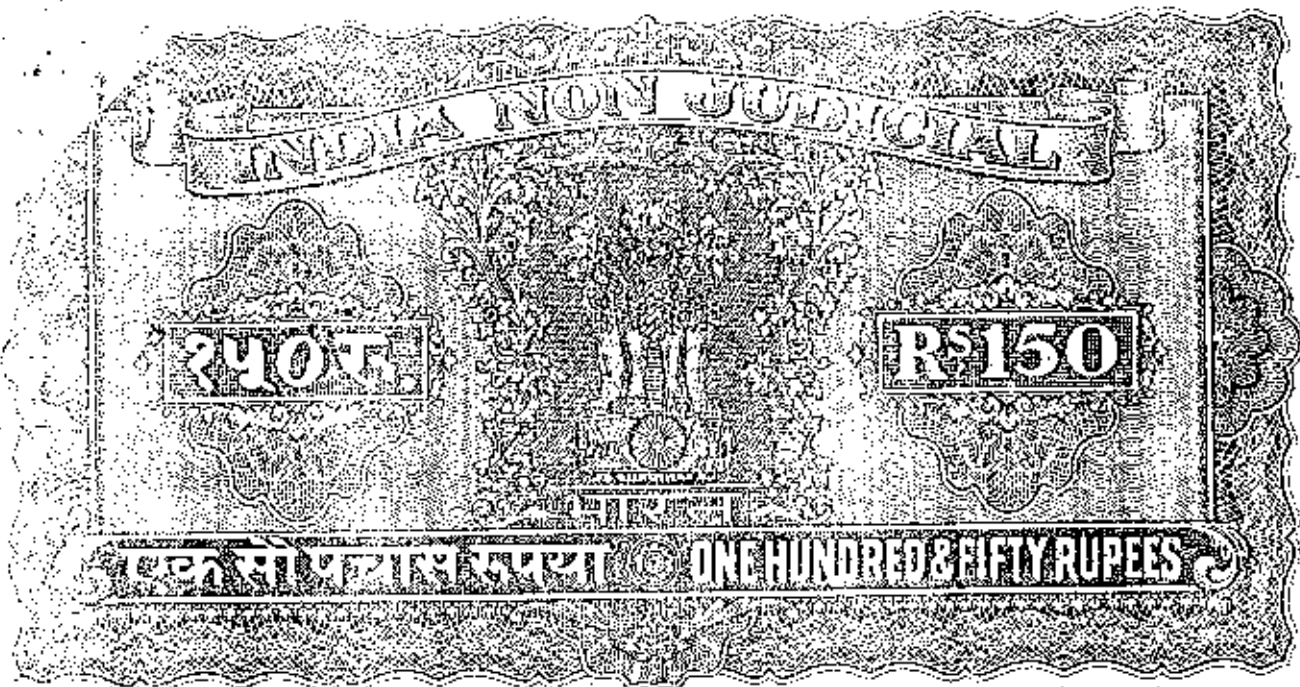


DEED OF SALE OF PLOT.

THIS DEED OF SALE is made at Delhi on the 28th day of August, One thousand Nine hundred and sixty five BETWEEN Shri Bhola Nath, son of Shri Ganga Ram, Kalra by caste, resident of Shop No.18, Seelampur, Shahdara, Delhi (hereinafter called the "VENDOR") of the one part, and Shri Uday Bhair-Dhingra, son of Shri Notan Dass Dhingra, resident of M-54, Kalkaji, New Delhi-19 (hereinafter called the "VENDEE") of the other part.

WHEREAS the Vendor by agreements dated 10th June, 1963 and 15th July, 1963 had agreed with the Vendee to sell all his rights, title and interests along with lease-hold rights in Plot No.M-54, Kalkaji, New Delhi-19, measuring 175 sq. yards or thereabout at the rate of Rs.31/- per sq.yard, allotted to the Vendor by the then Ministry of Rehabilitation, Government of India, New Delhi and had agreed to apply to the appropriate Government Authority for permission to sell the above said plot to the Vendee and execute a regular Sale Deed in respect of the said plot in favour of the Vendee.

AND WHEREAS the Vendor had in order to facilitate the transaction appointed Shri Asa Nand Dhingra, son of Shri Notan Dass Dhingra, resident of A-7, Gupta Colony, Delhi, as his General and Special Attorney by and under General Power of Attorney dated 14th July, 1963 duly registered with the Sub-Registrar, New Delhi at No.1218 in Additional Book No.4, Volume No.175 on pages 168 to 171 on 17th July, 63



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for performing all acts in respect of payments of the Government dues, management and sale of the said Plot.

