



2184 46  
Sale Deed of Rs. 4,50,000/-

Stamp Duty Under Art. 23  
 of Indian Stamp Act @ 3%  
on Rs. 4,50,000/-.....

Rs. 13,500.00

Transfer Duty under Sec.  
 147 of Indian Municipal  
 Corporation Act @ 5% on  
Rs. 4,50,000/-.....

Rs. 22,500.00

Total Non Judicial Stamp: Rs. 36,000.00

#### SALE DEED

This Sale deed is executed at Delhi on 9th day of April 1986, by Sh. Suresh Kumar S/o Sh. Bansi Lal R/o 4-B/6603, Dev Nagar, New Delhi, hereinafter called the Vendor (which term includes his heirs, successors, legal representatives, administrators, executors and assigns) in Favour of Standard Apartments (P) Ltd., 820, Joshi Path, Karol Bagh, New Delhi, hereinafter called the Vendee (which term includes its heirs, successors, legal representatives, administrators, executors and assignees).

*Suresh Kumar*



No. 14673

THIS PAPER OF RS. 5000/-

S/O P. L. D. No. 820

Through Shri Suresh Kumar

SOLD TO M/s Standard Apartment

Forhi Path Karol Bagh

For Sale deed No. 11

DELHI TREASURY  
DEPT.

6/3/86

5000 x 7  
1000 x 1  
36000

Document of Sale Deed.  
Presented by Shri Suresh Kumar  
No. W/O Sh. Suresh Kumar  
in the office of the Sub-Registrar, New Delhi  
the 9th day of 4/1986 between  
the hours of 12.11

Sub-Registrar  
New Delhi

9/4/86

No. 4-B/6603

De Nager New  
Delhi

Sh. Suresh Kumar

Under

Mahender Singh (MW)  
H. Chohan  
Ndu

Sub-Registrar  
New Delhi

9/4/86

Surender Kumar

46  
100/-  
11  
101/-





-: 2 :-

Whereas the Vendor is the exclusive owner and in possession of 2-1/2 Storeyed Property bearing No. 11A/40, W.E.A., Karol Bagh, New Delhi, with the lease-hold rights of the land measuring 237 Sq.Yds. bearing Plot No. 40, Block No. 11A, Khasra No. 5011/2602 under the said Property, along-with electric, water and other fittings and fixtures of the said Property, area falling within the limits of Sub Registrar, New Delhi, under Notification dated 14.9.1968 issued by Delhi Administration, Delhi, bounded as under :

North:	Road
South:	Property No. 39
East:	Open Land (Road)
West:	Property No. 14

by virtue of Registered Sale deed No. 3767 entered in Addl. Book No. I, Volume No. 5266 on pages Nos. 191 to 199, Registered on 20.5.1985 in the office of the Sub-Registrar, New Delhi and Registered Sale deed No. 3766 entered in Addl. Book No. I, Vol. No. 5266 on pages Nos. 182 to 190 registered on

.....3

*Secy. K. K. K.*



NO 14673/1  
 THIS PAPER OF RS. 1000  
 S/O. 1000  
 Through Shri 1000

SOLD TO 1000  
 For 1000

DELHI TREASURY

8/3/86



Rs. 1,00,000/-  
 cm lkn only already paid

Rs. 3,50,000/-  
 Three lakh fifty thousand only

Sub-Registrar

9/4/86.

include Bank  
 Chq n. 0089404  
 dt-9/4/86

Deewan Dano Bank  
 dr Keshu Besh

Joseph Wondan  
 Paid Sh. P. K. Dha  
 Undupasth

dt 9/4/86

- 1) JTC Affn vendor (own JTC)
- 2) Dist. U (1) Addl. M. B. N.
- 3) Affidavits sent J. B. D. by both parties.
- 3) Team 37. G. J. B. C.

SPRIT M. B. N.

9/4/86

Sub-Registrar

Sub-Registrar

Sub-Registrar

Sub-Registrar





--: 3 :-

20.6.1985 in the office of the Sub-Registrar, New Delhi and Registered Sale Deed No. 3765 entered in Addl. Book No. I, Vol. No. 5266 on pages Nos. 173 to 181 Registered on 20.5.1985 in the office of the Sub-Registrar, New Delhi, and Registered sale deed No. 1321 entered in Addl. Book No. I, Vol. No. 5202 Registered on 1.3.1985 in the office of the Sub-Registrar, New Delhi, Registered Sale deed No. 5994 entered in Addl. Book No. I, Vol. No. 5135 on pages Nos. 139 to 147 Registered on 18.10.1984 in the office of the Sub-Registrar, New Delhi, Registered Sale deed No. 5996 entered in Addl. Book No. I, Vol. No. 5135 on pages Nos. 157 to 165 Registered on 18.10.1984 in the office of the Sub-Registrar, New Delhi and Registered Sale Deed No. 5995 entered in Addl. Book No. I, Vol. No. 5135 on pages Nos. 148 to 156 Registered on 18.10.1984 in the office of the Sub-Registrar, New Delhi.

That the Vendor holds the property which is within the ceiling limits as per specification of Section 4 of the Urban Land (C&R) Act No.33 of 1976, therefore, the permission of the Competent authority Under Sec. 27(2) of the said Act is not required in view of the Judgment of the Hon'ble Supreme

*Section 4*

280008

NO 14673/2  
THIS PAPER OF 5000 of OLD TO  
NO Through the

6/3/86







-: 4 :-

Court dated 13.11.1980.

That there is no sub-division of the said property or part with possession of the said property, moreover, this transaction does not contravene the terms of the lease-deed under reference of the said property, therefore, the permission of the D.D.A., New Delhi is not required under any circumstances.

