



Sale deed for Rs. 39,733/-

Stamp duty Rs. 1200/-
Corporation tax Rs. 2800/-
Total stamp Rs. 3200/-

This sale deed is executed at New Delhi on this 1st

day of Sept 1983, by Brahm Dutt, Om Parkash & Pharamp
sons of Smt. Balbir Singh alias Bir Singh; Smt. Sona, Devi
Smt. Chameli, Smt. Maya daughters of Balbir Singh alias
Bir Singh, Smt. Bhapa wd/o Balbir Singh & Bir Singh,
Suraj Bhan, Sri Chand, Risal sons of Jit Ram; Smt. Maha
Dei, Smt. Chand Kaur, Smt. Om Devi daughters of Jit Ram,
Smt. Har Kaur wd/o Jit Ram, Anil Lal s/o Bahadur, Dalu s/o
Udmi, Deep Chand s/o Ram, Parshad, all residents of
village Kapashera, 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 (P) Ltd. 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).

NO. 4441
THIS PAPER IS
STAMPED
THROUGH SEAL

30002

SOLD TO Sarvagya Bhatta (P)
ADDRESS B-7/4, Rajdangaj Enclave

FOR
DELHI TREASURY
11/9/83

At Delhi

3000 X 1
200 X 1
32002

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100/-

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100/-

Sale Deed Brahman Dutt Bir Singh
B-7/4, Rajdangaj Enclave
Kapashehra Mehrauli
New Delhi

11/9/83

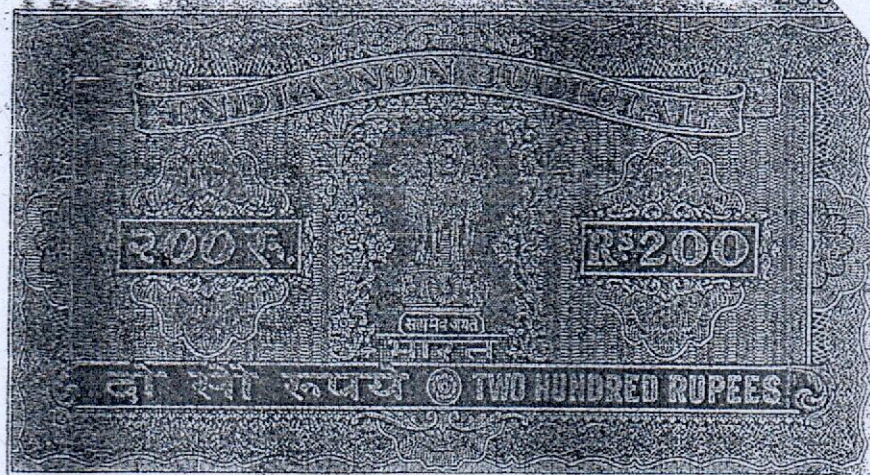


Del. Brahman Dutt
Om Parkash & Dharmu
S/o Balbir Singh & Bir Singh
Smt. Soma Devi & Smt. Chandel
Maya S/o Balbir Singh
& Bir Singh
Smt. Dhepa
W/o Balbir Singh
& Bir Singh
Smt. Bhani Chandra
S/o Rishi S/o Jit Ram
Smt. Maha Devi
Smt. Chand Kaur
Smt. Om Vati
S/o Jit Ram
Smt. Har Kaur
W/o Jit Ram
Batu S/o Laxmi
Amin Lal S/o Bahadur
Deelchand S/o Ram Kishan
At Delhi above Vandan

Execution of this document
is admitted at Kapashehra
residence of Sh. Amin Lal
due to his illness.

11/9/83

1. Smt. Dhepa
2. Smt. Bhani Chandra
3. Smt. Rishi S/o Jit Ram
4. Smt. Maha Devi
5. Smt. Chand Kaur
6. Smt. Om Vati
7. Smt. Har Kaur
8. Batu S/o Laxmi
9. Amin Lal S/o Bahadur
10. Deelchand S/o Ram Kishan



whereas the vendors are the absolute owners/bhumidars and in possession of 1/6th share in agricultural land measuring 14 bighas and 18 biswas, khasra Nos. 132(4-3), 133(4-16), 140 min North(2-4), 142 min North(1-0), 141 min North(2-8), 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, unleveled and has huge poles or 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 sharers 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 profit matters.

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(Rural)
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-3-
LTI Omviah

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/-

LTI Dhapa

(LTI Moya) 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, 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, then the vendors will be liable and responsible to make good the loss suffered by the vendee.

LTI Sma An

18/4/5

Omiah

LTI Surg' Bhan

श्री यदु

पुनर्निर्माण

LTI Maha Dasi

LTI Chud'ka

LTI Omwati

LTI Harkans

LTI
Anil Lal

LTI Dala

LTI Papan?

For Services rendered Private Ltd.
Anjan. Sengupta
Director



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

माम पचायत
३७ दिल्ली-३७

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 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 the provisions of Delhi Land Reforms Act, 1954 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.

For the Vendor

that the land has not been notified under section 4 or 5 of the Land Acquisition Act, 1894, either for the purpose of development of public or for any other purpose and is situated in the green belt outside the notified limits. This sale does not contravene the provisions of section 4 of the Land Acquisition Act, 1894. That there is no public purpose in the acquisition of the land as stated in the notification. The land is being used only for agricultural purposes and is also being used for agricultural purposes. The land is being used for agricultural purposes and is also being used for agricultural purposes. The land is being used for agricultural purposes and is also being used for agricultural purposes.

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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;

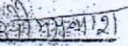
witnesses;

1. 
H. K. Yadav
STATE BANK OF INDIA
Kapas Huda, New Delhi

2.


H. K. Yadav
STATE BANK OF INDIA
Kapas Huda, New Delhi

Brahm Dutt 

Dr. Parkash O. Dharmy 

Smt. Sona Devi

Smt. Chand

Smt. Maya

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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

Journal of Management Education 36(7) 809-824

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Journal of Management Studies, 19(6), 701-718.

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