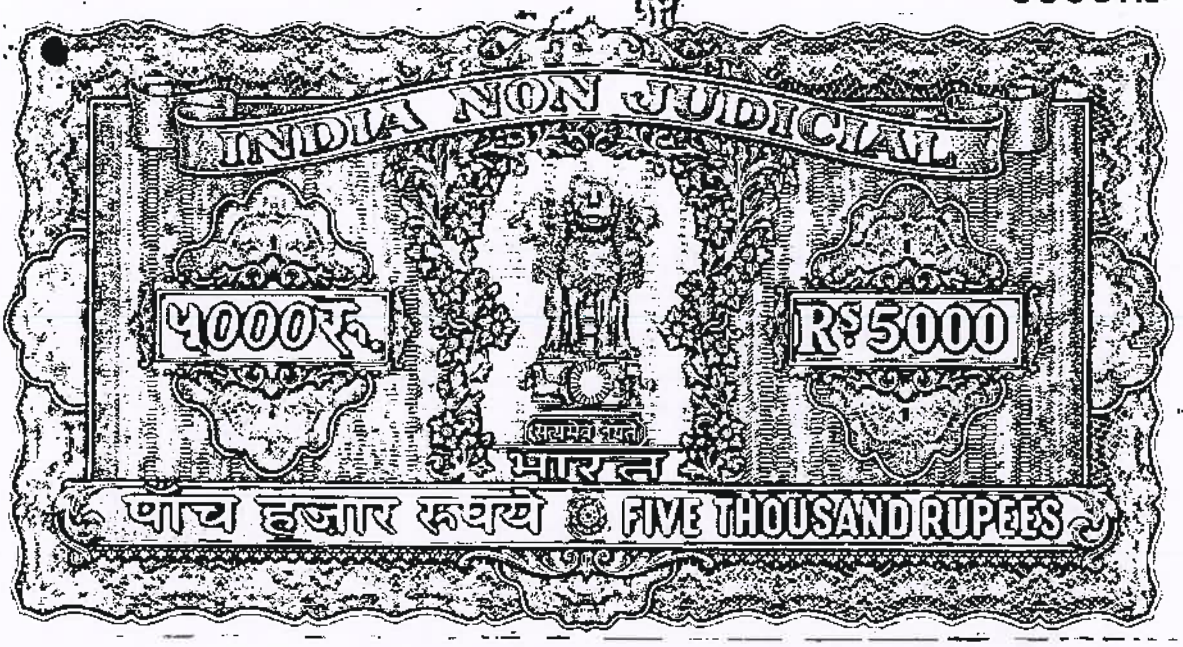
5000Rs.



Sale Deed for Rs. 1,20,000/-

Stamp for Sale.....Rs. 3,600/-

Stamp for Corpn. Duty.....Rs. 6,000/-

TOTAL Rs. 9,600/-

This Sale Deed is made at Delhi on this 30th day of August, 1994, by Shri Vinod Kumar Jain S/o Shri Deep Chand Jain R/o IX/2368, Gali No.12, Kailash Nagar, Delhi-31, as General Attorney on behalf of (1) Shri Ajay Kumar (2) Shri Anil Kumar (3) Sh.Satish Kumar sons of Shri Devi Parshad Aggarwal vide deed of G.P.A. executed on dt. 25-11-1983 (who are also General Attorneys on behalf of Smt. Kanta Devi W/o Shri Vikram Sain Jain vide deed of G.P.A. dated 9.12.1981, hereinafter called the Vendor IN FAVOUR OF Smt. Deepa Jain wife of Shri Vinod Kumar Jain R/o IX/2368, Gali No.12, Kailash Nagar, Delhi-31, hereinafter called the Vendee.

The expression Vendor and Vendee shall mean and include their heirs, successors, executors, administrators, legal representatives, assigns etc.respectively.

....2.....

1178 37/94

Deepa Jain

Vinod Kumar Jain

15/234 Kailash Nagar

57

3385

Delhi

Sch. dt. ... 30/8/94

उप-संयुक्त.IV दिल्ली के समक्ष

श्री/श्रीमती/कुमारी ...V.K. Jain...

पत्नि/पुत्री श्री ...D.S. Jain...

निवासी ...12.2.68... Kailash Nagar Delhi

निष्पादन हेतु प्रस्तुत किया

30/8/94

Vinod Kumar

श्री Vinod Kumar Jain

On behalf of Ajay Kumar - Vendor

B.B. Arora

R. Vashist

30/8/94

1000Rs.

Whereas the Vendor is the absolute owner of property, House No. IX/2368, measuring area 120 sq.yds., Ahata No. 115 , alongwith its whole of the structure of Four rooms, kitchen, stairs on ground floor, Four rooms, kitchen, bath, latrine, stairs on first floor, fitted with electricity, tap water, with rights of roof upto last storey, out of Khasra No. 128, situated at abadi Gali No.12, Kailash Nagar, in the area of village Seelampur, Illaqa Shahdara, Delhi-31, and bounded as under :-

East : Property of Smt. Sumitra Devi

West : Gali No.12

North: Gali

South: Property of Smt. Kiran Devi W/o Sh.Atma Ram.

having became the said property to the Vendor after the death of her husband Sh.Vikram Sain Jain S/o Shri Balwant Singh Jain vide Suit No. 244, of 1976 in the Court of Smt. Mamta Rani, Sub-Judge Ist Class, Delhi , Case Smt. Kanta Devi Jain V/s, Vikram

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- : : -

2/9/99

1000Rs.

Sain Jain. Said Sh. Vikram Sain Jain was the owner of the said property on the basis of Sale Deed dt. 12.9.1961, regd. as document No. 7562, in addl. Book No.1, Volume No. 644, on pages 15 to 18 dt. 23.9.1961, with the office of S.R.I, Delhi.

