



'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 13/ day of Sept 1983, by Shanker son of Zaharia, Mst. Chandro wd/o Sirya, Shri Chet Ram son of Hukmi resident of Village Kapas hera, Delhi, hereinafter called "The Vendors" (which expressions 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 Shri V.C.Gupta, hereinafter called "The Vendee" (which expression shall mean and include its successors, legal representatives, administrators, liquidators, executors, nominees and assigns).

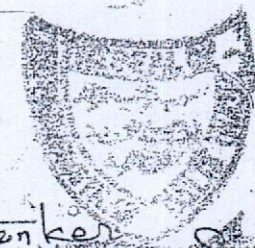
....2.

4438 3000/- TO Sarnodys Butcher (P) Ltd
 THIS PAPER OF Rs. 3000/-
 DELHI TREASURY
 29/1/85

3000/-
 2000/-
 3000/-

42
 100/-
 1/-
 10/-

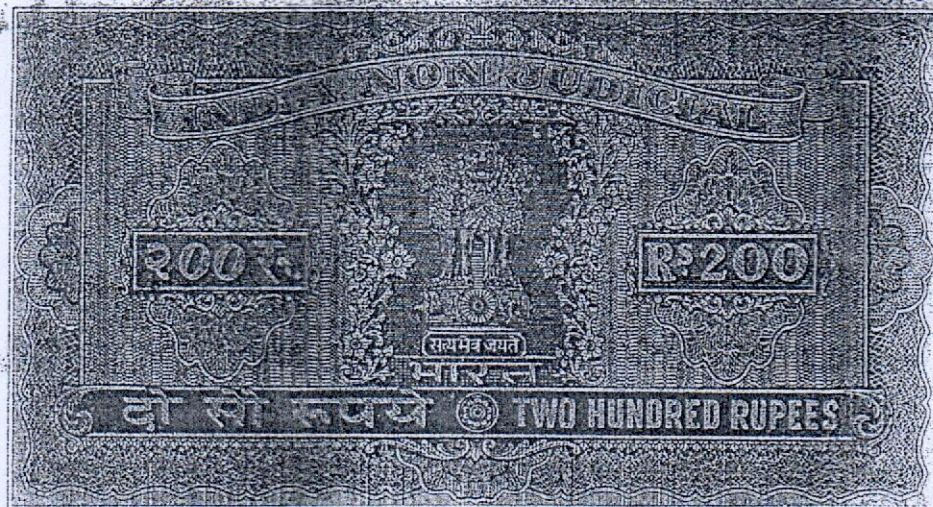
Deed of Gift
 Zaharia
 Chapachera
 01/09/83



Execution of the Document
 Subscribed at the residence of the donor
 Zaharia Chapachera
 01/09/83

Slender

200Rs



- 2 -

Whereas the vendors are the absolute owners/bhumidars and in possession of 1/6 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(2-3), 142 min north(1-0), 139 min (0-7), situated in Village Kepas 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 more over 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.

And whereas the vendors have agreed to sell and the vendee has agreed to purchase the said land for a sum of ~~Rs. 39733/-~~ Rs. 39733/- (Rupees Thirty nine thousand seven hundred and thirty three only).

....3.

443871
THIS PAPER OF RS 200/- SOLD TO
ADDRESS
FOR
DELHI

The Vendor(s) / Mortgagee(s) hereby
prior receipt of entire consideration
Rs. 34403/-
has been paid to
the Vendor(s) / Mortgagee(s) by the
Borrower(s) / Mortgagor(s) in the presence of
the undersigned.

Thiruvengud
Sanku Sundar
Ramesh
No



Information No - Notification
7402 dt 11/6/83
New Delhi
27/6/83

Sh. K. Yadav
ESTATE BANK OF INDIA
Kapas Hera, New Delhi-37
LTP of Chitkara
Angar Sel
Director

Now this Sale Deed witnesseth as under:-

That in consideration of the sum of Rs. 89,733/-
(Rupees Thirty nine thousand seven hundred 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 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, agreement to sell, disputes, 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.

...this is the first time...

...in the case of...

from five pages (Total 39733) Thirty three (33)
Total amount of Rs. 26,488-88 - Chet Ram
Paid by No. 295500 f. 6,622-22 Sh. Shankar
Three Co-operative No. 295588 f. 6,622-22 Sh. Chaw
Pay order No. 295589 f. 6,622-22
and 01/09/83

all pay order in State
Bank of India, Chapachera Branch
Paid by Sh. Anjali Singh
Mr. Director, New Delhi
before me



Sub-Registrar
New Delhi
01/09/1983

- 4 -

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. 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 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 the sale Deed viz. stamp duty, registration charges etc. etc. have been borne and paid by the Vendee.

...5.

That the vendors should have the said land
registered in favor of the vendors in revenue records and
other concerned authorities, otherwise the vendor can
sue for the said land entered in the name in revenue
records and other concerned authorities on the basis
of this title deed or its certified true copy.

That the land revenue and other dues and demands
of the said lands in respect of the said land shall be
paid by the vendors and their heirs, assigns and legal
representatives for the payment of the same.

That the land has not been mortgaged under condition

or in favor of the said vendors or their heirs, assigns and legal

representatives or in favor of any other person.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

any reserved area. This title deed does not contain any

reference to the said reserved area.

That the said land is not situated in the reserved area of

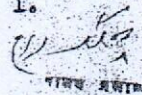
any reserved area. This title deed does not contain any

reference to the said reserved area.

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.


शंकर शर्मा

Shankar

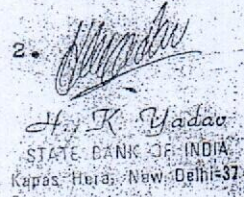
ग्राम पंचायत

पंचायत, बड़ विष्णु-37

Mst. Chandro

Chet. Ram

2.


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

Vendors.

In witness whereof, the parties have signed their names
and the words "I have signed" in the presence of the
notary public, at the place and date above written.



Registered at No. 5327
Book No. 1 Volume No. 4216
pages 2152-25 on the
day of 21/9/03 1903 and in the
presence of the notary public in
my presence.

Subscribed and
sworn to before me

21/9/03