केता हाजिर है। प्रस्तुत प्रलेख के तथ्यों का दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 2,000,000.00 रुपये की राशि केता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों को पहचान श्री/श्रीमती/कुमारी नरनाथ प्रकाश पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी पंचकुला व श्री/श्रीमती/कुमारी अश्वनी प्रकाश पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी पोणु पठक निवासी 573/2 Panchkula ने की। साक्षी नः 1 को हम नम्बरदार/अधिकता के रूप में जानते हैं तथा वह साक्षी नः 2 को पहचान करता है।

दिनांक 10/08/2009

  
उप/संयुक्त पंजीयन अधिकारी  
पंचकुला







**DEED OF CONVEYANCE:**

CONVEYANCE DEED FOR THE SUM OF Rs. 3,75,077/-  
ON NON JUDICIAL STAMP PAPERS WORTH Rs. 18,800/-  
( 5000 x 3 + 1000 x 3 + 500 + 100 x 3 ) KITE 10, SR. NO. 69 DATED  
22-04-2009 ISSUED BY DISTT. TREASURY OFFICER, PANCHKULA.

THIS DEED OF CONVEYANCE IS MADE AT PANCHKULA ON THE 22nd. DAY OF  
April 2009 BY AND

**BETWEEN**

**ARMY WELFARE HOUSING ORGANISATION**, a Society registered under the Societies Registration Act XXI, of 1860 and having its Head Office at South Hutments, Rajaji Marg, Kashmir House, New Delhi represented through Sub Maj. Pramod Kumar J.E. (Civil) son of Sh. Durga Prasad, and General Attorney ( hereinafter called the TRANSFEROR, which expression shall unless repugnant to the context here of shall include all its successors, administrators, executors and assignees) of the **ONE PART.**

**AND**

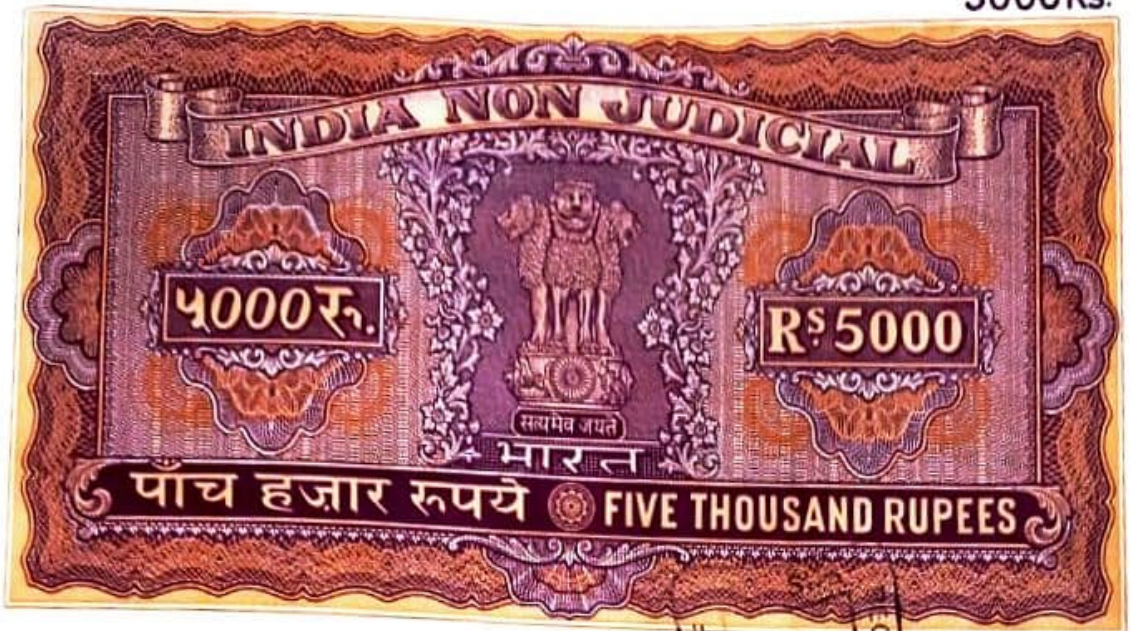
**MRS. SHASHI RAWAT WIFE OF LATE MAJ K. S. RAWAT** RESIDENT OF FLAT NO. N-202 ( FIRST FLOOR ) **AWHO COMPLEX MAHANDER VIHAR SECTOR 4, MANSA DEVI COMPLEX PANCHKULA** ( hereinafter called the Transferee, which expression shall unless repugnant to the meaning or context therefore shall mean and include her heirs, administrators, legal representatives and assignees) of the **OTHER PART.**

Contd..P/2

  
Colonel  
Project Manager  
A.W.H.O.  
Chandigarh.







