

Deed Related Detail

Deed Name *SALE*

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VIII  
Village/City Mayur Vihar Phase-I  
Place (Segment) Mayur Vihar Phase-I  
Property Address House No. 307 E POCKET-II Road No. Mayur Vihar Phase-I  
Area of Property 51.07 Sq Meter

Money Related Detail

Consideration Amount : 6,000,000.00 Rupees  
Stamp Duty Paid 100,005.00 Rupees  
Value of Registration Fee 60,000.00 Rupees  
Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh./Smt

S/o W/o

R/o

USHA MALHOTRA

PREM NATH MALHOTRA

in the office of the Sub Registrar, Delhi this 08/01/2021 11:41:48AM day Friday

FLAT NO 307-E SECOND FLOOR POCKET-II  
MAYUR VIHAR PHASE-I DELHI-91  
between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar VIII  
Delhi/New Delhi

Execution admitted by the said Shri / Ms.  
USHA MALHOTRA

and Shri / Ms.  
SEEMA SHARMA, CHANDRA PRAKASH SHARMA

Who is/are identified by Shri/Smt/Kin. RENU MALHOTRA VASUDEVA S/o W/o D/o PRAVEEN VASUDEVA R/o 23 JAL  
PURIA F-107, KUSHAMBI E SAHIBABAD GZB U.P  
and Shri/Smt/Kin PREM SINGH S/o W/o D/o DARYAV SINGH R/o 270-A PKT-II MAYUR VIHAR PH-I DELHI

(Marginal Witness), Witness No. If known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.  
certified that the left (or right, as the case may be) hand thumb impression of the executant has been affixed in my presence

and/or(s) Mortgagor(s) admit(s) prior receipt of the sum of

Rs. 6,000,000.00 Sixty Lakh Only

Balance of Rs. Rupees

Sh./Ms. SHARMA,  
CHANDRA PRAKASH SHARMA

has been paid to the  
CHANDRA PRAKASH SHARMA, YUGAL  
SHARMA  
171-A POCKET-I MAYUR VIHAR PHASE-I

FLAT NO 307-E POCKET-II MAYUR VIHAR PHASE-I DELHI-91

(s)/Mortgagee(s) in presence. He/They/ were also identified by the aforesaid witnesses.

08/01/2021 11:48:42

Registrar/Sub Registrar  
Sub Registrar VIII  
Delhi/New Delhi

:: 3 ::

**\*\* IN FAVOUR OF \*\***

(1) Mrs. SEEMA SHARMA wife of Shri CHANDRA PRAKASH SHARMA and (2) Mr. CHANDRA PRAKASH SHARMA son of Shri YUGAL BIHARI SHARMA resident of Flat No. 171-A, Pocket-I, Mayur Vihar Phase-I, Delhi-110091, hereinafter called the VENDEES.

The terms and expression of VENDOR and VENDEES shall mean and include their heirs, successors, executors, legal representatives, administrators, nominees and assignees of the respective parties.

That the VENDOR and VENDEES are the Citizens of INDIA.

WHEREAS the VENDOR is the Actual Owner and in possession of DDA Built LIG Free Hold Flat bearing No. 307-E, on Second Floor, in Pocket-II, Mayur Vihar Phase-I, Delhi-110091, (hereinafter called the FLAT).

AND WHEREAS that the above said flat was allotted by the DDA to the Original Allottee Mr. PREM NATH alias PREM NATH MALHOTRA son of Late Shri VASSU RAM MALHOTRA, vide File No. F-94(260)82, on dated 18-06-1982, and the possession of the same handed over by the DDA to the Original Allottee.

AND WHEREAS Mr. PREM NATH alias PREM NATH MALHOTRA son of Late Shri VASSU RAM MALHOTRA, got converted the above said flat from Lease Hold to Free Hold and Conveyance Deed duly executed by President of India, through Delhi Development Authority, New Delhi, vide Conveyance Deed duly registered as document No. 11436, in Addl. Book No. 1, Volume No. 1108, on pages 107 to 108, on dated 24-03-2004, registered with the office of S.R.VII, INA Vikas Sadan, New Delhi.

