



01CC 589036



Page No. B-729457
Valued at Rs. 20,000/-

SALE DEED FOR RS. 20,000/-

Page No. P-0485466
Valued at Rs. 20,000/-

5848
I

STAMP DUTY	RS. 7,500/-
CORPORATION TAX	RS. 12,500/-
TOTAL STAMP	RS. 20,000/-

This Sale Deed is executed at New Delhi on this 10th day of November, 2000 by Mrs. Sandhya Jain, W/o. Shri P. K. Jain, resident of A - 63, N.B.S.E., Part - II, New Delhi, hereinafter called "THE VENDOR" (which expression shall mean and include her heirs, successors, legal representatives, administrators, executors, nominees and assigns)

Sandhya Jain

25598

9/11/2000

goaw
goaw

नाम	श्री. राजाराम
पिता	श्री. राजाराम
पत्नी	श्री. राजाराम
पुत्र	श्री. राजाराम
पुत्री	श्री. राजाराम
पिता	श्री. राजाराम
पुत्र	श्री. राजाराम
पुत्री	श्री. राजाराम
पिता	श्री. राजाराम
पुत्र	श्री. राजाराम
पुत्री	श्री. राजाराम

Shri. Rajaram
Shri. Rajaram

4/11/2000
Shri. Rajaram

Shri. Sandhya Jain & Shri. P. K. Jain
 A-63 N.D.S.E. Part II
 New Delhi.

Sandhya Jain
 Sub-Registrar III
 10-11-2000

Shri. Sandhya Jain
 Shri. Govind Rajaraj (Vendor)

Shri. Yashraj Singh (Vendor)
 Shri. Dharminder

10-11-2000

Sandhya Jain

Sandhya Jain



IN FAVOUR OF

Sh. Govind Rajgarhia, S/o Shri Deep Chand Rajgarhia, R/o. 4/25, IInd Floor, Shanti Niketan, New Delhi -21, hereinafter called "THE VENDEE" (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS the Vendor is the sole, absolute and exclusive owner of the entire Ground Floor of the property, bearing portion No. "D" measuring 238 Sq. Yds. Municipal No. 11899(New), Ward No. XIV, Khasra No. 158/71, Block "D", situated at Shidipura, Doriwalan, Karolbagh, New Delhi - 65, which is bounded as under:-

East:	Portion "C" part of Property bearing Municipal No. XIV/11899
West:	Other's Property
North:	Portion "B" part of property bearing Municipal No. XIV/11899
South:	Street.

AND WHEREAS the Vendor had purchased the said property from Sh. Prem Kumar Sawhney, vide sale deed registered as NO. 5828 in Book No. 1, Volume No. 9206 on pages 129 to 136, dt. 17/7/96, registered in the office of the Sub-Register III, New Delhi.

Thus in the manner aforesaid the Vendor became the sole, absolute and exclusive owner of the abovesaid property.

Sandhya Jain

executive, nonexecutive, and assistant
executive, legal representatives, administrators,
(which expression shall mean and include his heirs,
New Delhi - 21, hereinafter called "THE VENDOR"
Hajjaria, R/o. 4157, 11th Floor, Gandhi Niketan
St. Govind Rajgarhia, 270 BRT Deep Chand

Attest: *Dr. Carl S. Daniel*
Vendor of Int. *Earl Rayner*
\$50,000

Other Property

Postcard "B" part of property bearing
Hunt No. XIV/11899

landings

in the office of the Sub-Registrar, New Delhi.

the absolute and relative error of the
the manner of the Vendor's package

AND WHEREAS the vendor for her bonafide need and requirements has agreed to sell and the Vendee has Agreed to purchase the entire Ground Floor of the said portion "D", having covered area measuring about 2000 Sq.Ft., bearing Municipal No.11099(New), Ward No. XIV, Khasra No. 150/71, Block 'D', situated at Shidipura, Doriwala, Karolbagh, New Delhi, alongwith proportionate undivided, indivisible and impartible ownership rights in the land underneath measuring 250 Sq. Yds. with entrance and amenities provided therein, with all fittings and fixtures, connections, structure, hereinafter referred to as 'THE SAID PORTION OF THE SAID PROPERTY' for a total consideration of Rs. 2,50,000/- (Two Lacs and Fifty Thousand only).