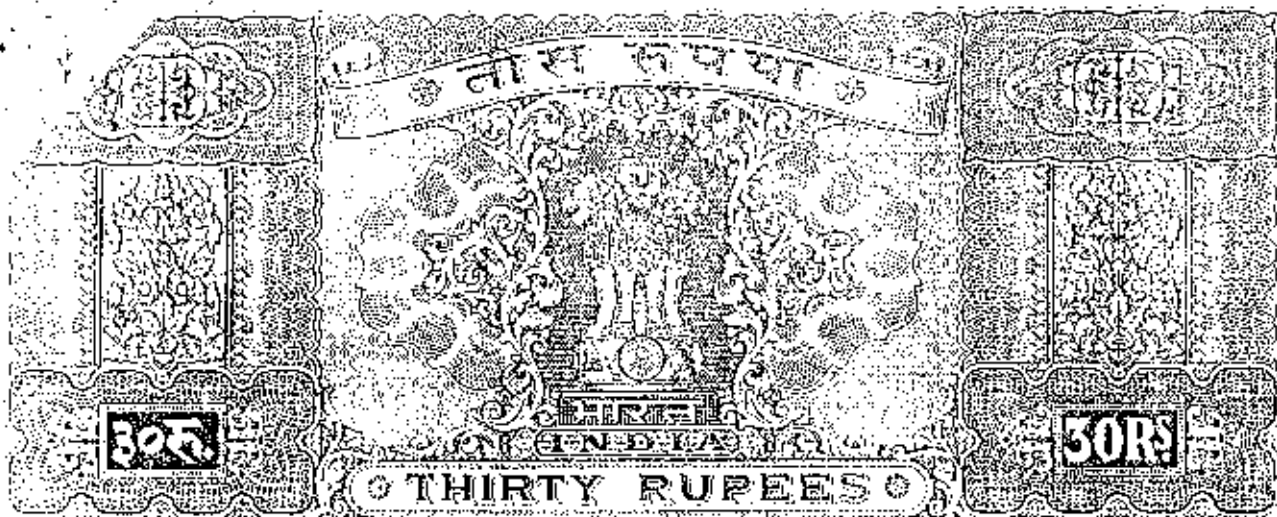
AND WHEREAS under the aforesaid agreements the Vendor was to receive entire sale consideration of Rs.5,425/- and duly received that except Rs.500/- (Rupees five hundred only) which were agreed to be paid by the Vendee to the Vendor on the execution of Sale Deed at the time of registration thereof before the Sub-Registrar concerned.

AND WHEREAS the Vendor through his aforesaid General Attorney secured from the Government authorities permission for sale of the above-said Plot No.M-54, Kalkaji, New Delhi-19, in favour of the Vendee, vide Land & Development Officer, Ministry of Works and Housing, New Delhi's letter No.L&DO/MO/PS-III/6745 dated 19.8.66.

Subs. by
AND WHEREAS the above-mentioned General Power of Attorney dated 14.7.1963 in favour of the said Shri Asa Nand Dhingra is in full force and thereunder the Attorney is authorised to sell the above Plot M-54, Kalkaji, New Delhi-19, to the Vendee and to receive and to give receipt/s for the purchase money received by the Vendor and to execute and present for registration a Deed of Sale thereof.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the aforesaid agreements dated 10.6.196 and 15.7.1963 and in consideration of the entire sale price of th