That the Vendor for his legal needs & requirements has agreed to sell the said property with the lease-hold rights of the land under the said property alongwith other fittings and fixtures of the said property for a sum of Rs. 4,50,000/- (Rupees Four Lacs & Fifty thousand only) unto the Vendee and the Vendee has agreed to purchase the same from the Vendor.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the said Agreement and in consideration of Rs. 4,50,000/- (Rs. Four Lacs & Fifty thousand only) out of which the Vendor had received the sum of Rs.

*Sachin Kumar*

THE  
NO. M673 / 3  
TAXES 5000 /  
A 6/3/86







--: 5 :-

1,00,000/- (Rupees One Lac only) from the Vendee in shape of Cheque No. 0089402 dated 10.2.1986 drawn on Dana Bank, Karol Bagh, New Delhi, prior to the execution of this sale-deed, under legal separate receipt, the Vendor doth hereby acknowledge the receipt of the same and the balance sum of Rs. 3,50,000/- (Rupees Three Lacs & fifty thousand only) shall be paid by the Vendee to the Vendor at the time of registration of this sale deed in presence of the Sub-Registrar, Delhi and the Vendor doth hereby sell, convey and transfer all the rights, titles and interests of the said property unto the Vendee, who shall hereafter become the absolute owner of the said property without any claim of the Vendor or any other person claiming under the Vendor.

2. That the Vendor has delivered the vacant possession of the half portion of the Ground floor of the said property to the Vendee at the spot and the rest of the portion of the property (entire portion of the property), is in possession of the tenants mentioned below :

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*Sudhir Kumar*

PAPER OF RS. 100  
17673/14  
SPORESS SOLD TO  
For  
DELHI TREASURY  
DELHI  
6/3/86







-: 6 :-

<u>Name of the Tenant</u>	<u>Portion Occupied</u>	<u>Rent p.m.</u>
Sh. Mahinder Singh	Half Portion of G.F.	Rs. 800/-
Sh. Ram Parshad	F.F. with Garage	Rs. 900/-
Sh. Darshan Lal	Barsati	Rs. 175/-

therefore, the Vendor has delivered the proprietary possession of the entire property to the vendee by means of this sale deed, who shall enjoy the possession of the said property without any interference of the Vendor.

3. That the said tenants of the said property are not permitted to sublet or part with the possession of the said property under any circumstances and if it is proved otherwise, then the Vendor shall be liable and responsible for the same.

4. That the Vendee is authorised to get the mutation effected in its own name by presenting this sale deed in the office of the Municipal Corporation, Delhi, as well as in the office of the D.D.A., New Delhi and the assistance if required by the Vendee, shall be given by the Vendor to the Vendee without any demand or hitch.

*Surinder Kumar*

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20  
THIS PAPER IS RS.  
S/O 4673  
Through ...  
SOLD TO  
ADDRESS  
Tel. ...

DELHI TREASURY  
DELHI  
8/3/86







-: 7 :-

5. That the said property is free from all kinds of encumbrances, sale, mortgage, gift, exchange, court injunctions, court decrees, attachment, legal flaws whatsoever and if it is proved otherwise, the Vendor shall be liable and responsible for the same.
6. That the said property is neither acquired nor any acquisition proceedings have been initiated for the acquisition of the said property under Land Acquisition Act, moreover there is no likelihood of the acquisition of the said property.
7. That the Vendor has assured the Vendee that if any claimant will come forward and claim over the said property and due to the claim of the claimant if the said property is taken away then the Vendor shall be liable and responsible to repay its costs, damages, legal interests and other incidental charges of the Vendee to the Vendee and the Vendee shall be entitled to recover the said amount from the Vendor through the court of law at the cost of the Vendor.
8. That the Vendor has left no rights, interests and titles of the said property after execution of this sale deed and the same have been conveyed to the Vendee by means of this sale deed, therefore, the vendee shall enjoy the ownership rights of the said property without any interference of the Vendor or any other person claiming under the Vendor.

*Seetha Kammur*

290992

11/16/73

PAID PAPER OF RS. .... SOLD TO .....

Through Shri ..... ADDRESS ..... For .....

DELHI TREASURY  
DELHI







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9. That the house-tax as well as the Lease money for the period prior to the execution of this sale deed shall be borne by the Vendor and afterwards by the Vendee, moreover the electric and water consumption bills of the said property till the date of registration of this sale deed shall be borne by the Vendor.
10. That the Vendor has delivered the said sale deeds, with the certified copies of the original sale deeds of the said property to the vendee at the time of reexecution of this sale-deed.
11. That the Stamp Duty, registration fee, transfer duty, advocate fee and scribe charges of this deed shall be borne by the Vendee.

In witness whereof, the Vendor has signed this sale-deed on the day, month and year first written above.

Witnesses:

1. *[Signature]*  
*[Signature]*  
 6603 690112

2.

M. N. SHARMA  
 ADVOCATE

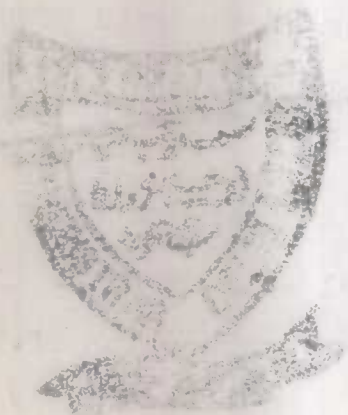
Drawn by:

M. N. SHARMA  
 ADVOCATE

*[Signature]*  
 Vendor.

14673 / 17 1000/ SOLD TO

6/3/86



2/84, 5467, 152, 159, 9/4/86

9.4.86