



02BB 498717

possessed by the Vendor for better and more  
perfectly assuring the demised property  
together with its appertences unto the  
Vendee as and when required.

For Director: [Signature] Limited

B. P. S. a  
Auth. Sign./Director

For "

[Signature]  
Authorised Signatory



02BB 498716

- iv) That all the dues, taxes, rent, cesses in respect of the demised property has been paid by the Vendor till the date of this Deed and hereinafter it shall be the liability of the Vendee to pay the same.

For Director

Limited

B. K. Sharma  
Authorized Director

For

  
Authorized Signatory



02BB 498715

- v) That there is no written agreement in respect  
of the demised property, as aforesaid.

For EIT

For Poo Poo Motors Pvt. Ltd.

B. V. Poo  
Auth. Sign / Director

Authorized Signatory



That it shall be lawful for the Vendee for all  
times hereafter to enter into and upon the  
demised property and hold and enjoy the  
same and every part thereof with every right  
and appertenances whatsoever and to

For Librarian

B. P. S. a.

Sign. Director

For Bee Pee Motors Pvt. Ltd.

*John Sany*  
Authorized Signatory





02BB 498713

receive the rents, issues and profits thereof  
without any interruption, disturbance, claim or  
demand from the Vendor or any body  
claiming under it.

For Bee Des Motors Pvt. Ltd.

B. P. Des

*[Signature]*  
Authorized Signatory



02BB 498712

- vii) That this Conveyance Deed is executed in all its entirety and the Vendor has received all and full consideration of the sale price of the demised property in the manner aforestated, and that it has given actual physical

For B... ..

B... ..

...

*[Signature]*  
Authorized Signatory



02BB 498711

session of the demised property to the  
vendee on execution of this Sale Deed. Now  
the Vendor has been left with no right, title,  
interest, claim or concern of any nature with  
the demised property and the Vendee has

For the Vendor: *[Signature]* For the Purchaser: *[Signature]*

*B. V. S.*  
Asst. Secy / Director

*[Signature]*  
Authorized Signatory



02BB 498710

become the absolute owner of the demised  
property

- viii) That the Vendee may get its name mutated  
in revenue records, municipal records and/or

F.

For Bee Pos Ltd.

B. V. Rao  
Director

*[Signature]*  
Authorized Signatory





02BB 498709

in other records/office in respect of the  
demised property on the basis of this Sale  
Deed or its certified true copy and the Vendor  
shall have no objection to the same.

For Dillo

B1 Pesa  
Sd/-

For Pesa Pesa

*[Signature]*  
Authorized Signatory



02BB 498708

That the Vendor shall cooperate and assist the Vendee in transferring the water and power connections installed in the demised property and all licences and registration obtained by the Vendor or its predecessors

For T

B1-Tea

*[Signature]*  
Authorized Signatory



0288 498707

changed/substituted in the name of the  
Vendee in the records of Delhi Jal Board,  
Delhi Vidyut Board, Director of Industries  
and/or any other authority/body concerned  
with the same at the cost and expenses of

For Deluxa Leasing & Investment Limited

B1-12-12  
Auth. Director

For Bee Pee Motors Pvt. Ltd.

*[Signature]*  
Authorized Signatory



02BB 498706

the Vendee The Vendee shall however at  
its own cost and expenses, otherwise obtain  
all other permissions, sanctions and no  
objections, as may be necessary, under any  
other law for the time being in force for

For Director of Public Relations, **Pot Bee Pee Motors Pvt. Ltd.**

*B. P. S.*  
Director

*Phum Gun*  
Authorized Signatory



STREET INDIA

Rs.15000

02BB 498705

carrying on its trade or business in the  
demised property

- 4) That the Vendee doth hereby covenant with the  
Vendor that the Vendee shall comply with the terms

For B. N. S. Pvt. Ltd.

M. K. S.

*[Signature]*  
Authorized Signatory





and conditions of the aforesaid Lease Deed and  
Conveyance Deed and shall keep the Vendor saved  
and indemnified from and against the observance  
and performance of the covenants and conditions  
contained in the said Lease Deed and Conveyance

For Dec. 1955

*M. S. Rao*

*[Signature]*  
Authorized Signatory



Deed and all actions, claims, costs, damages and demands whatsoever for or on account of the same or in any way relating thereto or resulting therefrom.

For the Director, P. Ltd.

B. V. Rao

*[Signature]*  
Authorized Signatory



- 5) That the Vendor has handed over the ~~original~~/photostat copies of documents of title and papers in respect of the demised property to the Vendee.

B1-50a

P. ...  
*Khema Gani*  
Authorized Signatory

- 6) That the parties herein are citizen of India.
- 7) That all expenses of stamp and registration of this Sale Deed has been borne by the Vendee.

By/for

For

*[Signature]*  
Authorized Signatory





### SCHEDULE

All the rights title and interest of the Vendor in the land admeasuring 1315.4 sq.yds. (338.25' x 35') forming part of plots bearing no 33 & 33A, situated at Shivaji Marg, Industrial Area, New Delhi, more particularly shown and delineated in 'Red' in the plan enclosed hereto, alongwith rights of easements and access and other rights, liberties appurtenant thereto, together with all rights in fixtures and fittings, electricity, water, sanitary connections, structures, lawns, compound, wall etc therein and thereon abutted and bounded as under :-

North : *Plot No. 32. 80' wide Road.*  
South : *Plot No. 32. 80' wide Road.*  
East : Plot No. 34.  
West : 60' wide Road.

For :

*BA Sca*

*Shree Kumar*  
Authorized Signatory



IN WITNESS WHEREOF, the Vendor and the Vendee  
have signed this Sale Deed at New Delhi on the date first  
mentioned above in the presence of the following  
witnesses

For DILWARA LEASING & INVESTMENT LTD

*B. K. Pasari*

(BIRENDRA KUMAR PASARI)  
DIRECTOR  
VENDOR

For BEE PEE MOTORS PVT. LTD.,  
*For Bee*

WITNESSES:

(ASHEEM SURI)  
AUTHORISED SIGNATORY  
VENDEE

*Witnesses:*  
1. *Sh. B. K. Pasari*  
S/O SH. CHANDAN DAS  
S8-12, M. H. S. ROAD  
NORTH  
N. O. H. - 110048  
DZ. No. 10303199/25662  
S2

2.

*Sh. N. Dhatia*  
N. D. DHATIA  
S/O. Sh. K. L. Dhatia  
N-81, Sh. N. Dhatia  
New Delhi-110018  
DZ. No. 1-9807/339  
W2

