2000Rs

INDIA NON JUDICIAL

२०००रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

'Sale deed for Rs.49,667/-'

Stamp duty	Rs.1500/-
Corporation tax	Rs.2500/-
Total stamp	Rs.4000/-

This sale deed is executed at New Delhi on this 15 day of [illegible] 1989, by Jai Narain, Raghbir Singh, Yad Ram alias Lala @ Balbir, sons of Pirbhu, Smt. Maya w/o Jag Ram, Ram Mehar son of Lal Singh, for self and general attorney of Mohar Singh, Ram Narain sons of Lal Singh, Rameshwar s/o Dalip, Lakhtawar, Ram Sarup, sons of Maha Singh, Smt. Bhagwati w/o Rati Ram, Ram Kishan s/o Maha Singh, residents of village Kapashera, Tehsil Mehrauli, New Delhi, hereinafter called "The Vendors" (which expression shall mean and include their heirs, successors, legal representatives, administrators, executors, nominees and assigns).

In favour of

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

...2

4437

This Khata of ... Sold to ...

Address ...

Treasury Stamp ... For ...

Delhi Treasury

01/09/83

29

100/-

1/-

101/-

01/09/83

Sale Deed Jai Narain

Kapashera Mehr

New Delhi

01/09/83

Jai Narain

Singh

Yadav

Jagram

Pradhan

Yadav

Mohan Sh

Jai Narain S/o Moh

Singh Ramchandar S/o Jai

Bakhtawar

Mohan Singh

Ram Kishan

Bhagwat

Mohan Singh Vendor

Jai Narain

attested as a document in the Office of Tehsildar Delhi

Seal of the Tehsildar

Due to the illness of

2000Rs

INDIA NON JUDICIAL

२०००रु.

Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

Whereas the vendors are the absolute owners/bhumidars and in possession of 5/24 share in agricultural land measuring 14 bighas and 18 biswas, 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 Kapashera, Tehsil Mehrauli,New Delhi.

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 moreover as the land abuts 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 other profitable matters.

...3

No. 4437/1

THIS PAPER OF Rs. ..... SOLD TO .....

S/O ..... RESIDING AT .....

THROUGH SELF ..... FOR .....

DELHI 22/7/83

DELHI

ASSEM

Vendor(s) / Mortgagor(s) admits receipt of entire consideration

Rs. .....

The balance of entire consideration of Rs. 49,667/- Rupees Forty nine thousand Six hundred only paid by Demand Draft made in favour of ..... Page No 3d overleaf

Mode of payment

01.09.83

ग्राम पंचायत

Affidavit

1) Undertaking No-Notification No. 7399 dt 1/8/83 for Pen Delhi fied

LTD. Bhagwati

2) Form 37 G fied.

H. K. Yadav
STATE BANK OF INDIA
Kanat Nera, New Delhi-37

Raghbir

Mogal

Ayub Saiyed

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/-(Rs. forty nine thousand six hundred and 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, acquisition, attachment in the decree of any court, lien, court injunction, lease, agreement to sell 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 vendee on account of any legal defect in the ownership and title of the vendors,

Hoshar Singh

Total Rs 49667/- (Total Rupees
Forty nine thousand six hundred Sixty seven
only) Paid by (12) different cheques
No. dated 01/09/93 favouring
No 295576 " 2207-40 Jai Narain
No 295577 " 2207-40 Raghbir Singh
No 295578 " 2207-40 Yad Ram
No 295579 " 6622-22 Maya
No 295580 " 2207-40 Maha Singh
No 295581 " 2207-40 Ram Mehar
No 295582 " 2207-40 Ram Nosain
No 295583 " 6622-22 Rameshwar
No 295584 " 5794-44 Bakhtawar
No 295585 " 5794-44 Ram Sarup
No 295586 " 5794-44 Bhagwati
No 295587 " 5794-44 Ram Kishan
49,667-0
all drawn on State Bank of India Kapashera
Branch Delhi Branch Anjali
Delhi Gas
Signature of the Sub Registrar
New Delhi
01/09/93

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.

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.

That the land has not been notified under section 4 or6 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.

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

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

SEAL OF

In witness whereof, the vendors have signed this sale deed at New Delhi on the date first mentionedabove in the presence of the following witnesses;

Witnesses;

1.

ग्राम पंचायत

H. K. Yadav
STATE BANK OF INDIA
Kapas Hera, New Delhi-37

2.

Jai Narain _____

Raghbir Singh _____

Yad Ram alias Lela @ Balbir _____

Smt. Maya _____

Ram Mehar _____
for self and general attorney of
Mohar Singh, Ram Narain.

Rameshwar _____

Bakhtawar _____

Ram Sarup _____

Smt. Bhagwati _____

Ram Kishan _____

Vendors.

5318-4215

151-155

9/9/83

9/9/83