



JANAK PURI

SALE DEED FOR RS. 65,000/-

STAMP DUTY.....RS. 1,950/-
CORPN. TAX.....RS. 3,250/-

TOTAL RS. 5,200/-

This Sale Deed is made and executed at New Delhi on this 28-8-97, by Sh. Sudershan Kumar Ratta S/o Sh. Prithvi Raj Ratta R/o A-54, Kirti Nagar, New Delhi, hereinafter called the "VENDOR" of the One Part..IN FAVOUR OF.. MRS. HARISH KHURANA WIFE OF SH. B.B. KHURANA R/O GH-14/1122, Paschim Vihar, New Delhi, hereinafter called the "VENDEE" of the Other Part. The Vendor and the Vendee both are INDIAN CITIZENS.

The expressions of the Vendor and the Vendee shall mean and include their respective legal heirs, successors, executors, administrators, representatives and assignees.

Sudarshan Kumar

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12/12/8

12/8/97

6856
 142-146
 8862

5000-1
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 5200

[Faint official stamp and handwritten notes]

Hanish Khanna
 B.D. Khanna
 CTH-14/1122, Panchm
 Urban

28892
 is the office of the Sub-Registrar-II N. D. A.
 by this day of 17.10.97
 between 7 to 10 hours

Sudershan Kumar Ratta
 Age 55

7082-20 Prithvi Raj Ratta
 59 Kirtu
 Nagar on

Sudarshan Kumar

Sudarshan Kumar Ratta
 Vendi

R/o...
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1. B. Kapoor

2. H. K. Babbar

Rs. 65000/- Rs. Sixty
 only as mentioned
 by vendor

five thousand
 in the hand

28-8-97



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WHEREAS Vendor is the sole and absolute owner of Free Hold built-up Stall bearing No. 40, in Block No. SC-I, area measuring 13.3 sq.yds. (10'X12') situated in the area of Village Bassaidarapur and colony known as Mansrover Garden, New Delhi, Which is bounded as under :-

EAST : OPEN.
WEST : STALL NO. 39.
NORTH : STALL NO. 41.
SOUTH : OPEN.

having been purchased the same from Sh. Mukand Lal and Sh. Bhagwan Dass Sons of Sh. Lakhi Ram on the basis of registered Sale Deed as Document No. 1147 in Addl. Book No. I, Volume No. 1981 on pages 10 to 12 on dated 21.02.1968 registered with the Sub-Registrar-I, Delhi.

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Sudarshan Kumar

17/12/8

12/8/97

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12/8/97

Sudarshan Kumar



Harish Kumar



H. M. BABBAR
ADVOCATE

Harish Kumar





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AND WHEREAS NOW the Vendor has agreed to sell aforesaid Free Hold built-up Stall bearing No. 40, in Block No. SC-I, area measuring 13.3 sq.yds. (10'X12') situated at Mansrover Garden, New Delhi, for a sum of Rs. 65,000/- (Rupees Sixty Five Thousand Only) and the Vendee has agreed to purchase the same for the said sum on the following terms and conditions of this Sale Deed.

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of a sum of Rs. 65,000/- (Rupees Sixty Five Thousand Only) Which shall be paid by the Vendee to the Vendor at the time of registration of this Sale Deed before the Sub-Registrar-II, Delhi, Vide Pay Order No. 067470 dated 12.08.1997 drawn on Punjab & Sind Bank, Paschim Vihar, New Delhi.

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2. That the actual, vacant, physical and peaceful possession of aforesaid Stall as mentioned above has been handed by the Vendor to the Vendee at the time of execution of this Sale Deed.

3. That all previous taxes, dues, charges of the said Stall shall be paid by the Vendor till the date of registration of this sale deed and thereafter by the Vendee to all the concerned authorities.

4. That all previous deeds and documents relating to the said property have also been handed over by the Vendor to the Vendee at the time of registration of this sale deed.

5. That the Vendor assures the Vendee that said Stall is free from all sorts of encumbrances such as prior sale, mortgage, gift, exchange, lease, decree, suits, cases, injunctions, disputes, litigation, attachment, notification, acquisitions, surety, security, liens etc. whatsoever and if it is proved otherwise then the Vendor shall be liable and responsible for the same.