AND WHEREAS Mr. PREM NATH alias PREM NATH MALHOTRA son of Late Shri VASSU RAM MALHOTRA, died on 16-02-2015, at Delhi, and thereafter his legal heirs Relinquish their Share in favour of Mrs. USHA MALHOTRA wife of Shri PREM NATH alias PREM NATH MALHOTRA, vide Relinquishment Deed duly registered as document No. 5577, in Addl. Book No. 1, Volume No. 9637, on pages 17 to 21, on dated 17-10-2020, registered with the office of S.R.VIII, Geeta Colony, Delhi.

AND WHEREAS the VENDOR for her personal need and bonafide requirement has agreed to sell the above said flat for a sum of Rs. 60,00,000/- (Rs. Sixty Lacs Only) and the VENDEES have agreed to purchase the same for the aforesaid consideration from the VENDOR.

AND WHEREAS the above said Flat is self acquired Flat of the VENDOR in which no heirs, successors, family members or any one else have any right, title or interest whatsoever and as such, the VENDOR is fully competent to execute this Sale Deed.

Contd....4

Usha Malhotra.

21/11/2021

Seema



भारत सरकार  
GOVERNMENT OF INDIA



ऊषा मल्होत्रा

Usha Malhotra

जन्म तिथि/ DOB: 06/09/1946

महिला / FEMALE



7570 1779 0842

मेरा आधार, मेरी पहचान



भारत सरकार  
GOVERNMENT OF INDIA

Download Date: 10/10/2017

पता:

३०७ ई, पाकेट २, फेज १ मयूर विहार,  
चिल्ला सरोदा खादर, पूर्वी,  
दिल्ली - ११००९१

Address :

307 E, POKET 2, PHESE 1 mayur vihar,  
Chilla Saroda Khadar, East Delhi,  
Delhi - 110091



Download Date: 14/08/2012

7570 1779 0842

1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

Usha Malhotra

IN WITNESS WHEREOF the VENDOR and VENDEES have set their hands to this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1. RENU MALHOTRA VASUDEVA  
Wife. PRAVEEN VASUDEVA  
Plt 23 JAIPURIA ENCLAVE  
KAUSHAMBI I-E SANIBAB  
G-2-B. (U-2)  
UW-2390-4738-7762

2.

Prem Singh  
PREM SINGH  
S/O. BAKHU SINGH  
Plt 29-A PKT-II  
MAYUR VIHAR PH-I  
DELHI  
DL 0719460094350

Usha Malhotra

VENDOR

मीमा शर्मा

Sharma

VENDEES



5. That all the original documents such as Allotment Letter, Possession Letter, Conveyance Deed, Sale Deed etc. relating to the above said Flat and upto date House Tax payment and electricity and maintenance bills payment and any other necessary documents have been handed over by the VENDOR to the VENDEES.
6. That all the previous and prior dues, taxes, liabilities, bills relating to the above said Flat till the date of handing over the possession shall be paid and borne by the VENDOR and after the date of execution of this Sale Deed shall be paid and borne by the VENDEES.
7. That from today after the execution of this Sale Deed, the VENDEES will become the owner of the aforesaid Flat and the VENDEES can use, sell, transfer, mortgage, lease, gift, will the above said Flat to any person(s) and can enjoy the aforesaid Flat in any manner, whatsoever, without claim, demand and objection by the VENDOR, or her heirs, successors in future.
8. That it shall be lawful for the VENDEES from time to time and all times hereafter to peacefully and quietly enter upon, enjoy and occupy the said Flat and rights thereon, hereby sold, transferred, conveyed, assigned and assured together with deeds, easements, rights, appurtenances to and for their own use and benefits without any sort of interruption, claim or demand whatsoever from any and by any person, fully or equitably claiming there from under or Interest for the VENDOR or any of them.
9. That the VENDOR and her heirs, successors, assigns have been left with no right, title or interest in the said Flat under sale and the VENDEES has become the owner of the above mentioned Flat under sale.
10. That the VENDEES are fully entitled to get the said Flat mutated & transferred in their own name on the basis of this Sale Deed in the records of E.D.M.C./B.S.E.S./D.J.B., and any other Govt./Local Authorities.
11. That the VENDEES can get Electricity and Water connections in the above said Flat in their own name in the concerned departments on the basis of this Sale Deed.
12. That the expenses of Non-Judicial Stamp Paper, Registration Fee and Typing charges etc. have been paid and borne by the VENDEES.

