

11/11/13

Page 28  
31/10/14

5000RS.



₹4000/-

₹5000



SALE DEED FOR A SUM OF RS.1,00,000/-

STAMP DUTY...5%...RS.5,000/-

CCRPN. TAX..3%...RS.3,000/-

TOTAL.....8%...RS.8,000/-

THIS SALE DEED IS MADE AND EXECUTED AT DELHI, on this 27th day of September 2004, by MRS. NEETU VIJ W/O RAJAN VIJ R/O A-95, MAJLIS PARK, DELHI-33, (hereinafter called the Vendor, or the first party).

--: IN FAVOUR OF :-

SH, RAJAN VIJ S/O LATE SH, T.R. VIJ R/O A-95, MAJLIS PARK, DELHI-33, (hereinafter called The Vendor, or the second party).

contd. page 2..





10/1/18

No. 21048 - Date 22.9.14

This Paper of Rs

Sold

to K. R. Singh and

S/o A-95 Mohan Singh

Address through Sir. M. S. For

smut  
pud  
gms

Deputy Treasury

Delhi

One Archana Singh  
Asst. Registrar  
Bam Hall

22822

3-3-14

44

Presented by Sh. Smt. Sat. Meeta Vij

S/o W/o

R/o W/o Rajan Vij

in the office of the Sub Registrar, P.ampur, Delhi

Day of 200 between the hours of

A-95

Mogha

Deen

Sub-Registrar  
Sub-Dist. No. 1

23/9/14

Neeraj







-2-

The expression of both the parties shall mean and include their respective heirs, successors, executors, administrators, legal representatives and assignees.

WHEREAS the Vendor is sole absolute owner and in possession of southern side portion of free hold built up property bearing No.110, in Block-A, area measuring 90 sq. yds., out of total area measuring 180 sq. yds., out of Khassra No.236/31, situated in the area of Village Bharola colony known as Majlis Park, Delhi-33, state Delhi, and which is bounded as under :-

EAST : PROPERTY NO. A-111

WEST : ROAD 45 FT.

NORTH : REMAINING PORTION OF PLOT NO. A-110

SOUTH : ROAD 25 FT.

contd. page 3..

*Neetu ji*

*Pooja ji*



Payment Case in Advances  
1,00,000/- Rupees  
One Lakh Only

No. 21046/1 Date 22.1.84.  
This Paper of Rs. \_\_\_\_\_ Sold  
to \_\_\_\_\_  
S/o \_\_\_\_\_  
Address \_\_\_\_\_  
through Shri \_\_\_\_\_ For \_\_\_\_\_

**Debi Prasad**  
(Charanjit Singh)  
Asstt. Treasurer

Left Meethvi Vender  
A Mr. Rajan vi Vender  
491

A S-c-Dir-it  
Sangeet Jan  
A

Neethi LB

**Seal of the Sub-Registrar**  
SUB-REGISTRAR  
Sub Dist. No. V  
Pitampura, Delhi

23/9/84

Agg

Signature  
2





1000RS.



-3-

FACTS OF THE PROPERTY :-

1. Whereas firstly Having Purchased the above mentioned property by Sh. Sham Lal Marwaha son of Sh. Kishan Chand Marwaha from Sh. Shiv Nath Singh son of Sh. Inderjeet Singh and other vide Sale Deed regd. as document No.5234, in Addl. Book No. I, Vol. No.2868, regd. on pages 157 to 161 regd on dated 02-07-1954, in the office of S.R., Delhi.
2. Whereas later on said Sh. sham Lal Marwaha son of Sh. Kishan Chand has executed a GPA in favour of Madhav Lal Marwaha son of Sh. Sham Lal Marwaha vide G.P.A. regd. as document No.629, in Addl. Book No.IV, Vol. No.19,350, on pages 35 to 36, regd. on dated 27-02-1975, in the office of S.R., Ludhiana,

contd. page 4..