--2--

**WHEREAS** the above said transferor was allotted by Haryana Urban Development Authority lands admeasuring 13630 Sq. Mtrs. ( 3.3 Acres ) & 20650 Sq. Mtrs. ( 5 Acres ) both at Sector 4 Mansa Devi Complex, Panchkula (Haryana) for the development of a group housing project for the allottees of the transferor.

**AND WHEREAS** the transferor has been conveyed title of the afore-said land both at Sector 4, Mansa Devi Complex, Panchkula ( Haryana) by the Chief Administrator/ Estate Officer, HUDA vide registered conveyance deeds both dated 23rd December, 1997.

**AND WHEREAS** the transferor has promoted a group housing project also known as Mahander Vihar, AWHO Complex, at Sector 4, Mansa Devi Complex, Panchkula, Haryana and as per its's rules of allotment, the transferees were allotted a dwelling unit N - 202 , ( First Floor ) Block "N" admeasuring 1192 Sq. Ft. with OCP No. NO-155 admeasuring 130 Sq. Ft. total area admeasuring 1322 Sq. Ft. alongwith the common amenities more fully described in the schedule herein below and located in the group housing project mentioned herein above. The transferee is in physical possession of the scheduled property named herein.

**AND WHEREAS** the Transferor herein for the legal requirements convey the right and title of the above said dwelling unit alongwith open car parking in favour of the Transferee.

**NOW THEREFORE IT IS HEREBY AGREED, DECLARED CONVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS :**

Colonel  
Project Manager  
A.W.H.O.  
Chandigarh.

Contd...P/3





-- 3 --

1. That the Transferor has upon allotment of the scheduled dwelling unit and OCP has received from the Transferee a sum of Rs. 3,75,077/ ( Rupees Three Lacs Seventy Five Thousand Seventy Seven only ) receipt of which the Transferor fully acknowledge, as full and final consideration towards the cost of the dwelling unit alongwith OCP and common amenities in the complex named above.

2. That the transferor herein grants, conveys and transfers all its rights, titles and interest in the said Dwelling Unit N - 202 , ( First Floor ) Block "N" admeasuring 1192 Sq. Ft. with OCP No. NO-155 admeasuring 130 Sq. Ft. total area admeasuring 1322 Sq. Ft. in the Residential colony also known as Mahander Vihar, ANWHO Complex, situated in Section 4 Mansa Devi Complex, Panchkula, Haryana unto the transferees herein.

3. That the said dwelling unit alongwith OCP transferred herein is freehold and free from all encumbrances, claims, demands, dues, debts, mortgages, decrees, litigations, prior sales, agreements to sell etc.

4. That the actual physical possession of the dwelling unit alongwith OCP hereby conveyed has been delivered to the transferee at the spot who has become the absolute owner and in possession of the same and shall enjoy all the rights, privilege, passages, appurtenances, electricity meter and possession etc. absolute owner in said dwelling unit alongwith OCP without any hindrances, claims, demands by transferor or its heirs etc.

5. That all the expenses for the stamp duty and registration and other incidental charges for this conveyance deed have been borne and paid by the transferees.

Contd..P/4

**Colonel**  
**Project Manager**  
**A.W.H.O.**  
**Chandigarh**

*[Handwritten signature]*





हरियाणा HARYANA

F 395695

--4--

6. That the taxes, cesses, dues or demands in respect of the dwelling unit & OCP have been paid and cleared by the transferee and she further undertake to be liable to pay all such taxes, cesses, dues and demands as made by the Municipal Council, Panchkula or HUDA or any other authority /local body demanded hereinafter, which shall be the responsibility of the transferee.

7. That the transferor being a society is exempted from the Income Tax, therefore no clearance certificate from the authorities concerned vide Form 34 - A, under section 230-A (I) of the Income Tax Act, 1961 is required while executing this indenture.

8. That the transferee agrees and undertakes to abide by all the terms and conditions of HUDA, the rules of allotment of the transferor and local municipality and further undertake to abide by all the terms and conditions of the maintenance society of the Residential complex of which transferee is a member and that the transferee shall not carry out any unauthorized addition and alternation in the dwelling unit alongwith OCP so conveyed. Transferees shall obtain a no objection certificate from the transferor before selling the property or creating an alien thereon.

