95 53150

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 1st day of Sept 1983, by Brahm Dutt, Om Parkash @ Dharmu sons of Shri Balbir Singh alias Bir Singh; Smt.Sona,Devi Smt.Chameli, Smt. Maya daughters of Balbir Singh alias Bir Singh, Smt.Dhapa wd/o Balbir Singh @ Bir Singh, Suraj Bhan, Sri Chand;Risal sons of Jit Ram; Smt. Maha Dei , Smt.Chand Kaur, Smt.Om Vati, daughters of Jit Ram, Smt.Har Kaur wd/o Jit Ram, Amin Lal s/o Bahadur, Dalu s/o Udmi, Deep Chand s/o Ram Pershad, 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 OF 3000/- SOLD TO Sarvodya Builders (P) Ltd
S/O ... ADDRESS B 5/4 Safdarjung Enclave
THROUGH S... FOR ...
N.O. Supdt Sale Deed N. Delhi
DELHI TREASURY
29/8/83

3000 x 1
200 x 1
3200/-

25
100/-
1/-
101/-

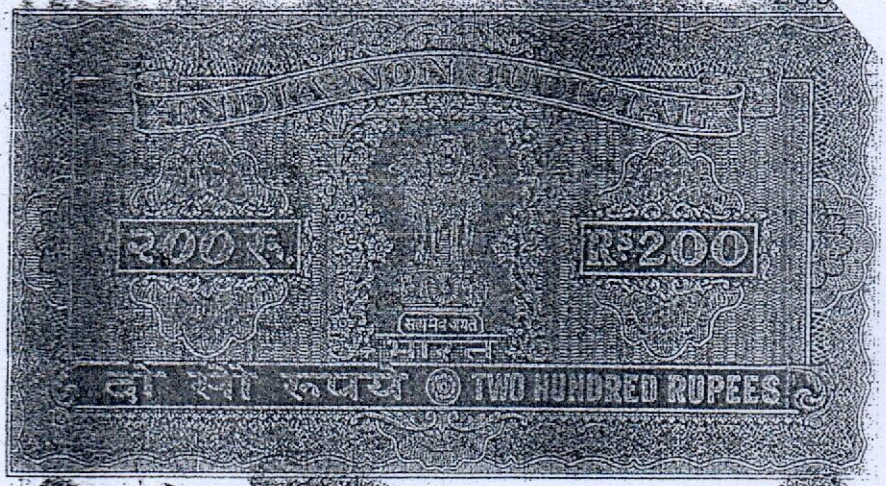
Sale Deed Brahm Dutt @ Bir Singh
S/o Balbir Singh
Village Kapashera Mehrauli
New Delhi

1/9/83

① Sh. Brahm Dutt
② Om Parkash @ Dharmu
SS/o Balbir Singh @ Bir Singh
⑦ Sh. Jag Ram ... Village Pradhan Kapashera New Delhi
③ Smt Sona Devi ④ Smt Chandi
⑤ Smt Maya DD/o Balbir Singh @ Bir Singh
⑥ Smt Dhapa W/o Balbir Singh @ Bir Singh
⑧ Suraj Bhan S/o Sheo...
⑨ Risal S/o Jit Ram
⑩ Smt Maha Dei
⑪ Smt Chand Kaur
⑫ Smt Om Vati D/o Jit Ram
⑬ Smt Har Kaur W/o Jit Ram
⑭ Dalu S/o Udmi
⑮ Amin Lal S/o Bahadur
⑯ Deep Chand S/o Ram Parshad
r/o ... above Vendors

1/9/83

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



Maya

-2-

LTI Dhapa LTI Omvati

Whereas the vendors are the absolute owners/bhumid[illegible] 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, 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 [illegible] passers by resulting in poor yields, so the transfer of the [illegible] beneficial to their interests and the vendors can invest the sale consideration in other profit matters.

LTI Chandi

No. [illegible]

THE PAPER OF Rs. [illegible] SOLD TO [illegible]

S/o [illegible] ADDRESS [illegible]

THROUGH SHRI [illegible] FOR [illegible]

[illegible] DELHI

The Vendors (s) / Mortgagor (s) admits on receipt of entire Consideration

Rs. [illegible] thousand

(Rupees [illegible]) The balance of entire consideration of Rs. Thirty nine thousand seven hundred thirtythree Only

Rs. 29733/- (Rupees [illegible]) has been paid to the [illegible] vide [illegible] cheque Nos.

[illegible] 295554 to 295559 each of Rs. 1655/55 paid favouring Vidya Wati, Sona Devi, Parkash, Chander Kaur, Om Parkash; No. 295560 to 295566 each of Rs. 709/52 paid favouring Suraj Bhan, Sri Chand, Rizal, Maha Devi, Kaur, Om Vati, Har Kaur

No. 295568 to 295569 each of Rs. 9933/33 paid favouring Deep Chand

and No. 295567 for Rs. 4966/66 paid favouring Amin Lal

all on Bankers cheque drawn on S. B. I. Rajasthan, New Delhi dated 1/9/83 paid by Smt. Anjali Sehgal M.D. Director of the co. before the vendors

Form 37 G from IT (N) Delhi, intimation issued vide No. 7400 DT. 1/8/83 filed.

1/9/83

SKM 1/9/83

Sona

LTI Dhaps

LTI Omvati

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 Maya 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 Chau

LTI Sma Devi

..4

LTI Surajbhan

LTI Maha Devi

LTI Chand Kaur

LTI Om wati

LTI Harkaur

LTI Ami Lal

LTI Dalu

LTI Deepchand

For Sarvodya Builders Private Ltd.

Anjali Sehgal

Director.

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

नायब प्रधान
ग्राम पंचायत
कापसहेड़ा नई दिल्ली-37

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 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 saidland.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 revenuerecords 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.

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 his 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 limit. 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 [illegible] Land Ceiling & Regulations Act, 1976 [illegible] revenue records as agricultural land.

That [illegible] of this sale deed viz. stamp duty, registration [illegible] have been borne and paid by the vendee.

-5-

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]
ग्राम पंचायत

2. [illegible]
H. K. Yadav
STATE BANK OF INDIA
Kapashera, New Delhi-37

Brahm Dutt ______

Om Parkash @ Dharmy ______

Smt. Sona Devi ______

Smt.Ch[illegible] ______

Smt.Maya ______

Smt.[illegible] ______

Suraj Bhan ______

Sri Chand ______

Risal ______

Smt.Mana ______

Smt.Chand Kaur ______

Smt.Om Wati ______

Smt.Har Kaur ______

[illegible] Lal ______

[illegible] ______

[illegible] Chand ______

Vendors.

Registered at No. 5315 ... 2315
Book No. 1 Volume No. ...
pages 134 to 138 ...
day of 2/9/1983 ...
Impressions ... taken in
my presence

Sub-Registrar
2/9/83