Contd....6

Usha Mathatia

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Ghosh



# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते  
 Certificate No.  
 Certificate Issued Date  
 Account Reference  
 Unique Doc. Reference  
 Purchased by  
 Description of Document  
 Property Description  
 Consideration Price (Rs.)  
 First Party  
 Second Party  
 Stamp Duty Paid By  
 Stamp Duty Amount(Rs.)

IN-DL27607535213119T  
 07-Jan-2021 03:41 PM  
 NONACC (BK)/ dl-corpbl/ CORP GUJRAN/ DL-DLH  
 SUBIN-DL DL-CORPBK58251612497769T  
 SEEMA SHARMA AND CHANDRA PRAKASH SHARMA  
 Article 23 Sale  
 307-E POCKET-II MAYUR VIHAR PHASE-I DELHI  
 60,00,000  
 (Sixty Lakh only)  
 USHA MALHOTRA  
 SEEMA SHARMA AND CHANDRA PRAKASH SHARMA  
 SEEMA SHARMA AND CHANDRA PRAKASH SHARMA  
 3,00,005  
 (Three Lakh And Five only)



UID-7570-1779-0242

Please write or type below this line

UID-4840-0417-5437

5027-2430-7890



PAN-BLWPM2679B  
 DOB 06-09-1946  
 Usha Malhotra  
 Secretary

PAN CJFPS1104R  
 DOB 27-12-1985  
 Seema Sharma

0002613752  
 OPS 2011 E  
 27-08-1980

:: 2 ::

**SALE DEED**

IT IS TRULY AND FULLY SETFORTH HERewith THAT THE

MARKET VALUE OF PROPERTY	RS. 60,00,000/-
CONSIDERATION OF PROPERTY	RS. 60,00,000/-
AS PER CIRCLE RATE	RS. 33,82,877/-
CIRCLE RATE	RS. 66,240/- PER SQUARE METER
PLINTH/COVERED AREA	51.07 SQUARE METER
USE FACTOR	RESIDENTIAL
CONSTRUCTED FLOOR IN BUILDING	FOUR

**SALE DEED OF DDA FLAT**

Rs. 66,240/- X 51.07 SQUARE METER	RS. 33,82,877/-
TOTAL VALUE AS PER CIRCLE RATE	RS. 33,82,877/-

**SALE DEED FOR Rs. 60,00,000/-**

Stamp Duty under Article 23 of Indian Stamp Act., @ 3% of 50% of Rs. 60,00,000/-	Rs. 0,90,000/-
Stamp Duty under Article 23 of Indian Stamp Act., @ 2% of 50% of Rs. 60,00,000/-	Rs. 0,60,000/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act. @ 3% of 50% of Rs. 60,00,000/-	Rs. 0,90,000/-
Transfer Duty under Section 147 of Delhi Municipal Corporation Act. @ 2% of 50% of Rs. 60,00,000/-	Rs. 0,60,000/-
Total Stamp Duty of @ 5%	Rs. 3,00,000/-

**SALE DEED**

This Deed of Sale is executed at Delhi on this 08th day of January, 2021, by Mrs. USHA MALHOTRA wife of Late Shri PREM NATH MALHOTRA resident of Flat No. 307-E, Second Floor, Pocket-II, Mayur Vihar Phase-I, Delhi-110091, hereinafter called the VENDOR.

