



2RS

UNDERTAKING.

THIS UNDERTAKING is executed at Delhi, on this 20th day of May 1988 by Smt. Ram Dulari wife of Shri Rattan Lal resident of 8302, Nai Anajmandi, Sadar Bazar, Delhi, hereinafter called the EXECUTANT....AND IN FAVOUR OFShri Rajan Vij son of Shri Tilak Raj Vij resident of C-255A, Gali No.8, Majlis park, Delhi, hereinafter called the PURCHASER.

The expressions executant and purchaser shall mean and include the respective heirs, successors, administrators, executors and assigns of the parties.

That I have sold and transferred my half undivided share of property No. 110, area measuring 90 sq. yds. out of khasra No. 236/31, situated in the area of village Bharola, colony known as Majlis park, in Block-A, Delhi, to the said purchaser and have received the total consideration amount from the purchaser.

That I have given a categorical undertaking to the said purchaser, that I shall ~~an~~ do and complete any sort of required formalities for purposes of obtaining the sale, permissions from the competent authorities, Delhi, and also for the sale and transfer of the said property or cause the same to be done and completed by the original owner of the said property.

Any infringement or laxity on my part shall be at my risk and responsibility and I shall be liable to the purchaser to compensate him for the loss and damages suffered by him.

Executed on this

1. *Rattan Lal*

Raman Das
83, 15, New Anaj
Market Delhi.

EXECUTANT.

Rajan Vij

2.

2806 RD

Ben Butler

Partner of

1714 4th

APPROX

WAP

Scrubber

APPROX

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AFFIDAVIT.

Affidavit of Smt. Ram Dulari wife of Shri Rattan Lal resident of 8302, Nai Anajmandi, Sadar Bazar, Delhi.

I the deponent above named solemnly affirm and declare as under :-

That I have sold and transferred my half undivided share of property No.110, area measuring 90 sq.yds. ou of khasra No.236/31, situated in the area of village Bharola, colony known as Majlis park, in Block-A, Delhi, with three shops, to Shri Rajan Vij son of Shri Tilak Raj Vij resident of C-255A, Gali No.8, Majlis park, Delhi.

That I have delivered the vacant possession of the said property to the purchaser.

That having received the total consideration amount of the said property neither I nor anybody claiming through me has been left with any right, title or interests in the said property.

That the GPA and other relevant papers executed by me purporting sale and transfer of the said property shall remain irrevocable having been exeuted for and against valuable consideration.



11/3/88
DEPONENT.

VERIFICATION.

Verified at Delhi, on this 30th day of Nov. 1988 that the contents of this affidavit are true to my personal knowledge and belief.

11/3/88
NOTARY DELHI
30 NOV 1988

11/3/88
DEPONENT.

agreed *in* *part*

in favour of *the* *children*

Purpose

Amount

ATNOD KUMAR

Baranath Chatterjee

Suben





2RS

AGREEMENT TO SELL.

THIS AGREEMENT is executed at Delhi, on this 30th day of May 1988
Between Smt. Ram Dulari wife of Shri Rattan Lal resident of
8302, Nai Anajmandi, Sadar Bazar, Delhi, hereinafter called
the FIRST PARTY...AND....Shri Rajan Vij son of Shri Tilak
Raj Vij resident of C-255A, Gali No.8, Majlis park, Delhi,
hereinafter called the SECOND PARTY.

The expressions first party and second party shall
mean and include the respective heirs, successors, administrators,
executors and assigns of the parties.

That whereas the first party is the absolute owner of
half undivided share of property No.110, area
measuring 90 sq.yds. out of khasra No.236/31, situated
in the area of village Bharola colony known as Majlis
park, in Block-A, Delhi, with three shops built
thereon, and bounded as under :-

North : Remaining portion of plot No.110
South : Road 25'
East : Property No.111.
West : Road 45'

having purchased the same from Sh. Madhav Lal Marwaha
son of Sh. Sham Lal vide agreement dated 4.4.1975.

And whereas the first party has agreed to sell and
transfer the said property unto the second party for
a sum of Rs. 90,000/- (Rs. Ninety ~~five~~ thousand only)
which the second party has agreed to purchase the same
for the said amount.

NOW THIS DEED WITNESSETH AS UNDER :

That the first party hereby acknowledges to have
received the total consideration amount of Rs. 90,000/-
(Rs. Ninety ~~five~~ thousand only) from the second party
vide a separate receipt registered in the office of
the sub-registrar, Delhi.

385m Rs

Sold No

In Favour of

- 1 NOV 1968

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Purpose
By

THOD KUMAR ADIC. A No. 276

Madras City Court 1968

That the first party has handed over vacant possession of the said property to the second party, who is in peaceful use and enjoyment of the same

That the first party has not now been left with any right, title or interest in the said property and the second party has become the absolute owner of the same.