NOW THIS DEED WITNESSETH AS UNDER:-

That in consideration of the sum of Rs. 2,50,000/- (Two Lacs and Fifty Thousand only) which has already been received by the Vendor from the Vendee, in cash, the receipt of which the Vendor hereby admits and acknowledges, in full and final settlement, the Vendor both hereby grant, convey, sell, transfer and assign all her rights, titles and interest in the said portion of the said property with all fittings and fixtures, fully described above, together with undivided indivisible and impartible proportionate ownership rights of the land underneath the said building measuring 250 Sq. Yds. to the Vendee, on the terms and conditions herein contained provided that

Sandhya Jain

AND WHEREAS the vendor for her portion does
and requirements has agreed to sell and the Vendor
has agreed to purchase the entire ground floor of
the said portion "B", having covered area measuring
about 325 sq. ft., bearing Municipal No. 11977 (new),
Ward No. XIV, Kharak No. 15871, Block "D",
situated at Shalimar, Doria, Kharak, New
Delhi, along with proportionate undivided
indivisible and impartible ownership rights in the
land underneath measuring 325 sq. yds. with
entrance and amenities provided therein, with all
fittings and fixtures, connections, structure,
hereinafter referred to as THE SAID PORTION OF THE
SAID PROPERTY for a total consideration of Rs.
2,50,000/- (Two Lacs and Fifty Thousand only).

NOW THIS DEED WITNESSETH AS UNDER:-

That in consideration of the sum of Rs.
2,50,000/- (Two Lacs and Fifty Thousand only)
which has already been received by the Vendor from
the Vendor, in cash, the receipt of which the
Vendor hereby acknowledges, in full and
final settlement of the Vendor's debt hereby granted,
convey, sell, transfer and assign all her rights,
claims and interests in the said portion of the said
property, together with undivided
indivisible and impartible proportionate ownership
rights of the land underneath the said building
measuring 325 sq. yds. to the Vendor, on the terms
and conditions herein contained provided that



Signature

nothing herein stated shall confer or deemed to have conferred upon the Vendee exclusively any right or title to the common overhead water tanks, sewer, water meters to the exclusion of the Vendor and or the Vendee or owners or occupants of the other units of the said building.

That the symbolic and proprietary possession of the said portion of the said property has already been delivered by the Vendor to the Vendee.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendee has become the absolute owner of the said portion of the said property.

That the Vendor assures the Vendee that the said portion of the said property is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, etc. and if it is ever proved otherwise, or if the whole or any portion of the said portion of the said property is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee.

Sandhya Jain

nothing herein stated shall confer or deemed to have conferred upon the Vendor exclusively any right or title to the common overhead water tanks, sewer, water meters to the exclusion of the Vendor and of the Vendor or owners or occupants of the other units of the said building.

That the symbolic and proprietary possession of the said portion of the said property has already been delivered by the Vendor to the Vendor.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendor has become the absolute owner of the said portion of the said property.

That the Vendor assures the Vendor that the said portion of the said property is free from all kinds of encumbrances such as sale, gift, mortgage, dispute, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, etc. and if it is ever proved otherwise, or if the said portion of the said property is ever taken away or goes to the hands of the Vendor on account of any legal matter, the ownership and title of the Vendor shall be liable and responsible to make good the loss suffered by the Vendor.

Handwritten signature

That the Vendee can get the said portion of the said property mutated in his own name in the records of M.C.D and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, lease money, ground rent and other dues and demands if any payable in respect of the said portion of the property shall be paid by the Vendor upto the date of the registration of this sale deed and thereafter the Vendee will be responsible for the payment of the same.

That no common part of the building will be used by the Vendee or other owners / occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

That the Vendee shall have full right of access through staircase etc. to the top terrace at all reasonable times to get the overhead tank repaired / cleaned etc..

That the proportionate monthly common maintenance charges will be paid by all the occupants / owners of the said building in proportion of the area occupied by them.

