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at 29/5/99

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Sub Registrar Office No. 22  
Document Scrutinized  
Dated Signature  
Name & Designation

### SALE DEED

SALE DEED OF RS. 4,50,000/-

Corporation Tax 5% : Rs. 22,500/-  
Stamp Duty 3% : Rs. 13,500/-

total 36,000/-

This Sale Deed is executed at New Delhi on this 4th day of May 1999 by MRS. NIRMAL CHAUDHERY WIFE OF SH. K.D. CHAUDH-ERY, R/O FLAT NO. 9518, SECTOR-C, POCKET-9, VASANT KUNJ, NEW DELHI, hereinafter called the Vendor of the first part.

### AND

SH. RAJ KUMAR CHAUDHERY SON OF LATE SH. BALWANT SINGH, R/O FLAT NO. 9518, SECTOR-C, POCKET-9, VASANT KUNJ, NEW DELHI, here-inafter called the Vendee of the second part.

The expressions of Vendor & Vendee unless repugnant to law shall mean and include their respective legal heirs, representa-tives, executors, administrators, successors, assignees, nominee/nominees etc.

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Nirmal Chaudhary

Raj Kumar



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Age. 40

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 followed by...  
 The Wife  
 In the...  
 How...  
 Between the...

10  
Mrs. Anna M. Channing

• W/o Dr K. Dr. Choudhary

No. 9518. sent to Pict. 9.

Vasanth Kany N Reddy

mind Center 65

Sub. Registered.  
North West IX. N. B. 114

6-589

Education admitted by the State

and Short/Quick...

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Who is the author?

09-01-2007

Witnesses: \_\_\_\_\_  
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(Vandal)

2 In Ray's Kun-chowky  
(Under)

⑥ Revend Bogov' mlt

② K.D. Choudhary, msc

Almond Chutney

"Certified that the left (or right) as the car may be) hand wheel impression of the enscutcheon has been affixed in my presence.

Sub Registrar-  
South West





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Whereas MRS. NIRMAL CHAUDHERY WIFE OF SH. K.D. CHAUDHERY, is the allottee of Flat No. 9518, ON GROUND FLOOR + FIRST FLOOR (DUPLEX), IN CATEGORY-III, SECTOR-C, POCKET-9, VASANT KUNJ, NEW DELHI, VIDE FILE NO. F-126(310)/90/SFS/VK/III, vide Conveyance Deed Registered document No.210, Book No. I, Volume No. 52, on pages 134 to 135 dated 25/2/1999 before the Sub-Registrar Delhi/New Delhi.

AND WHEREAS the Vendor for his bonafide needs and requirements, has agreed to sell all his rights, titles and interests in the undivided half share of Flat No. 9518, ON GROUND FLOOR + FIRST FLOOR (DUPLEX), IN CATEGORY-III, SECTOR-C, POCKET-9, VASANT KUNJ, NEW DELHI, (hereinafter called the undivided half share), unto the Vendee for a total sum of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand only), and the Vendee has agreed to purchase the same from Vendor for the same amount. The Vendor being a Registered owner of the said property, has agreed to sell the undivided half share of said flat to the Vendee, by signing and executing this Sale Deed of aforesaid Flat No. 9518, ON GROUND FLOOR + FIRST FLOOR (DUPLEX) IN SECTOR-C, POCKET-9, VASANT KUNJ, NEW DELHI.

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*Nirmal Chaudhary*  
*Raj Kumar*



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James West II, N. Oelhi

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Miss Chakravarty



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NOW THIS SALE DEED WITNESSETH AS UNDER

1. That in pursuance of this Sale Deed in consideration of a total sum of Rs.4,50,000/- (Rupees Four Lacs Fifty Thousand only), which amount has been received by the Vendor from Vendee in full final settlement, under the separate legal receipt. Nothing is left due to be paid by the Vendee to the Vendor against the undivided half share of the said flat.
2. That the Vendee is already in possession of the undivided half share of the said flat and Vendor has delivered the proprietary possession of the undivided half share of the said flat to the Vendee hereby sold to the Vendee on the spot.
3. That the vendor assures the vendee that the undivided half share of the said flat under sale is free from all encumbrances including prior sale, mortgage, gift, will, lien, notices, charges, surety, security, litigations, disputes, lease, loan, etc. and that the vendor have unfettered rights to sell the same to the vendee, and if it is proved otherwise, then the vendor shall be liable and responsible to indemnify all losses/damages thus suffered by the Vendee.

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*Mird Chakraborty*  
*Prag Kumar*





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4. That the Vendor shall pay and clear all the water and electricity charges, proportionate share of house tax or any other dues and demands of the concerned authorities, in respect of the undivided half share of the said flat, under sale, upto the date of execution of this sale deed and thereafter it the same shall be borne by the vendee.

5. That all costs of this Sale deed such as stamp duty and registration charges have been entirely borne and paid by the Vendee.

6. That the Vendee can get the mutation of the ownership title of the said unit in his name in the records of Municipal Corporation of Delhi and other departments on the basis of this Sale Deed or its certified true copy.

7. That the parties are Indian Nationals.

8. That the Vendor has deliver the all original documents in respect of the above undivided half share of the said flat to the Vendee.

9. That this transaction has taken place at New Delhi and as such the courts of Delhi shall have the exclusive jurisdiction in case of any dispute arising between the parties in future.

IN WITNESS WHEREOF, THE PARTIES HAVE HERETO SET THEIR HANDS ON THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST WRITTEN HERE-IN-ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:-

1.

DAVINDER AGAR

C-6-6272

Vasant Singh N.D.

2.

K.D. Chaudhary

S/o Col/2

Daya Ram Chaudhary

C-6 6272

Vasant Singh

Mind Chaudhary

VENDOR

Taj Kumar

VENDEE