That the second party shall hereafter receive and realise the rents and profits of the said property as from today and the first party shall not demand anything from the second party

That the first party hereby assures the second party that the said property is absolutely free from any encumbrance charge or lien, and if proved otherwise the first party shall be liable to indemnify the second party to the extent of the loss suffered by the second party with costs and expenses

That the first party shall apply for and obtain the required sale permissions from the competent authorities, and after issue of the same, the first party shall execute a regular sale deed of the said property in favour of the second party and shall get the same registered in the office of the S.R. Delhi.

That the first party has handed over the original title deeds and other connected papers of the said property to the second party.

That all dues and demands of house tax and other rates and taxes upto this day shall be the liability of the first party to pay.

That if the first party infringes any terms or conditions of this agreement, the second party shall be entitled to get the sale of the said property completed through court under suit for specific performance at the costs and expenses of the first party.

In witness whereof both the parties have signed this agreement, in presence of the following witnesses.

1.

Katlamani

RATTANLAL SO SHRI

KAM Salaria DSR 8315

FIRST PARTY.

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2.

Narain Khanna

SECOND PARTY.

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25/11

R E C E I P T

RECEIVED RS. 90,000/-(Rs. ninety thousand only)
from Shri Rajan Vij son of Shri Tilak Raj Vij resident
of C-255A, Gali No.8, Majlis park, Delhi, previously
and the payment thereof, is hereby acknowledged
before the sub-registrar, Delhi.

In witness whereof this Receipt is executed at
Delhi, on this 30th day of Nov 1988, in presence of the
following witnesses.

1. Shyam Lal

Sh. Shyam Lal son of
Sh. Jagdish Parshad
R/O 107-B, Majlis park,
Delhi.



EXECUTANT.
Smt. Ram Dulari wife of
Sh. Rattan Lal R/O 8302
Nai Anajmandi, Sadar
Bazar, Delhi.

2. *Amu*

R. L. MORA
Advocate

Sd/-: No. D/439: D/1962

Amu

R. L. MORA
Advocate

Sd/-: No. D/439: D/1962

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WILL

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THIS IS THE FIRST WILL AND TESTAMENT OF Smt. Ram Dulari wife of Shri Rattan Lal resident of 8302, Nai Anajmandi, Sadar Bazar, Delhi, made on this ^{20th} day of November 1988, at Delhi.

Nothing is so uncertain as life and still

uncertain is the time when it may come to an end. I therefore make this Will in my perfect state of health and sound disposing mind without the pressure or persuasion of anybody.

I hereby bequeath that all my rights, title and interests in half undivided share of property No.110, area measuring 90 sq.yds. out of khasra No.236/31, situated in the area of village Bharola, colony known as Majlis park, in Block-A, Delhi, with three shops, and bounded as under :-

North : Remaining portion of plot No.110
South : Road 25'
East : Property No.111.
West : Road 45'

should go and devolve after my death on Shri. Rajan Vij son of Shri Ttlak Raj Vij resident of C-255A, Gali No.8, Majlis park, Delhi, to the exclusion of any of my heirs or successors and said Shri Rajan Vij shall be the executor of this Will.

Nobody should challenge this Will and if anybody does so the same should be treated as null, void, ineffective and inoperative.

In witness whereof this Will is executed at Delhi, on the day of the month and year, first above written in presence of the following witnesses.

1. SHYAM LAL SHARMA

107 B Mayapuri Delhi-110023

EXECUTANT.

11/11/88

2. *Shyam Lal*
B. L. MORA

Advocate

WILL No. 111/88 D/1988

Shyam Lal
B. L. MORA

Advocate

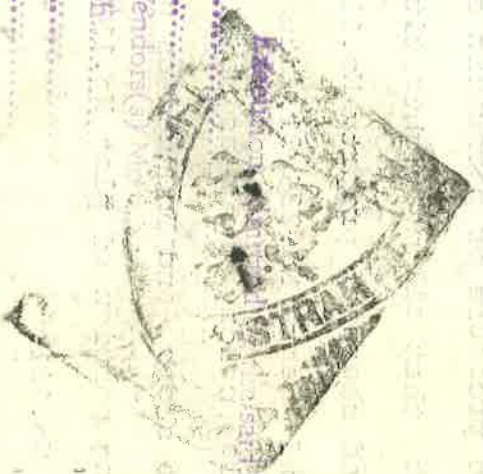
WILL No. 111/88 D/1988

In the year
day of 30/11/88 129

W/o Ram Kumar
R/O Ratan, R/O 8302, Sub-District
R/O 8302, Sub-District
R/O 8302, Sub-District

Sub-Register
Sub-District
30/11/88

11/11/88



Ram Kumar
Identified by
Singer, 1st son
B.L. Prongh 8011

Vendors (S) No.
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On pages 186

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Sub-District, Delhi