



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

STAMP DUTY PAID	Rs. 5,250.00
TRANSFER DUTY PAID	Rs. 8,750.00
T O T A L :	Rs.14,000.00

This 'SALE DEED' is executed at Delhi, on this 2nd day of APRIL, 1991, BY: SHRI RATAN KUMAR son of Shri Krishan Dass, R/o 147A, SFS Gulabi Bagh, Delhi - 110 007 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").

Rattan Kumar

Contd...2/-.

5000/-
3000/-
1000/-

14,000

146675000 M/s. Alankar Builders
Pvt Ltd. Regd. office at 820
Schedul J. hi Road
R. K. Mall 24/9/2019, Karal Bag
H. D. C.

Rattan Kumar - SBY
51000/- Krupan Bag
26/4/19, 142 A, S.P. Karabi Bagh, Bm

REL

26/4/19,

Rattan Kumar

Rattan Kumar
Vendor

1) F.K. Madan
by H.V. Chaudhary

1) Order No CAD/10862-10868/26
44/6/8 dt 25-2-82 passed
in CA in land & Budget
2) ITC from FTO word No 6(6)
new den
SR
26/4/19

R 170,000/- paid in advance and
R 5,000/- paid to the 2nd cheques
No 100805 dt 26-4-91 drawn on
Bank of Rajasthan Bank, Karal Bagh
delivered by SNALC on behalf
of the Vendor's Company

REL

Note. Addition in Page 2 & 3 to
Cheque No - 517450 by the party

SR 26/4/19

REL



-: 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 persuance 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.1,70,000/- (Rupees One Lac Seventy Thousand 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.5,000/- (Rupees Five Thousand Only) has been paid vide Cheque ^{OF RAJASTHAN,} No.100805 dated 26-5-1971, drawn on ~~Bank~~ Bank, Karol Bagh, New Delhi at the time of execution of this Sale Deed. *lll*

Rattan Kumar

Contd...3/-

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17.10.1968

Ac 11.10.1968

27.10.1968





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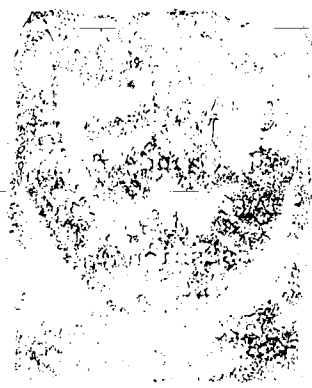
2. THAT the possession of the SAID PROPERTY is already with the VENDEE.
3. THAT the VENDOR has already assured that the SAID PROPERTY is free from all sorts of encumbrances such as prior sale, gift, mortgage, litigation and disputes etc. etc. and if this fact is found otherwise as a result of which a 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.

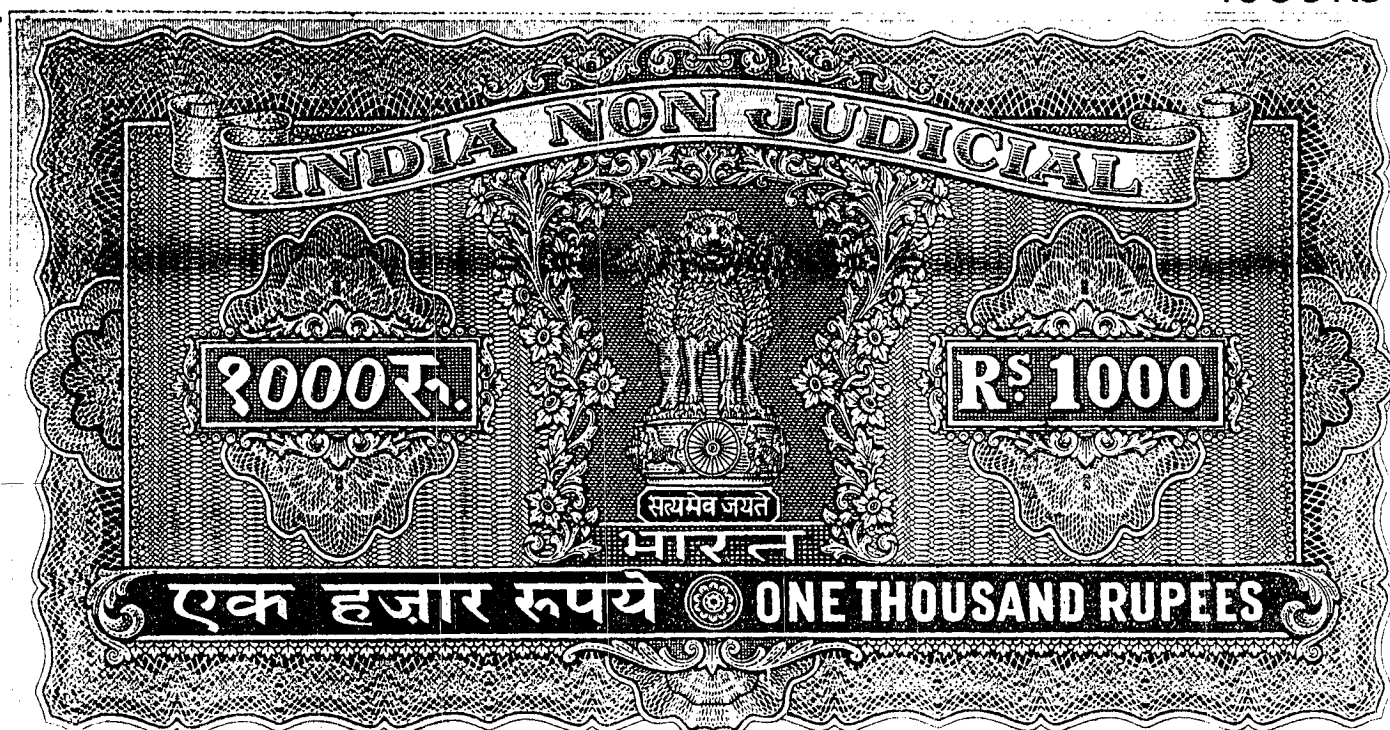
Rattan Kumar Contd...4/-.

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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. T.K. Madan
S/o. Shri K.C. MADAN,
G-8/11, MALVIANAGAR,
NEW DELHI-110017.

Rattan Kumar
VENDOR

2.

[Signature]

[Signature]

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