3000Rs.

INDIA NON JUDICIAL

3000रु. Rs 3000

सत्यमेव जयते

भारत

तीन हजार रुपये THREE THOUSAND RUPEES

'Sale deed for Rs.39,733/-'

Stamp duty	Rs.1200/-
Corporation tax	Rs.2000/-
Total stamp	Rs.3200/-

This sale deed is executed at New Delhi, on this 15 day of Sept 1983, by Shri Jag Ram, Ram Chander alias Jhuttar sons of Yad Ram, Sheo Nath, Sultan sons of Umrao, Manohar Lal, Lala, Ram Dhan, Ram Niwas sons of Shri Ram Pat, Ude Ram, Chandgi sons of Imrat, 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 -29, hereinafter called "The Vendee" through its Director Shri V.C.Gupta, (which expression shall mean and include its successors, legal representatives, administrators, liquidators, executors, nominees and assigns).

..2

No. 4439

This paper is sold to Sarvodaya Business (P) Ltd.

S/o

Address B-74 Sagarpur Enclave

Through

For

Delhi 3rd Sept

DELHI TREASURY

29/8/93

300+1
200+1
320/-

38

100/-

101/-

Sale Deed Shri Jagdish Ram
S/o Shri Yad Ram
Village Nangloi
Delhi NDS
01/09/93

Jagdish Ram
01/09/93

Execution admitted by all the executants
Shri Nathu Ram Chaudhary S/o Ram Chatter Singh
Shri Kaur Mohan S/o Shri Nathu, Shri Chuman Lal,
(M.W. No. 1)
01/09/93
Mandhar Dhan,
H.K. Jadav
(M.W. No. II)
Lala, Ram Niwas S/o Shri Ude Ram
Ram Chatgi S/o. all residents of Rampur Village (New Delhi)

200Rs.

INDIA NON JUDICIAL

२००रु. Rs 200

सत्यमेव जयते

दो सौ रुपये TWO HUNDRED RUPEES

Whereas the vendors are the absolute owners/bhumidars and in possession of 1/6th 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 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. 44841

THIS PAPER OF Rs 20/-

S/O

THROUGH SRN

SOLD TO

ADDRESS

FOR

DEALER

The Vendee(s)/Mortgagor(s) herein

prior receipt of entire Consideration

Rs.

(Rupees

The price of entire consideration

Rs. 23743/- Rupees

Sh/Smt.

Mortgagee

Sanctioned

Sanctioned

Mode of Payment

No Kuthi

01/09/1983

Intimation of Notification No. 7397 dated 1/8/83 from Tehsildar (N) Delhi

37 B

(Un Mashalat)

And whereas the vendors have agreed to sell and the vendee has agreed to purchase the said land for a sum of Rs.39,733/-

Now this sale deed witnesseth as under;

That in consideration of the sum of Rs.39,733/-(Rs. thirty nine thousand seven hundred and thirty three 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, lease mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, 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,

For Sarvodya Builders Private Ltd.

Director

SEAL OF DELHI

H. K. Yadav
STATE BANK OF INDIA
Lajpat Nagar, New Delhi-24

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 vendees 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 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.

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.

..5

Total Rs. 39733/- (Rupees Thirty nine thousand seven hundred thirty three only) paid by (10) separate pay orders vide all dated 1-9-83 favour

No. 295590 Rs. 6622-22 Jag Ram
295591 Rs. 6622-22 Ram Chand
295592 Rs. 2207-40 Dheo Nath
295593 Rs. 2207-40 Sultan
295594 Rs. 2207-40 Manohar Lal
295595 Rs. 2207-40 Lala
295596 Rs. 2207-40 Ram Dhan
295597 Rs. 2207-40 Ram Niwas
295598 Rs. 6622-22 Uda Lal
295599 Rs. 6622-22 Chaudgi

all drawn State Bank of India Kapashera Branch, New Delhi paid by Smt. Angali Sehgal Wife of Mr. Dhirajlal Sehgal holder receipt

Sd/- Rajesh
New Delhi
01/09/83

That all the expenses of this sale deed viz. stamp duty, registration charges 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. [illegible] S/o Lal Singh
R/o Rajastan
[illegible] 2/9/83

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

Jag Ram _____

Ram Chander alias Jhuttar _____

Sheo Nath _____

Sultan _____

Manohar Lal _____

Lala _____

Ram Dhan _____

Ram Niwas _____

Uda Ram _____

Chandgi _____

Vendors.

THE SEAL OF

5324-2-115

Registered as a Book
Volume No. 184
pages 183
day of 21 1983
impressions taken in
my presence

21/9/83