



Sale Deed for Rs. 49,667/-

Stamp Duty	Rs. 1500/-
Corporation Tax	Rs. 2500/-
Total Stamp	Rs. 4000/-

सर्वदया

हरी लाल

This Sale Deed is executed at New Delhi on this 1st day of Sept 1983, by Shri Hari Singh, Sardar Singh, Bhagwan Sahai, Roohani Lal, Hira Lal, Jagmal Singh Sons of Smt. Sumitra, hereinafter called "The Vendors" (which expression shall mean and include their heirs, successors, legal representatives, administrators, executors, nominees and assigns).

in favour of

सर्वदया

M/s Sarvodaya Builders (Pvt. Ltd. B-4/4, Safdarjang Enclave, New Delhi-29, through its Director Shri V.C. Gupta, hereinafter called "The Vendee" (which expression shall mean and include its successors, legal representatives, liquidators, administrators, executors, nominees and assigns).

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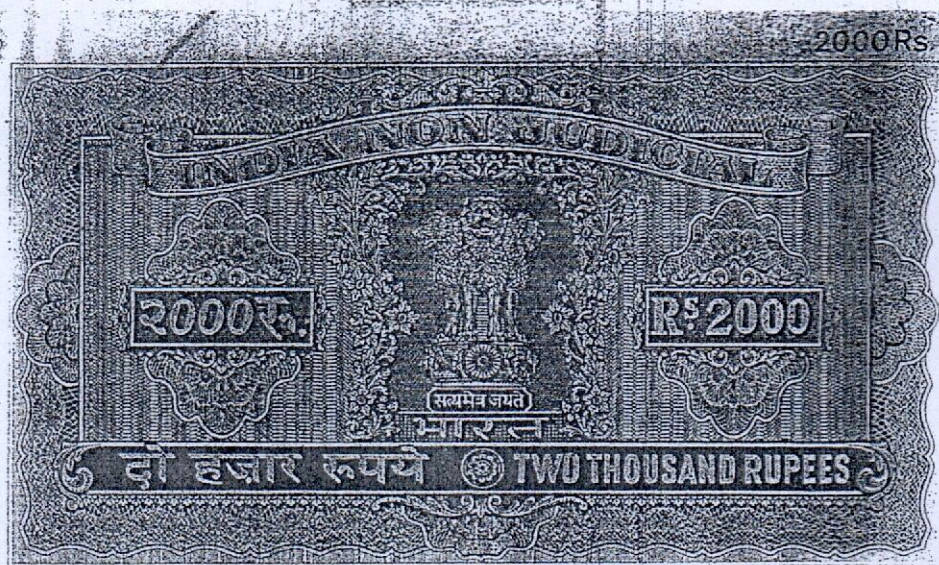
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Handwritten notes on the back of the document:

M.W. No. 7
Official
Sumit - d/o
P. at N.P.
admitted by the medical officer
of the hospital
Rocky Mountain
D.C.





- 2 -

Whereas the vendors are the absolute owners/bhumidars and in possession of 5/24 share in agricultural land measuring 14 bighas and 18 biswas bearing khasra Nos.

132(4-3), 133(4-16), 140 min north(2-4), 141 min north(2-8), 142 min north(1-0), 139 min (0+7), situated in Village Kapas hera, Tehsil Mehrauli, New Delhi.

सुधाम
सरदार सिंह

हरीचन्द्र

And whereas the land hereby sold is a joint bhumidari holding and there are about 50 co-sharers and due to inter se differences, it is not feasible to cultivate the land jointly, and otherwise too the land is uneven, un-levelled and has huge poles of electric wires which are likely to cause danger to life and more over as the land abuts on roads on two sides, so also the crop is damaged by the cattle and the passers by resulting in poor yields, so the transfer of the land is beneficial to their interests and the vendors can invest the sale consideration in the other profitable matters.