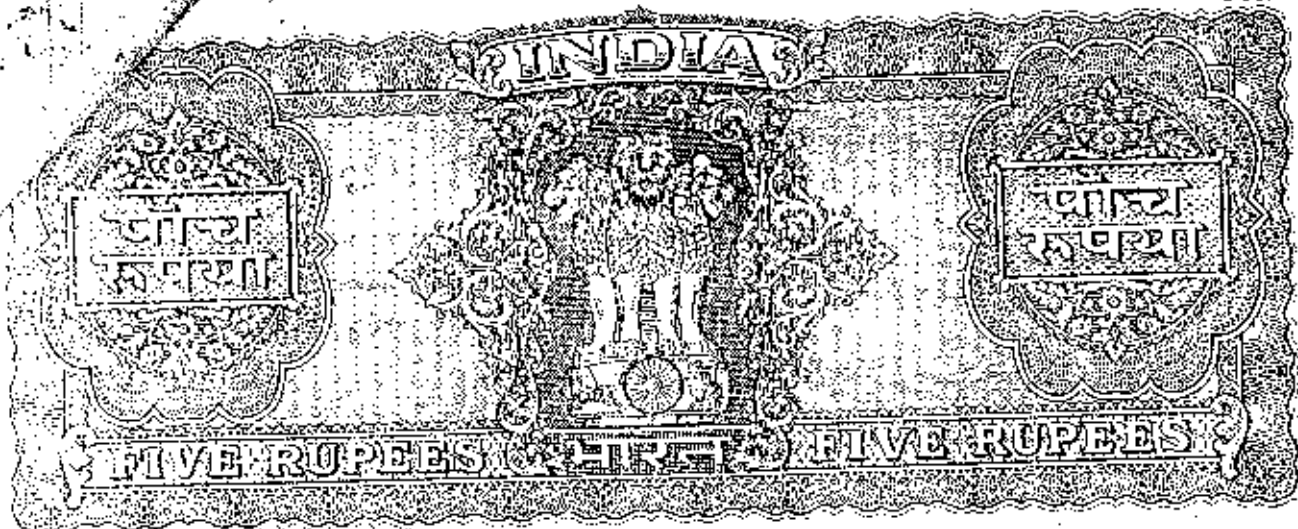


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aforesaid Plot, viz., Rs.5,425/- (Rupees Five thousand and four and twenty-five hundred/only); Rs.4,925/- (Rupees four thousand nine hundred and twenty five only) paid by the Vendee to the Vendor under Vendor's proper receipts (the receipts of which the Vendor hereby acknowledges) and Rs.500/- (Rupees Five hundred only) paid by the Vendee to the said Shri Asa Nand Dhingra before the Sub-Registrar, New Delhi; as the Vendor's General Attorney as aforesaid (the receipt of which the Vendor by the said Shri Asa Nand Dhingra hereby acknowledges); (Total sum Rs.5,425/- - Rupees Five thousand four hundred and twenty-five only), the Vendor as owner, by the said Shri Asa Nand Dhingra as such General Attorney as aforesaid hereby transfers to the Vendee by way of sale all his rights, title and interests in the above said Plot No.M-54, Kalkaji, New Delhi-19, as detailed in the Lease Deed dated 30.11.1963, executed by and on behalf of the Government of India in favour of the Vendor and registered with the Sub-Registrar, New Delhi at No.7 in Additional Book No.1, Volume 1073, on pages 1 to 3 on Sixth January, 1964; and fully described in Schedule hereto and to hold the same to the Vendee as absolute owner of the Leasehold and all other rights in the Plot No.M-54 aforesaid.

2. The Vendor by the said Shri Asa Nand Dhingra as his General Attorney, as aforesaid, hereby covenants with the Vendee as follows :-

- (1) The aforesaid Plot No.M-54, Kalkaji, New Delhi-19, of which the actual and physical possession has already been given to the Vendee shall be quietly held and enjoyed and the



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rents and profits received therefrom by the Vendee without any interruption or disturbance by the Vendor or any person claiming through or under him and without any lawful disturbance or interruption by any other person whosoever.

- (ii) The Vendor shall execute and do every such assurance or thing necessary for further more perfectly assuring the said plot to the Vendee as may reasonably be required, failing compliance of which the Vendee shall have the right to get the things done and be entitled to do all acts, deeds and things that may be required for the purpose at the cost of the Vendor.
- (iii) The interest hereby transferred subsists and the Vendor has power to sell the same.
- (iv) The property hereby sold is free from all kinds of encumbrances and defects of title and any other defect whatsoever.

3. Provided always and it is hereby agreed that wherever such interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained, the expressions "the Vendor" and "the Vendee" hereinbefore used include their respective heirs, successors, executors, administrators, legal representatives and assigns.

4. IN WITNESS WHEREOF, the parties hereto have signed this



-:5:-

Deed on the date mentioned herein above in the presence of witnesses.

SCHEDULE.

Plot No. .. 54
Block .. M
Locality .. Kalkaji, New Delhi-19.
Area .. 175 sq.yards.

BONDARIES.

North .. Service Lane.
South .. Road.
East .. Plot No.M-55.
West .. Plot No.M-53.

WITNESSES:

1. Account of the
Krishan Kumar (witness)
S/o Sri Shiv Nath, Carpenter
K-1 Kirti Park Colony New Delhi-19.
28-4-1965.

1. (Bhola Nath)
Vendor
By and through his
General Attorney.

Asa Nand Dhillon
(ASA NAND DHINGRA)

2. adgohar
A.D.G.O.HAR.
H/7, KALKAJI
New Delhi

2. (Uday Bhan Dhillon)
Vendee.