

1. Sale Deed for Rs.19,857/-

Stamp Duty	Rs. 600/-
Corporation Tax	Rs.1000/-
Total stamp	Rs.1600/-

TI- 229
M/S
2031
This Sale Deed is executed at New Delhi on this 1st day of Sept 1983, by Hari Singh, Tara Chand and Amin Chand sons of Moti residents of Village, Kapas Hera, 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 Sarvodya Builders Private Limited, B-4/4, Safdarjang Enclave, New Delhi, through its Director Shri V.C.Gupta, hereinafter called "The Vendee" (which expression shall mean and include its successors, legal representatives, administrators, liquidators, executors, nominees and assigns).

....2.

4438

THIS PAPER OF 25

1000/-

SOLD TO

Sarvodaya Builders (P) Ltd,

ADDRESS

14/5/83 Sydgang Enclave

ROUGH SURF

FOR

Madan Lal

Salisbury

Delhi

DELHI TREASURY

DELHI

21/7/83

1000/-
500/-
500/-
1000/-

32

100/-

1/-

107/-

01/09/83

Execution

01/09/83

11/09/83

Hari Singh
Mali

Upadhyaya, N Delhi

his residence

Hari Singh

Tasachand

Annu Chaud

note all

Upadhyaya

(handwritten)

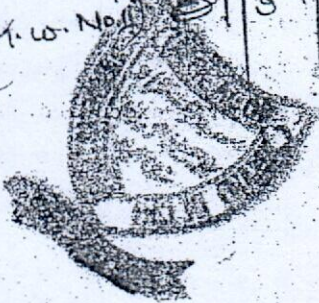
Jagdish

Gan P

Yadav

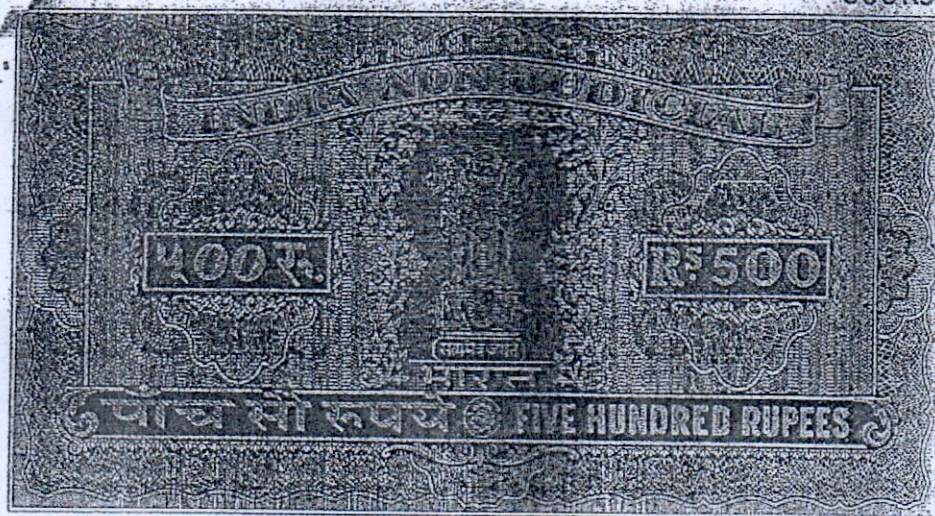
M.W. No.

01/09/83



Handwritten signature or initials.

500Rs



- 2 -

Whereas the vendors are the absolute owners/bhumidars and in possession of 1/12 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.

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 yielding, so the transfer of the land is beneficial to their interests and the vendors can invest the sale consideration in other profitable matters.

... 3

44381
507
NO. 44381
THIS FEE OF Rs. 507
THROUGH SBI
FOR
09/08/83
DELHI
DELHI

The Vendor(s) / Manager of the
prior receipt of entire consideration
The balance of Rs. 19867/-
has been paid to
the Vendor(s) / Manager by the
State Bank of India
Mortgage
and also
witnesses.