Usha Malhotra.

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Contd....3





04/04/03 246412

DELHI DEVELOPMENT AUTHORITY

Conveyance Deed  
(ALL OTT & UNREGISTERED)

This conveyance is made on this

between President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh. ~~SEX~~ **PREM NATH** son/daughter/wife/widow of Sh. **Vassu Ram** R/o **307-E, Pkt-II, Mayur Vihar Ph-I, Delhi-91** hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs administrators, representative and permitted assigns) of the other part.

AUTHORITY

WHEREAS vide letter allotment No **94(260)82** by Delhi Development Authority flat No **307-E** Block No **Pkt-II** Sector No **18-6-82** situated in **Mayur Vihar** was allotted to the purchaser subject to limitation, terms & conditions mentioned therein

AND WHEREAS representing that the said allotment is still valid and subsisting the said purchaser has applied to the Vendor to purchase free hold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey free hold ownership rights of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. **57,900/-** Rupees **Fifty seven thousand nine hundred only**

**Rs. 4,666/-** paid at the time of allotment and **Rs. 4,666/-** Rupees **Four thousand six hundred sixty six** (the receipt where of the Vendor hereby admits and acknowledges), the aforesaid representative and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, transfers and transfers, assigns and assures unto the aforesaid purchaser free hold ownership rights in the

said Flat No. **307-E** Block No **Pkt-II** Sector **18-6-82** situated in **Mayur Vihar** hereinafter referred to as the said property, more fully described in the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations, covenants and conditions hereinafter contained that is to say as follows

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature in or under the said property together with full liberty at all times for the Vendor to employ workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings thereon hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BLWPM2679B



नाम/ Name  
USHA MALHOTRA

पिता का नाम/ Father's Name  
NITA RAM KHANNA

जन्म की तारीख/ Date of Birth  
06/09/1946

*Usha Malhotra*  
हस्ताक्षर/ Signature



30102017

*Usha Malhotra*

Registered at 8/10  
 Registered by Sh./Smt. Param. nate  
 S/o W/o U. S. nate  
 R/o 2A7-E, Plot, II, Mayapuri  
 in the office of the Sub Registrar  
 New Delhi on this 24 day of March  
 between U. S. nate of U. S. nate

Vitham Ph-I  
 Deputi-71

Sub-Registrar  
 New Delhi

Assertion admitted by the said  
 Sh./Smt. Param. nate  
 S/o W/o U. S. nate  
 has been effected by Shri. Param. nate  
 S/o W/o U. S. nate (Witness)  
 witness NA U. S. nate (Witness)  
 documents explaining the contents of  
 submitted the U. S. nate who  
 admit



Sub-Registrar-VI  
 New Delhi  
 24/3/04

Having Secified myself that the document was  
 duly executed by Shri. Param. nate  
 in his Official Capacity, his attendance &  
 signature are deposited with and document is  
 filed to register

Sub-Registrar-VI  
 New Delhi  
 24/3/04

11436  
 Page 107 to 108  
 left thumb impression has/has been taken

Sub-Registrar-VI  
 New Delhi  
 24/3/04

UP

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P.B. 10/10/1981 A.D.

DELHI DEVELOPMENT AUTHORITY  
 HOUSING DEPARTMENT, VIKAAS-  
 NAGAR, 2ND FLOOR, I.P. ESTATE  
 New Delhi, India

18 JUN 1982

Deputy Director (Housing) III/  
 Delhi Development Authority

No.

Sh. Prem Nath  
66 I.P.E. of Sub.  
Ansabada Rd  
Delhi

Subj.

Allotment of flat No. 307 E Packet II  
 on 11th floor in VIKAAS NAGAR  
 Resid. Scheme Under M.I.D.C. category in cash Down basis.