*Nath*

*Sh. Kishan*

No. 21048 ✓ Date 12-1-84  
This Paper of Rs. .... Sold  
to .....  
S/o. ....  
Address .....  
through Shri. .... For .....

**Delhi Treasury**  
**(Charanjit Singh)**  
Asst. Treasurer



Copy  
12-1-84



1000RS.



-4-

3. Whereas later on said Sh. Madhav Lal Marwaha son of Sh. Sham Lal Marwaha further executed a GPA, in favour of Sh. Babu Lal son of Sh. Maman Chand vide G.P.A. regd. as document No.2329, in Addl. Book No.IV, Vol. No.467, on pages 175 to 176, regd. on dated 07-04-1975, in the office of S.R., Delhi and Agreement to Sell, Receipt, etc. executed in favour of Smt. Ram Dulari wife of Sh. Rattan Lal & Smt. Basanti Devi wife of Sh. Inder Singh vide agreement dt. 04.04.1975.

4. Whereas later on said Sh. Babu Lal son of Sh. Maman Chand also executed his southern side portion by virtue of a GPA, in favour of Smt. Neetu Vij wife of Sh. Rajan Vij vide G.P.A. regd. as document No.8677, in Addl. Book No.IV/1023, Vol. No.1004, on pages 37 to 42, regd. on dated 07-12-1988, in the office of S.R., NOIDA, U.P. Smt. Ram Dulari wife of Sh. Rattan Lal executed Agreement to Sell, etc. as her half share of the said property in favour of Sh. Rajan Vij son of Sh. Tilak Raj Vij vide documents dt. 30.11.1988.

5. Whereas by virtue of said GPA said Smt. Neetu Vij wife of Sh. Rajan Vij has right to executed a Sale Deed in favour of her son and Sh. Rajan Vij.

contd. page 5..

Neetu



Signature

No. 2102813 Date 2.1.84.  
This Paper of Rs. 1/- Sold  
to .....  
S/o .....  
Address .....  
through Shri. .... For .....

*Phanwan*  
*Chait Singh*  
(Chait Singh)  
Asstt. Treasurer



*Copy*

*12/1/84*



Whereas by the strength of the said documents the Vendor has got full right, power and absolute authority to sell or dispose off the said property either in part or in whole to anyone and in any manner and the same is still free from all sorts of encumbrances.

AND WHEREAS the Vendor for her bonafide needs and requirements has agreed to sell and transfer the southern side portion of free hold built up property bearing No.110, in Block-A, area measuring 90 sq. yds., out of total area measuring 180 sq. yds., out of Khasra No.236/31, situated in the area of Village Bharola colony known as Majlis Park, Delhi-33, state Delhi, and which is bounded as under :-

EAST : PROPERTY NO. A-111

WEST : ROAD 45 FT.

NORTH : REMAINING PORTION OF PLOT NO. A-110

SOUTH : ROAD 25 FT.

Alongwith all rights, titles, interests, fixtures, fittings, connections, claims, benefits etc. whatsoever therein, unto the Vendee for a total sum of Rs.1,00,000/- (Rupees One Lakh only) and the Vendee has also agreed to purchase the same.

NOW THIS SALE DEED IS WITNESSETH AS UNDER :-

1. That the Vendor has received the entire sale consideration amount of Rs.1,00,000/- (Rupees One Lakh only) from the Vendee, vide payment is given below:-

Cash in Advance Rs.1,00,000/-

Now nothing remains due upon the said purchaser/Vendee, towards the Sale price of the said property which is under sale.

Neelam

29

W. J. [unclear]

John [unclear]





2. That in consideration of the above amount of Rs.1,00,000/-(Rupees One Lakh only) the Vendor do hereby convey, transfer, sell and assigns all rights, titles and interests whatsoever in the above mentioned property which is under sale in favour of the Vendee absolutely, completely and forever.

3. That the Vendor assure the Vendee that the property which is under sale is still free from all sorts of encumbrances like as sale, mortgage, gift, lien, decree, legal flaws, dispute, litigation, attachment, notices, wills, security, surety or any legal complications etc. and there is no legal defect in the ownership and title of the said Vendor in any manner till date, and if it is found or proved otherwise at any time in future, the Vendor shall indemnify the Vendee with costs.