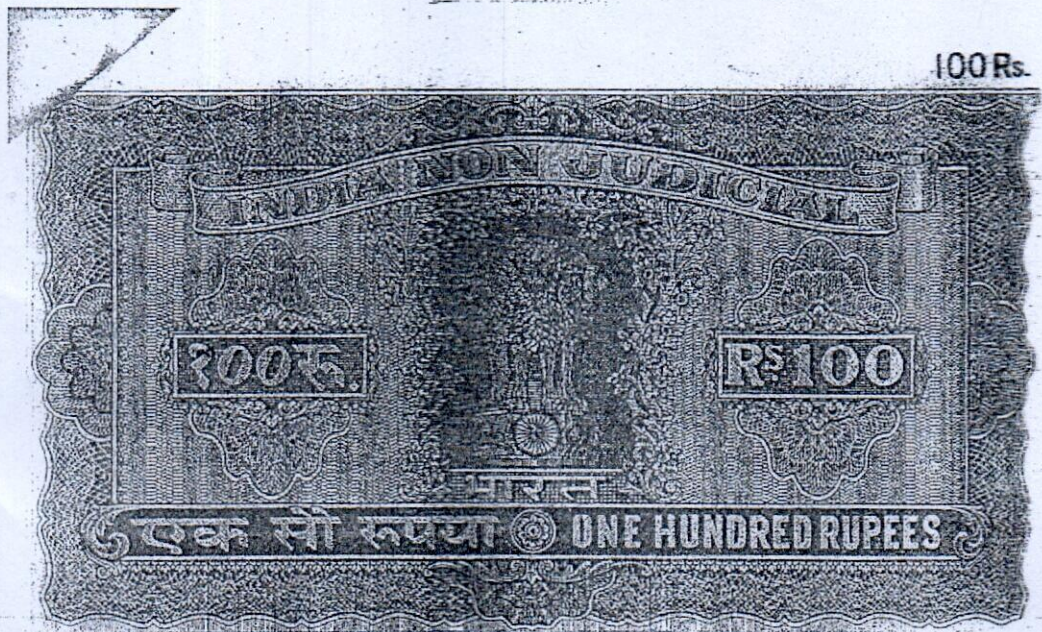
Nineteen
Eight hundred
and
Sixty seven
Rupees
only made of
Mortgage
No 3rd overle
01/09/83



1) Information of No-Notification
No 7407 dated 1/8/83
for Teul N. D. filed.
2) From 37 of 1983

महोदय
महोदय
महोदय
महोदय

For Sarvodaya
Anjan. Selvaraj
Director.
H. K. Yadav
STATE BANK OF INDIA
Kapas Hira, New Delhi-110002



- 3 -

And whereas the vendors have agreed to sell and the vendee has agreed to purchase the said land for a sum of Rs.19867/-

Now this Sale Deed witnesseth as under:-

Handwritten notes:
LTI
Tara
Chand
That in consideration of the sum of Rs.19,867/- (Rupees Nineteen thousand eight 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.

....4

44387
 THIS PAPER OF RS 100/-
 SOLD TO
 ADDRESS
 FOR
 28/9/83
 DELHI TREASURY
 DELHI

over for Page No 2nd
 Total is 19867-00 (Rupees)
 Nineteen thousand eight hundred
 Sixty Seven only Paid by three
 Separate pay order No 01/08/83

No 295551 for 6622-22 Hari Singh

No 295552 for 6622-22 Pancha

No 295553 for 6622-22 Annu Chaur

all drawn on S.P.F. Kapashera
 Branch Paid by Smt. Arjuni
 Belgaon M.D on 15/08/83
 via Vardaan Co before me.



Sub-Registrar
 New Delhi
 01/09/1983

- 4 -
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, agreement to sell, dispute, litigation, 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 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.

L.T. Tare

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

That the land revenue and other dues and demands etc. 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.

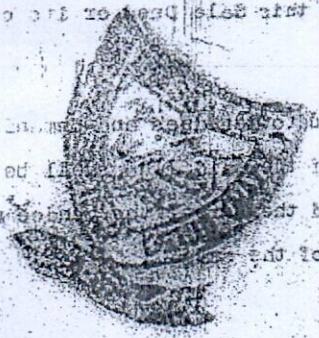
... 5

Now the vendors have been left with no right, the
in order, either on account of any matter with the
land and the vendors have become the owners of the
of the same.

These vendors assume the vendors that the
in the form of a deed of conveyance such as
vendors, agreement to sell, discharge, etc.
conveyance to the vendors of any other, from the
vendors etc. etc. it is over and over again, as in the
whole or any portion of the said vendors etc. etc.
out from the possession of the vendors on account of
defect in the title and title of the vendors, and the
vendors will be liable and responsible to make good the
loss suffered by the vendors.

That the vendors undertake to have the title deed
in favor of the vendors in revenue records and other records
authorities, otherwise the vendors can also be liable
indemnified in the name in revenue records and other records
authorities on the basis of this sale deed or the title
the vendors.

That the vendors undertake to have the title deed
in favor of the vendors in revenue records and other records
authorities, otherwise the vendors can also be liable
indemnified in the name in revenue records and other records
authorities on the basis of this sale deed or the title
the vendors.



3....

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. The said land 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 the agricultural purposes. The said land was also agricultural land ~~before~~ before the commencement of the Urban Land Ceiling and 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. etc. have been borne and paid by the Vendee.

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.



प्रास पतयत

प्रास पतयत

2.



H. K. Yadav
STATE BANK OF INDIA
Kopar House, New Delhi-27

Hari Singh

Tara Chand

Amin Chand

Vendors.

2/9/83