**THE TRANSFEROR DECLARES AND ASSURES THE TRANSFEREES**

9. That the property hereby conveyed has been acquired from HUDA by virtue of the conveyance deed mentioned hereinabove and that no one else except the transferor has rights, claims, interest and concerned whatsoever in the said property hereby conveyed to the transferee.

Contd...P/5

Model  
Project Manager  
AIW.H.O.  
Chandigarh.





हरियाणा HARYANA

F 395696

--5--

10. That the property hereby conveyed is free from all sorts of encumbrance, charges legal flaws, liens, taxes, mortgages, court decrees and attachments etc.

11. That the contents of this documents are true and correct and if at any time hereafter the assurance and contents contained herein above are found to be incorrect due to any defect in the title of the transferee of its rights, the property hereby conveyed or any part thereof because of which the transferee may suffer any loss then the transferor shall be liable to make good the loss thus suffered by the transferee and keep the transferee saved, harmless and indemnified.

12. That the transferor and transferee will abide by terms and conditions of allotment provisions of HUDA Act , 1977 and regulations under and policy instructions and Haryana Apartment Ownership Act.

13. That Transferor and Tranferee will abide by the provison of Haryana Apartment Act, 1983, and rules framed threïn from time to time.

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF CONVEYANCE ON THE DAY, MONTH AND YEAR WRITTEN IN THE PRESENCE OF WITNESSES GIVEN BELOW :-

Contd..P/6

Colonel  
Project Manager  
A W H.O.  
Chandigarh.





हरियाणा HARYANA

F 395697

--6--

**SCHEDULES OF THE DWELLING UNIT**

All that Dwelling Unit N - 202 , ( First Floor ) Block "N" admeasuring 1192 Sq. Ft. with OCP No. NO-155 admeasuring 130 Sq. Ft. total area admeasuring 1322 Sq. Ft. and more specifically shown in the plan annexed hereto as ANNEXURE - "A", with boundaries of the property as under :-

ON NORTH : Rail Vikas

ON EAST : N-206

ON SOUTH : O. Block

ON WEST : Parle

WITNESS No. 1.

(JAI LAL)  
Advocate

Att. Courts, Panchayat

WITNESSES No. 2.

Suman Thakur  
Golaf Sh. Bhagat Ram  
No 7731/19/14



*(Signature)*

Colonel  
Project Manager

Sub Maj A. Pramod Kumar J.E. (Civil)  
For Army Welfare Housing  
Organisation  
( TRANSFEROR )

*(Signature)*  
TRANSFEEEE



Sr. No. 69 Date 22-4-09

Stamps  $\frac{5500}{3} + \frac{1000}{3} + \frac{500}{1} + \frac{100}{3} = 18800$

बेटा Mrs. Shanti Rawat

पुत्र श्री Late. Raj K.S. Rawat Elat No. 1268

Sec. 4 M.C. Act

पंजीकृत नं. 119

अदालत फोरम A with 22/04/2009 Delhi

CONVEYANCE WITH IN MC AREA

पक्ष का नाम पंचकुला  
राजनील/मक-सहयोग पंचकुला  
गांव/शहर पंचकुला

R/O

राशि जिस पर स्टाम्प ड्यूटी लगाई 375,077.00 रुपये  
रजिस्ट्रेशन फीस को राशि 1,000.00 रुपये

धन संबंधी विवरण

स्टाम्प ड्यूटी की राशि 18,800.00 रुपये  
फॉरिंग शुल्क 3.00 रुपये

Drafted By:

रूपमें

यह प्रलेख आज दिनांक 22/04/2009 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी AWHO thro Pramod Kumar पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी द्वारा पंजीकरण हेतु प्रेषित किया गया।

हस्ताक्षर प्रस्तुतकर्ता



उपरोक्त पंजीयन अधिकारी पंचकुला

श्री AWHO thro Pramod Kumar

उपरोक्त व्यक्ति व श्री/श्रीमती/कुमारी हस्ताक्षरित तथा ममहकार स्वीकार किया। दोनों पक्षों को पहचान के लिए प्रलेख के तथ्यों को दोनों पक्षों ने मुनकर निवासे पंचकुला व श्री/श्रीमती/कुमारी समन उक्त पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी भगत रूप निवासी 1268 Burial Cld को माफी नं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते है तथा वह साक्षी नं. 2 को पहचान करता है।

दिनांक 22/04/2009

उपरोक्त पंजीयन अधिकारी पंचकुला