4. That the Vendor further declares that she is the rightful owner of the said property and no one else has any right to sell, transfer, convey or assign the same in the manner herein appearing. That the Vendor hereby assures the Vendee that the said property is free from any claim, which can prevent the Vendor from conveying, assigning or transferring the said property unto the Vendee in the manner herein-before described.

That the Vendor further undertakes that in the event of any defect in the title of the Vendor as a result whereof, the Vendee is dispossessed from the said property or part thereof, the Vendor shall indemnify the Vendee to the extent of the loss sustained and suffered by the Vendee.

Nectur in







5. That the Vendor hereby further assures the Vendee that there are no any dues, taxes, charges lying pending against the said property which is under sale till the date of execution of this SALE DEED and in case any dues, taxes, (House Tax), charges shall found pending against the said property prior to the date of execution of this SALE DEED then the Vendor shall be liable and responsible to pay and/or clear the same to the authorities concerned at her own cost and expenses, and IN FUTURE THE Vendee shall pay all taxes, dues, such as house tax and other charges of the above said property to the authorities concerned.

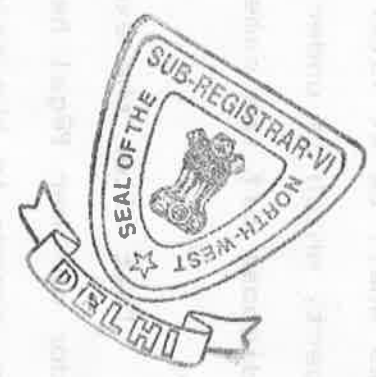
6. That the Vendor has already handed over the vacant physical possession of the said property which is under sale to the Vendee prior to the execution of this sale deed therefore the Vendor has handed over the symbolic possession of the said property to the Vendee at the time of execution, registration and presentation of this present SALE DEED.

7. That the Vendee can get the aforesaid property mutated in her own name in the records of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its copy.

8. That from the date of execution of this SALE DEED the Vendee shall be at liberty to use, enjoy and utilise the said property which is under sale and also has/have right to sell or dispose off the same to any one in any manner as she may like.

9. That after the execution of this SALE DEED neither the Vendor nor her legal heirs can raise any objections or create any charge in the said property here-in-after.

*Neetu Singh*





10. That the Vendor has handed over all the previous documents in Photostat copy pertaining to the above said property to the Vendee at the time of execution, registration and presentation of this SALE DEED.

11. That the Vendee is fully satisfied with the title/documents of the said property.

12. That all expenses of this SALE DEED have been borne and paid by the Vendee such as stamp duty, registration fee, etc., etc..

13. That the Vendor and the Vendee both are the citizens of INDIA.

IN WITNESSES WHEREOF, both the parties have signed this SALE DEED on the date, month and year mentioned here-in-above in the presence of the following witnesses :-

WITNESSES :-

*plh*  
S. G. DIXIT  
(Advocate)  
1 S. R. VI. RU-17,  
Pitara Pura, Delhi

VENDOR

*Neelam*

VENDEE

*[Signature]*  
BANJEE / *[Signature]*, Advocate  
24, RU-Bik. DDA Mkt.  
Pitara Pura, Delhi-88

SIGNATURES ATTESTED

*[Signature]*  
Noury Public  
S.C. Dixit  
Advocate.

Drafted by  
S.C. Dixit, Advocate,  
Ph. Court. 27347544, Resi. 27682630.

*[Signature]* Ram  
S/o Sh. M-S. Chaudhary  
Q/o C-93, Birla Vihar,  
Delhi

*[Signature]* P 9800 60209

36898  
5280  
27/9/04  
8/11/04

85  
92



REGISTERED

ST. LOUIS, MISSOURI, U.S.A.

Handwritten signature or name.

5

Handwritten text, possibly a letter or document, mostly illegible due to fading.