

5000Rs.



Document scrutinised Dated
Signature with full
Name & Designation

Sale Deed for Rs.1,50,000/-
-X-X-X-X-X-X-X-X-X-X-X-

Stamp Duty for Sale Deed Rs.4500/-

Stamp Duty for Corpn.Tax Rs.4500/-

Total.....Rs.9000/-
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This Sale Deed is made and executed at Delhi, on this 13/10/03
by Shri Pradeep Gupta son of Shri Jai Prakash Gupta r/o 19-20/E,
Kamla Nagar, Delhi-110 007, hereinafter called the V e n d o r;

-: in favour of :-

Smt. Nikita Garg w/o Sh. Shiv Kumar Garg r/o CH-1, Pitam Pura,
Delhi-110 034, hereinafter called the V e n d e e.

The expression of the vendor and vendee shall mean and include the
parties, which also include their all respective legal heirs, suc-
cessors, executors, attorneys, representatives, administrators,
nominees and assigns etc. respectively and forever.

...p/2...

Nikita Garg

[Handwritten signature]



35398

6/10/03

50000
10000
9000

6/10/03
Nikita Gang
up on 8th. In car
in CP-2 Second
floor - P
pres
2266 med by SB. n

Pradeep Anpre
D. J. D. Anpre.

18/10/03
18/10/03

13/10/03
(11/12)
In 1800001
Government
second

18/10/03

Pradeep Anpre
Konding
Nikita Gang
Vandis
Jasvinder Singh
and
Attacks to
(Quar)

18/10/03

Nikita Gang



: 2 :

Whereas the vendor as mentioned above is the absolute and exclusive owner of built up freehold property bearing Mpl. No. 2266, situated at Med Ganj, Bahadur Garh Road, Sadar Bazar, Delhi - 6, duly fitted with running electric, water and sewer connections comprising of ground and first floor with roof rights by way of purchase vide document of Sale Deed Regd. as No. 2836, in Addl. Book No. I, Volume No. 551, on pages 73 to 80 on 21.6.2002, in the office of the SR-I, Distt-North, Delhi executed by Ram Bhagat and others.

And Whereas the above said property at present is free from all sorts of encumbrances such as prior sale, gift, mortgage, transfer, dispute, litigation, surety, security, acquisition, notification, burdon, court case, decrees, attachment and other kinds of legal defects and flaws and the vendor has full power, good title, absolute owner, exclusive authority and unrestricted rights to sell, transfer and dispose off the same in all manners.

And Whereas the vendor for his bonafide needs and legal requirements has agreed to sell the entire ground floor compri-

...p/3...

N. K. K. Gang



: 3 :

sing of one hall on the ground floor, without roof rights, part of property bearing Mpl. No. 2266, situated at Med Ganj, Bahadur Garh Road, Sadar Bazar, Delhi-6, more particularly as shown in RED Colour in the site plan enclosed herewith, and the sold portion bounded as under :-

East : Property of others

West : Property No. 2265

North: Property of others

South: Open Courtyard

hereinafter called the said property under sale, unto the vendee, against an entire sale consideration of Rs.1,50,000/- (Rupees One Lac Fifty Thousand Only) and the vendee has also agreed to purchase the same against the said and agreed sale consideration amount.

Now This Sale Deed witnesseth as under :-

1- That in pursuance of the above said agreement and in total sale consideration of Rs.1,50,000/- (Rupees One Lac Fifty Thousand only) which the vendor has received in advance prior to execution of this sale deed and hereby admits, accepts, confirms and acknowledges to have received all the sale consideration for the sale of above said property and nothing remains due in balance out of total and agreed sale consideration amount before the registering authority.

[Handwritten signature]

...p/4...
Mikanda Garg



: 4 :

2- That the vendor doth hereby sell, convey, transfer and assign by way of absolute sale of above said property comprising of one hall on the ground floor without roof rights, built upon freehold land, part of property bearing Mpl. No. 2266, situated at Med Ganj, Bahadur Garh Road, Sadar Bazar, Delhi-110 006, more particularly as shown in RED Colour in the site plan enclosed herewith, alongwith its all rights and titles of ownership, options, easements, benefits, interests, claims, privillages and appurtances thereof and to have and to hold the same property hereby sold, conveyed and transferred unto the vendee absolutely and forever.

3- That the above said property already occupied by the Shri Shiv Kumar Garg, for the last eight months, so the symbolical and proprietary pssession of the above said property has been handed over and delivered to the vendee on the spot and by executing this sale deed, the title of ownership and possession become the legal and valid in all manners.

4- That all the dues, demands and arrears of previous house tax, electric bills, water charges, cesses, levies and other outgoings in respect of the above said property under sale, upto the



: 5 :

date of registration of this sale deed have been paid and borne by the vendor and thereafter the same be paid by the vendee directly to the authority concerned.

5- That on the cost and request of the vendee, the vendor will do and execute all such acts, deeds and things which will necessary for further to make the above said property more perfectly to the vendee, her legal heirs or assigns without demanding or charging any consideration amount.

6- That now the vendee shall be fully entitled, authorised and empowered to get the above said property under sale, mutated, substituted and transferred in her own name, in the revenue records of MCD in house tax deptt. or any other office or authority required on the basis of this sale deed or its copy thereof.

7- That the vendor hereby declare and confirm that he has been left the above said property under sale with no rights, titles, interests, claims shares or concern and also given up all kinds of options and benefits and the vendee has become the legal and rightful owner of the above said property under sale and free to use, hold, enjoy, utilise, sell, transfer and dispose off the same in

[Signature]

Ni Kira Garg
...p/6...



Registration No. 5151 ✓
Book No. 1 Vol. No. 874
on pages 54 to 60
on this day of May 1937, and
the left thumb impression of the said
person 131x103

Sub Registrar
(Dict.)

llb