Dear Sir/ Madam,

With reference to your application No. \_\_\_\_\_

Ref. \_\_\_\_\_ I am directed to inform you that you have been  
 allotted the flat mentioned above in VIKAAS NAGAR  
 on Cash Down basis through Vide V.C.'s Order dt. 17.3.81.

This allotment is subject to the terms and conditions  
 stipulated in the brochure framed under the provisions of the  
 Delhi Development Authority (Management & Disposal of Housing  
 Estates) Regulation, 1968.

2. You are requested to deposit a sum of Rs. 52314-50  
 (Rupees Fifty two thousand three hundred fourteen 50/100)  
 as details below within one months from the date of issue of this  
 letter.

1. Total cost of the flat
  2. Documental charges -
  3. Ground Rent for the 1st  
two years (mentioned in  
para 7 @ Rs.1/- per Yrs)
  4. Amount of Service Charges:
- Total (1) to (4)

Rs. 57900-00  
 Rs. 00-00  
 Rs. 00-00  
 Rs. 167-50  
 Rs. 58114-50

LESS:

- a) Amount already deposited vide  
FDR No. 048 dt. \_\_\_\_\_
  - b) Intt. accrued on the above  
upto the date of specific drawls
- NET AMOUNT PAYABLE

Rs. 5800-00  
 Rs. 00-00  
 Rs. 52314-50

....2/-



2 That notwithstanding execution of this deed use of the property in contravention to the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in force.

3 The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.

4 If it is discovered at any stage that this deed has been obtained by suppressions of any fact by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchase from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor both hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh/Smt. \_\_\_\_\_ for and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Sh/Smt. \_\_\_\_\_ the purchaser, has hereunto set his/her hand day and year first above written.

### THE SCHEDULE ABOVE REFERRED TO

All that flat No. **307-B** in Block No. **Pkt-II** Floor No. \_\_\_\_\_  
in the layout plan of Housing Estate at **Mayur Vihar**  
Category **LIG** floor \_\_\_\_\_  
Signed by Shri/Smt. \_\_\_\_\_

Signed by Shri/Smt. \_\_\_\_\_

for and on behalf of and by the orders and direction of the President of India (Vendor)

In the presence of

(1) Shri/Smt. \_\_\_\_\_

Signed by Shri/Smt. \_\_\_\_\_

In the presence of

(1) Shri/Smt. \_\_\_\_\_

Shri/Smt. \_\_\_\_\_

**DELHI DEVELOPMENT AUTHORITY**  
Assistant Director  
Lease Admn. (Housing)  
Delhi Development Authority  
New Delhi

**ALLOTTEE**

DELHI DEVELOPMENT AUTHORITY  
[Housing Deptt.]

14 (360) 83/415/6

Dated 17/06/82  
16-7-82

Allotment of flat bearing No. 307E (floor II) in Trilokpur Residential Scheme under Janta

The flat mentioned above has been allotted to Shri/Smt. Mrs. Prem Nath S/o. W/o. D/o. Shri. The possession of the flat may be handed over to the above allottee on 24.8.82 at 11.00 A.M. The allottee is being requested to be present at site to take over the physical possession. Signature of the allottee duly attested by Magistrate/Class-1 Gazetted Officer/Authorised Notary Public has been given below. One copy of this possession letter after filling up the blanks may be sent to the undersigned by the Executive Engineer for our office record.

Asst. Director (H)  
Delhi Development Authority

The Executive Engineer,  
H.D. DD

Signatures of Shri/Smt./Mrs. Prem Nath S/o. W/o. D/o. Shri. are hereby attested

Asst. Director (H)  
Delhi Development Authority  
New Delhi

Asstt. Branch Manager. (A)  
Life Insurance Corporation of India  
Branch Unit 320,  
8th Floor, 25, Curzon Road,  
New Delhi-110001.