That the Vendee shall have, as a matter of right, right to use all entrances, passages,

Sandhya Jain

That the Vendor can get the said portion of the said property situated in his own name in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, lease money, ground rent and other dues and demands if any payable in respect of the said portion of the property shall be paid by the Vendor upto the date of the registration of this sale deed and thereafter the Vendor will be responsible for the payment of the same.

That no common part of the building will be used by the Vendor or other owners / occupants of the said building for keeping/charging bats, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

That the Vendor shall have full right of access to the said portion of the property, to the top terrace and to the common passage to get the overhead tank repaired / replaced. That the Vendor shall have full right of access to the said portion of the property, to the top terrace and to the common passage to get the overhead tank repaired / replaced. That the Vendor shall have full right of access to the said portion of the property, to the top terrace and to the common passage to get the overhead tank repaired / replaced.

That the Vendor shall have, as a matter of right, right to use all entrances, passages,

Handwritten signature

staircases and other common facilities as are available in the said building.

That the Vendee will be co-lessee in respect of the undivided leasehold rights of land with the other owners. The Vendee shall not claim the specified / defined share in the land by way of partition as a matter of right on the basis of this deed.

That the Vendor has handed over the Photostat Copies of all relevant documents in respect of the said property, to the Vendee.

That all the expenses of this sale deed viz stamp duty, registration charges, etc. have been borne and paid by the Vendee.

IN WITNESS WHEREOF, the Vendor has signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses.

Sandhya Jain

(SANDHYA JAIN)
VENDOR

WITNESSES

1. Mr. YASH PAL
DL No. 85074579 ND. Valid upto 29.7.2005
14/839, 2nd Floor, Convent,
New Delhi

2. Dharamendra Kumar (Adv.).
Ch. No. 269, Western Wing,
Tis Hazari Court,
Delhi - 54

E.No. D/2388/97

Value 31/12/2005

...and other common facilities as are available in the said building.

That the Vendor will be co-tenant in respect of the undivided leasehold rights of land with the other tenants. The Vendor shall not claim the specified defined share in the land by way of partition as a matter of right on the basis of this deed.

That the Vendor has handed over the Photostat Copies of all relevant documents in respect of the said property, to the Vendor.

That all the expenses of this sale deed viz stamp duty, registration charges, etc. have been borne and paid by the Vendor.

IN WITNESS WHEREOF, the Vendor has signed this sale deed and affixed his seal on the date first mentioned above in the presence of the following witnesses:



(SIGNED AND SEALED)
VENDOR

Regn. No. 5848 Additional Fee No. 2
Volume No. 10/40 On Pages 120-125
In this _____ Day of _____
26/12/2002
Sub-Registrar-III
New Delhi



Registered & Notarised
with full
Signature & Designation

5020
31
17/7

0088 004886

Regd. No. 31 Date 17/7
Regd. No. 101
Signature

11099KB1(N)

SALE DEED FOR RS. 1,90,000/-

STAMP DUTY	RS. 5,700/-
CORPORATION TAX	RS. 9,500/-
TOTAL STAMP	RS. 15,200/-

This Sale Deed is executed at New Delhi on this 17th day of July 1996, by Shri Prem Kumar Sawhney S/o Shri Om Parkash Sawhney. R/o 11183, Doriwalan, Karol Bagh, New Delhi, hereinafter called 'THE VENDOR' (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns)

in copy

10861
 मेल
 सादलगां जान
 A-03 XE05E 11
 न

1/2001
 1/1000
 1500

(Signature) *PM*

Document written by
 (Signature)

Sale Deed

01038408
 Prem Kumar
 Sawhney
 S/o Om Parkash
 0101183 Doriawalah
 Karol Bagh, N D

17-7-96

17/7/96

AFFIDAVIT & DECLARATION
 OF BOTH PARTIES FILED

h. Sub



SUB-REGISTRAR-III
 NEW DELHI

17/7/96





IN FAVOUR OF

Mrs. Sandhya Jain W/o Shri P.K. Jain,
resident of A-63, N.D.S.E. Part-II, New Delhi,
hereinafter called 'THE VENDEE' (which expression shall
mean and include her heirs, successors, legal
representatives, administrators, executors, nominees and
assigns).