6. That the Vendor further assures the Vendee that if said Stall under sale or any part, portion thereof goes out of the possession of the Vendee, due to any defect in the title of ownership of the Vendor, then also the Vendor shall be liable and responsible for all such losses, damages, consequences so sustained by the Vendee.

7. That the Vendor has sold, transferred, conveyed, handed over all his rights, titles, powers, interests, authorities of ownership of aforesaid Stall under sale unto the Vendee by way of this sale deed.

8. That all the expenses of this sale deed shall be borne by the Vendee such as stamp papers, execution and registration charges etc. whatsoever.

9. That the Vendee has become sole and absolute owner of aforesaid Stall as mentioned hereinabove by way of this sale deed and shall be fully entitled, empowered, authorised to use, occupy, enjoy, hold, sell, mortgage, gift, exchange, lease out or to dispose of or to transfer the same in any manner as also the Vendee deems fit and proper to do so as her own property without any claim, demand, objection of the Vendor any of his legal heirs or any other person(s) claiming under the Vendor.

10. That the Vendee shall also be fully entitled, empowered, authorised to get aforesaid Stall under sale as mentioned hereinabove mutated and transferred in his own name in all the concerned Govt. Revenue Records/ M.C.D. on the basis of this Sale Deed even in the absence of the Vendor also.

IN WITNESS WHEREOF the Vendor has signed this sale deed on the day, month and year first above written in presence of the following witnesses :-

WITNESSES

1.

[Signature]
B. Kapoor
G.D. Kapoor
J-5B G-8
Anuraj Ray
Anuraj Ray

2.

[Signature]
B. Khurana

[Signature]

VENDOR

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INDIA NON JUDICIAL

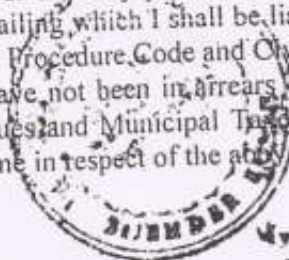
AFFIDAVIT

11/11/27

Affidavit of Smt. Harish Khurana W/o Sh. B.B. Khurana, R/o 1122, Pocket-13, Paschim Vihar, New Delhi-110063,

I, the above named deponent, do hereby solemnly affirm and declare as under:-

1. That I am the owner and in possession of Property bearing built up Stall no.40, Block no. SC-I, measuring 13.3 Sq. Yds. (10'X12'), Situated in the area of Village Basaidarapur, Colony Known as Mansarovar Garden, New Delhi by virtue of sale deed 28/08/1997 registered as document No. 6856, in additional book No. 1, Vol. No. 8862, at pages 142-146 on dated 28/08/1997 with Sub-Registrar, Delhi.
2. That I have valid, clear and marketable title in respect of the said property. There is no suit/court attachment pending against my above said property.
3. That I shall not execute any General Power of Attorney agreement to sell, agreement for collaboration with anybody without prior permission of Bank of Baroda.
4. That no dispute is pending in respect of the ownership or any right of property in any court of law or before any arbitrator.
5. That till date I am having ownership rights in respect of the property mentioned above and I under take not to create any sort of encumbrance or part with any portion of property or sale any portion to anybody without prior written permission from Bank of Baroda failing which I shall be liable as per the enabling provision of Indian Penal Code, Criminal Procedure Code and Civil Procedure Code.
6. That I have not been in arrears of Income Tax or any other revenue demand including Govt. Dues and Municipal Taxes and that no recovery proceedings have been initiated against me in respect of the above mentioned property.



SHYAM SINGH

Regn. No. 2756

Commission expires on 12-12-2007
Tis Hazari Courts, Delhi-56

Deponent
H.M.M.

VERIFICATION:-

Verified at Delhi on this _____ day of _____, 2007 that the contents of our above affidavit are true and correct to our knowledge and no part of it is false. Nothing material has been concealed therefrom.

ATTESTED

25 AUG 2007 . Notary Public, Delhi (INDIA)

Deponent
H.M.M.