Signature of the Allottee  
Asstt. Director (H)  
Delhi Development Authority  
New Delhi

Attested by Magistrate/Class-1 Gazetted  
Officer/Notary Public with seal

Copy forwarded to Shri/Smt./Mrs. Prem Nath with the request that he/she may kindly contact the Executive Engineer at site on the above date and time who will hand over the possession of the flat to him/her.

Asstt. Director (H)  
Delhi Development Authority  
Asstt. Director (H)  
Delhi Development Authority  
New Delhi

N.B. : In case, the signatures are attested by Notary Public, then this stamp of Rs 3/- may be affixed.

This is to confirm that the possession of flat bearing No. (floor II) in Residential Scheme under Janta Category was given to the allottee on 24/8/82

Executive Engineer  
HD/DD

Asstt. Director (H)  
In case, the possession could not be handed over on the date indicated above, the Executive Engineer or his representative should give valid reasons in the remarks column.

Reg. No. 205 Reg. Year 2021-2022 Book No. 1



1st Party



2nd Party



Witness

1st Party USHA MALHOTRA

2nd Party NEENA SHARMA CHANDRA PRAKASH SHARMA

Witness RENU MALHOTRA VASUDEVA PREM SINGH

Certificate (Section 60)

Registration No 205 in Book No 1 Vol No 9, 718  
on page 128 in 111 on this date 11/01/2021 4:19:18PM  
and left thumb impressions has/have been taken in my presence

day Monday

Sub Registrar  
Sub Registrar VIII  
New Delhi/Delhi

Date 11/01/2021 17:42:17



21/01/2021 17:42:17

DOREN

NIC-DSU



**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. That the total consideration amount of Sale of Rs. 60,00,000/- (Rs. Sixty Lacs Only) has been received by the VENDOR from the VENDEES, as per detail as under:
  - i. Rs. 1,00,000/- vide Cheque No. 549706, drawn on CITI BANK NA, New Delhi, on dated 18-10-2020.
  - ii. Rs. 7,00,000/- vide Cheque No. 680138, drawn on STATE BANK OF INDIA, Mayur Vihar, Phase-1, Delhi-110091, on dated 01-11-2020.
  - iii. Rs. 51,55,000/- vide Pay Order No. 379025, drawn on STATE BANK OF INDIA, RACPC Karkardooma, Delhi, on dated 06-01-2020.
  - iv. Rs. 45,000/- against TDS vide BSR Code No. 0011352, Challan Serial No. 08814, on dated 06-01-2021.

AND the VENDOR has admitted and acknowledged the receipt of full and final consideration amount before the Sub-Registrar at the time of execution of this Sale Deed.

2. That the VENDOR do hereby sell, convey, assign and transfer the aforesaid Flat with all her rights, title or interest, easements and privileges of the Flat and all benefits, etc. whatsoever appurtenant to the said aforesaid freehold Flat and to have and hold the same unto the VENDEES absolutely and forever, who shall hereafter the Registration of this Sale Deed will become the owner of the said Flat and shall enjoy all rights of possession, ownership etc. for ever whatsoever without any claim or lien or hindrance from the VENDOR or from any legal heirs of the VENDOR.
3. That the VENDOR has handed over the peaceful vacant physical possession of the aforesaid Flat on the spot and the VENDEES have taken over the physical vacant possession of the aforesaid Flat under their own control.
4. That the VENDOR hereby assures the VENDEES that the Flat under Sale is free from all sorts of encumbrances, such as prior Sale, Mortgage, Lease, Gift, Litigation and dispute, stay/order and attachment from any court, loan, lien charges etc. if proved otherwise, the VENDOR will be liable to indemnify the VENDEES, in full or upto the extent of losses or damages which may be sustained or incurred by the VENDEES and if the VENDEES suffers any loss or damages, then the VENDOR and her movable/immovable property or any other assets will be liable to make good of the losses so suffered by the VENDEES.

Contd.....5

Urmil Mathur

सौ. शर्मा

Ghanna