WHEREAS one Shri Dalip Singh S/o Shri Makhan
Singh was the absolute owner/Lessee of Built Up
property bearing Municipal No. XIV/11077 (New), Khassra
No. 15B/71, Block 'D', measuring 994 Sq. Yds. situated
at Shidipura, Doriwala, Karol Bagh, New Delhi, by
virtue of Certificate of Sale Registered as No. 137, in
Suppl. Book No. 1, Volume No. 166, on page 135 dated
31.5.1960, registered in the office of the Sub-
Registrar, Delhi.

for Dalip Singh

17/7/96



AND WHEREAS Shri Dalip Singh sold the aforesaid property to Mahant Ranjit Singh S/o Shri Himmat Singh, vide Sale Deed Registered as No. 8860, in Addl. Book No. 1, Volume No. 1343, on pages 105 to 111 dated 5.7.1965, registered in the office of the Sub-Registrar, Delhi.

AND WHEREAS Mahant Ranjit Singh died on 25.4.1982, leaving behind a Will dated 26th June, 1981, duly registered as Document No. 1745, in Addl. Book No. III, Volume No. 189, on pages 64 to 65 dated 30.6.1981, registered in the office of the Sub-Registrar, New Delhi, bequeathing portion No. 'D', measuring 250 Sq. Yds. bearing Municipal No. 11099 (New), Ward No. XIV, Khasra No. 138/71, Block 'D', situated at Shidipura, Doriwala, Karol Bagh, New Delhi, in favour of the Vendor herein, who after the death of Mahant Ranjit Singh, became the sole, absolute and exclusive owner of the same and was duly mutated in the name of the Vendor herein in the records of M.C.D.

[Handwritten signature]

૧૭૬૧ / ૨૪
 જો/જોનાર/જોનાર
 જો/જોનાર/જોનાર
 જોનાર
 જો/જોનાર/જોનાર
 જોનાર

વૈ/વિનવિ/કુ/ 
 કુમ/વલિ/કુ/ 
 વિવાતો

जे बी/बीपट्टि / पुणे

संख्या १४०/२४५५०

पिपली पालिका

and whereas Mahant Banait Singh died on 27.4.1982, leaving behind a Will dated 20th June, 1981, duly registered as Document No. 1746, in 4001, Room No. 111, Volume No. 109, on page 64 in 43 dated 28.5.1982, registered in the office of the Sub-Registrar, New Delhi, requesting portion No. D, containing 200 sq. Yds. bearing (partial) No. 1879 (then), Ward No. 110, 156-71, Block D, situated at Ashokpur, after the death of Mahant Banait Singh, absolute and exclusive owner of the same, entered in the name of the Vendor.



AND WHEREAS after acquiring the aforesaid portion 'D' the Vendor got the building plan sanctioned from M.C.D. and re-constructed a building comprising of Basement, Ground Floor, First Floor and Second Floor with his own funds and resources.

Thus in the manner aforesaid the Vendor became the sole, absolute and exclusive owner of the said property, bearing portion No. 'D' measuring 250 Sq. Yds. Municipal No. 11099 (New), Ward No. XIV, Khasra No. 158/71, Block 'D', situated at Shidipura, Doriwala, Karol Bagh, New Delhi, which is bounded as under;

East ; Portion 'C' part of Property bearing
Municipal No. XIV/11099
West ; Other's Property
North; Portion 'B' part of Property bearing
Municipal No. XIV/11099
South; Street.

