

2578  
26/4/91  
28/4/91

SALE DEED FOR Rs.1,75,000/-

STAMP DUTY PAID

Rs. 5,250.00

TRANSFER DUTY PAID

Rs. 8,750.00

TOTAL :

Rs. 14,000.00

This 'SALE DEED' is executed at Delhi, on this 26<sup>th</sup> day of APRIL, 1991. BY: SHRI MAHINDER KEHAR son of Late Dr. Des Raj Kehar, R/o D-8, South Extension-II, New Delhi hereinafter called the VENDOR.--

IN FAVOUR OF:

M/S ALANKAR BUILDERS PVT. LTD., a Company registered under the Companies Act, 1956 and having its registered office at 820, Joshi Path, Karol Bagh, New Delhi - 110 005, hereinafter called the VENDEE.

The expression of VENDOR and VENDEE herein used shall mean and include their heirs, successors in office, administrators, legal representatives, liquidators, nominees and assigns.

WHEREAS the VENDOR is the owner of  $\frac{1}{2}$  undivided share in property No.9938, Sarai Rohilla, measuring approx. 1365 Sq.Yds. as more particularly described and marked blue in the map annexed herewith (hereinafter referred to as "THE PROPERTY").

Ref. to...

Contd...2/-.

5000 x 2  
3000 x 1  
1000 x 1  
14000

14606 5000 m/s. Alankar Builders  
Put Ltd. Regd. office at - 820, Joshi  
Sale deed. fath. Karach  
R.K. Melhatra 19/2/91 Baga.  
M. Acharya

Mahinder Kedar 5000.  
+ (1012. Des Raj)  
R/O D-8, South Fort Mott New  
26/4/91 1576

26/4/91

26/4/91

Mahinder Kedar  
Vendor

1) Rajesh Kumar  
2) H.V. Chauhan

Order No CAD/10868/76-4LC  
Dt 25-2-87 from the competent  
Authority, Lt D. Chit.

SR  
34/4/91

R 1,62,500/- paid in advance and  
Rs 12,500/- paid before the sale cheque  
No 100803 dt 25-4-91 drawn on  
Bank of Rajasthan, New Delhi, paid  
by JH A.K. Dha on behalf of the  
Vendor's Company.

26/4/91  
34/4/91



-: 2 :-

AND WHEREAS the VENDOR for his legal needs and requirements has agreed to sell 1/4th undivided share in THE PROPERTY (hereinafter the said 1/4th undivided share in the land measuring 1365 Sq.Yards and the structure built thereon called the "SAID PROPERTY") for a total consideration of Rs.1,75,000/- (Rupees One Lac Seventy Five Thousand Only).

NOW, THEREFORE, THIS DEED WITNESSETH AS FOLLOWS:

1. THAT in pursuance to the facts mentioned above the VENDOR doth hereby sells, conveys, transfers, assigns and aparts the SAID PROPERTY alongwith all the rights of ownership, title, interest, easement and privileges, undivided share in the free-hold land whatsoever appurtenant to the SAID PROPERTY TO HAVE AND TO HOLD the same unto the VENDEE absolutely — and — forever — for a total consideration of Rs.1,75,000/- (Rupees One Lac Seventy Five Thousand Only) out of which a sum of Rs.1,62,500/- (Rupees One Lac Sixty Two Thousand Five Hundred Only) has already been paid by the VENDEE to the VENDOR before the execution of this Sale Deed and the payment of which the VENDOR doth hereby admits and acknowledges. The balance consideration of Rs.12,500/- (Rupees Twelve Thousand Five Hundred Only) has been paid ~~at~~ at the time of execution of this Sale Deed.

*Atit. et. 14/11/20*

Contd...3/-

14600 11

~~mc~~

A/2/81

R. H. H. H.

~~11~~ 11

11/11/11

11/11/11





-: 3 :-

2. THAT the possession of the SAID PROPERTY is already with the VENDEE.
3. THAT the VENDOR has already assured that the SAID PROPERTY is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and disputes etc. etc. and if this fact is found otherwise as a result of which a part or whole of the SAID PROPERTY goes out from the hands of the VENDEE then the VENDOR will be liable and responsible to indemnify the loss thus suffered by the VENDEE.
4. THAT now the VENDOR admits that he has been left with no right, title, interest or concern of any nature whatsoever in the SAID PROPERTY and the VENDEE has become absolute owner of SAID PROPERTY by this DEED, who now shall be fully competent to use and enjoy the SAID PROPERTY or transfer or alienate the same to any one in the manner it likes.
5. THAT the VENDOR will pay house tax bills or any other dues and demands of the concerned authority in respect to SAID PROPERTY prior to the date of handing over the possession and after that the same will be paid by the VENDEE.

*Noted on this*

Contd...4/-.