सुधाम
हरीचन्द्र
सरदार सिंह

...3

And whereas the vendors have agreed to sell and the vendee has agreed to purchase the said land for a sum of Rs.49,667/-

Now this Sale Deed witnesseth as under:-

That in consideration of the sum of Rs.49,667/- (Rupees Forty nine thousand six hundred sixty seven only) to be received by the vendors from the vendee, before the Sub-Registrar, New Delhi, at the time of the registration of this Sale Deed, the vendors doth hereby sell, convey and transfer the said land to the vendee, who shall hereafter be the absolute owner/bhumidar of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances, whatsoever of the said land.

That the actual physical vacant possession of the said land has been delivered by the vendors to the vendee on the spot.

Now the vendors have been left with no right, title, interest, claim or concern of any nature with the said land and the vendee has become the absolute owner/bhumidar of the same.

That the vendors assure the vendee that the said land is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, agreements to sell, acquisition, attachment in the decree of any court, lien, court injunction, lease etc.etc. and if it is ever proved otherwise, or if the whole or any portion of the said land is taken away or goes out from the possession of

THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Dallas, Texas, this 1st day of September, 1983.

From page No. 21
K 4966 1/2 (Kapesteria) forty nine
thousand six hundred and thirty
six different days from date 01/09/83
N. S. 295570 8277-77 Shi Kai Si
295571 8277-77 "Sai Si
295572 8277-77 "Kachau La
295573 8277-77 "Hiza La
295574 8277-77 "Jagmal Si
295575 8277-77 - Sumitra
all drawn on State Bank of India
Kapesteria Branch paid by Bank
Anjali Sehgal M. A. Direct
the vendor Co. to be vendue before
me:



Sub-Register
New Dallas
01/09/1983

the vendee on account of any legal defect in the ownership and title of the vendors, then the vendors will be liable and responsible to make good the loss suffered by the Vendee.

That the vendors undertake to have the said land mutated in favour of the vendee in revenue records and other concerned authorities, otherwise the vendee can also get the said land mutated in its name in revenue records and other concerned authorities on the basis of this Sale Deed or its certified true copy.

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That the land revenue and other dues and demands if any payable in respect of the said land shall be paid by the vendors upto date and thereafter the vendee will be responsible for the payment of the same.

इति

That the land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes, and is situated in the green belt outside the urbanised limits. This Sale Deed does not contravene any of the provisions of Delhi Land Reforms Act, 1954.

जगदीश
श्री १२/११/११

That there is no poultry farm, ware house, cattle live stock, raising or other on the said land. The said land is agricultural land and is being used only for the agricultural purposes. The said land was also agricultural land before the commencement of the Urban Land Ceiling and Regulations Act, 1976 and entered in the revenue records as agricultural land.

the vendor on account of any legal action in the premises
and effect of the same, the vendor will be liable
and responsible for the same and the loss suffered by the vendor.

That the vendor undertakes to have the said land surveyed
at his own expense by a competent surveyor and to have the same
surveyed, and the vendor will be liable for the cost of the same
entered in the records of the surveyor's office and other records
maintained on the said land and the vendor will be liable for the
same.

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and the vendor will be liable for the cost of the same
entered in the records of the surveyor's office and other records
maintained on the said land and the vendor will be liable for the
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- 5 -
That all the expenses of this Sale Deed viz. stamp duty, registration charges etc. etc. have been borne and paid by the Vendeas.

In witness whereof, the Vendors have signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

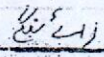
Witnesses:-

1.

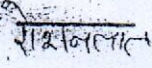

गोपाल प्रसाद
ग्राम पंचायत
सुपुलिया, बरौली-37

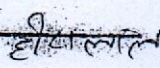

H. K. Yadav
STATE BANK OF INDIA
Kapas Hera, New Delhi-67

2.

Rai Singh 

Sardar Singh 

Roshan Lal 

Hira Lal 

Jagmal Singh 

Smt. Sumitra 

Vendors. 