AND WHEREAS the Vendor for his bonafide needs and requirements has agreed to sell and the Vendee has Agreed to purchase the entire Ground Floor of the said portion 'D', having covered area measuring about 2000 Sq. Ft., bearing Municipal No. 11099 (New), Ward No. XIV, Khasra No. 158/71, Block 'D', situated at Shidipura, Doriwala, Karol Bagh, New Delhi, alongwith proportionate undivided, indivisible and impartible



ownership rights in the land underneath measuring 250 Sq. Yds. with entrance and amenities provided therein, with all fittings and fixtures, connections, structure, hereinafter referred to as 'THE SAID PORTION OF THE SAID PROPERTY' for a total consideration of Rs. 1,90,000/-

NOW THIS SALE DEED WITNESSETH AS UNDER;

That in consideration of the sum of Rs. 1,90,000/- (Rs. One Lac Ninety Thousand Only) which has already been received by the Vendor from the Vendee, in the following manner;

Rs. 1,00,000/- Vide Cheque No. 375564 dt. 24.6.1994
Rs. 90,000/- Vide Cheque No. 375565 dt. 22.6.1996

both drawn on Bank of Madura Ltd.
Chandni Chowk, Delhi.

the receipt of which the Vendor hereby admits and acknowledges, in full and final settlement, the Vendor doth hereby grant, convey, sell, transfer and assign all his rights, titles and interests in the said portion of the said property with all fittings and fixtures, fully described above, together with undivided indivisible and impartible proportionate ownership rights of the land underneath the said building measuring 250 Sq. Yds. to the Vendee, on the terms and conditions herein contained

for Vendor



provided that nothing herein stated shall confer or deemed to have conferred upon the Vendee exclusively any right or title to the common overhead water tanks, sewers, water meters to the exclusion of the Vendor and or the Vendee or owners or occupants of the other units of the said building.

That the Vendee is already in occupation and possession of the said portion of the said property, as tenant on a monthly rent of, Rs. 2,000/- for the last about 8 years.

That the symbolic and proprietary possession of the said portion of the said property has been delivered by the Vendor to the Vendee.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendee has become the absolute owner of the said portion of the said property.

That the Vendor assures the Vendee that the said portion of the said property is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said portion of the said property is ever

Per Juby



taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee.

That the Vendee can get the said portion of the said property mutated in her own name in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, lease money, ground rent and other dues and demands if any payable in respect of the said portion of the said property shall be paid by the Vendor upto the date of the registration of this sale deed and thereafter the Vendee will be responsible for the payment of the same.

That no common parts of the building will be used by the Vendee or other owners/ occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

That the Vendee shall have full right of access through staircase etc. to the top terrace at all reasonable times to get the overhead tank repaired/ cleaned etc.



That the proportionate monthly common maintenance charges will be paid by all the occupants /owners of the said building in proportion of the area occupied by them.

That the Vendee shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

That the Vendee will be co-lessee in respect of the undivided leasehold rights of land with the other owners. The Vendee shall not claim the specified/defined share in the land by way of partition as a matter of right on the basis of this deed.

That the Vendor has handed over the photostat copies of all relevant documents in respect of the said property, to the Vendee.

That all the expenses of this sale deed viz. stamp duty, registration charges, etc. have been borne and paid by the Vendee.

IN WITNESS WHEREOF, the Vendor has signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES:

1.

[Signature]
PREM KUMAR SAWHNEY
VENDOR

[Signature] Narendra Kumar Jan 8/0
16/576 Joshi Road
K. Singh
DL/07/068/288456
dt. 29-7-95
1st Floor
Ashok (Ashok Sawhney) 18/11/12 D. Singh
DL/07/069/291320
dt. 14-8-95
Ravi Nagar 2nd

DL/07/069/288778

Shree at Delhi 14/8/95
Dorwala for Nagar

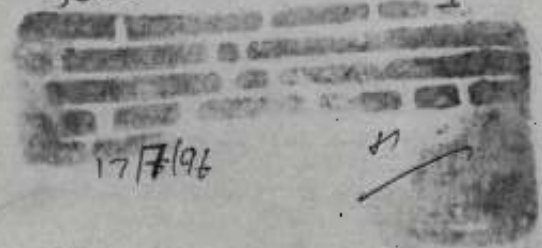
Vendee - DL/07/069/339117 dt. 1-4-95
1st Floor Nagar 2nd

9206

5020

I

129-136



17/7/96

✓

Signature of the person
has been obtained by
(signature) and broken