14606 12  
302  
1012131





-: 4 :-

6. THAT the VENDEE will get the SAID PROPERTY transferred, mutated and substituted in its own name in the records of M.C.D. or any other concerned authorities on the basis of this Sale Deed or its certificate true copy.
7. AND THE VENDOR DOTH HEREBY DECLARE that the VENDOR shall do all acts, deeds, matters, and things as may be necessary to be done and at the request of the VENDEE to obtain all water, electricity and other connections in the SAID PROPERTY in the name of the VENDEE and to get mutation of the SAID PROPERTY in the name of the VENDEE.
8. THAT the VENDEE has paid cost of Stamp duty and registration fee.

IN WITNESS WHEREOF the VENDOR has executed this Sale Deed at the place, day, month and year first above written in presence of the following witnesses.

**WITNESSES:**

1. *Rajesh Kumar*
2. *S/o J. H. Puri*  
*76 Church Mission Road Delhi*

*[Signature]*  
V E N D O R

*[Signature]*

14600 (3)

OLD TOWN

10/2/91

10/2/91

10/2/91

2550  
18-22

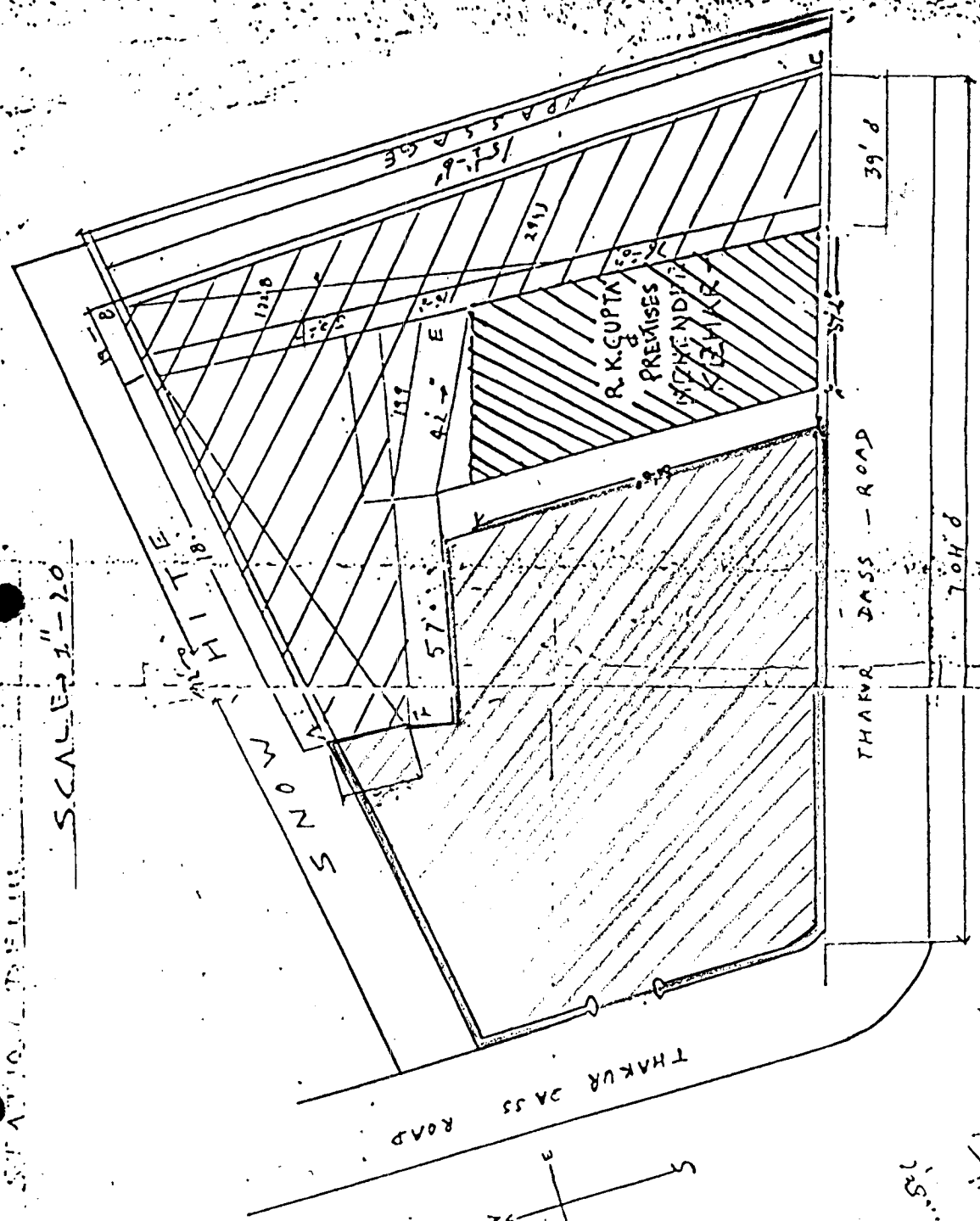
5470  
30/4/91

204



RAJASTHAN RAILWAY

SCALE 1"=20'



THAKUR

THAKUR DASS ROAD

PORTION OF 7470 SOFT (S.A.)

2550  
18-22

5470  
30/4/91

24