And whereas the Vendor for her legal bonafide needs and reuirements hereby sells the aforesaid property for a sum of Rs. 1,20,000/-(Rs. One Lakh Twenty thousand only) unto the Vendee and the Vendee has agreed to purchase the same from the Vendor.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. In consideration of Rs. 1,20,000/-(Rs. One Lakh Twenty thousand only) which the Vendor has received already in advance from the Vendee, the receipt of the same is now hereby acknowledged by the Executant, before the Sub-Registrar IV , Delhi, at the time of presentation of this Sale Deed for

....4.....

1000Rs.

registration, in full and final. Thus nothing remains due to the Vendor from the Vendee, out of sale price. The Vendor hereby sells, conveys, assigns etc. and transfers the aforesaid property, duly described above, with all her rights, titles, interests etc. whatsoever, according to the site, to the Vendee, who shall hereafter become the absolute owner of the said property, under sale and shall enjoy all the above rights, possession etc. whatsoever, without any other claim or demand whatsoever from the Vendor or from her legal heirs, in future.

2. That the Vendor has delivered the vacant and physical possession of the said property to the Vendee, today at the spot, through the Executant. The Vendee has taken the possession of the same under her own control.

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1000Rs.

3. That the Executant hereby assures the Vendee, through the Vendor, that the said property under sale is free from all sorts of encumberances, burden, sale, decree, mortgage, Will, gift, loan, lien, charge, surety, security, revision,writ, appeal, court injunction, stay order, equitable mortgage or any other kind of transfer. If proved otherwise or the Vendee is deprived off the said property or part thereof, then the Vendor shall be liable to indemnify the Vendee, in full or part to the extent of loss sustained by the Vendee. The Vendor in person and her all kind of moveable and immoveable properties shall be responsible for the same.

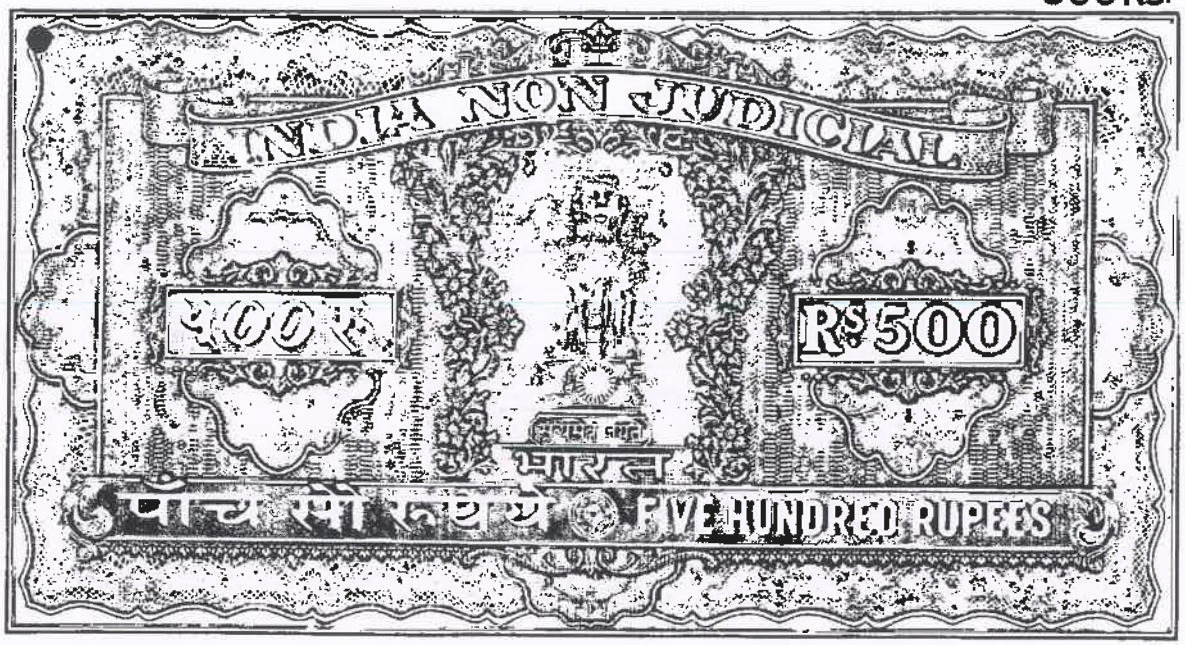
4. That the Vendor has handed over all the prior/previous concerning documents to the title of the said property to the Vendee, through the Executant.

5. That all the prior taxes, liabilities,bills etc. whatsoever uptodate shall be paid by the Vendor and afterwards the same shall be paid by the Vendee.

6. That the Vendee can get the mutation effected in her

...6.....

500Rs.



own name in the concerning records of Government/MCD on the basis of this Sale Deed.

7. That all the expenses of this sale deed such as non-judicial stamps, registration charges, writing charges etc. whatsoever have been spent by the Vendee.

8. That the Executant hereby assures the Vendee that the said deed of General Power of Attorneys are in-force uptodate and have not been revoked by Shri Ajay Kumar, Sh. Anil Kumar, Sh.Satish Kumar and Vendor said Smt. Kanta Devi so far and they are alive.

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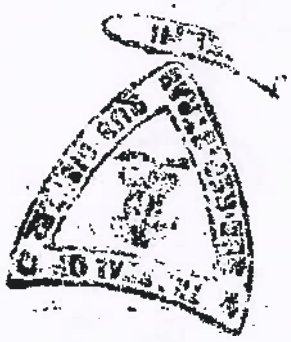
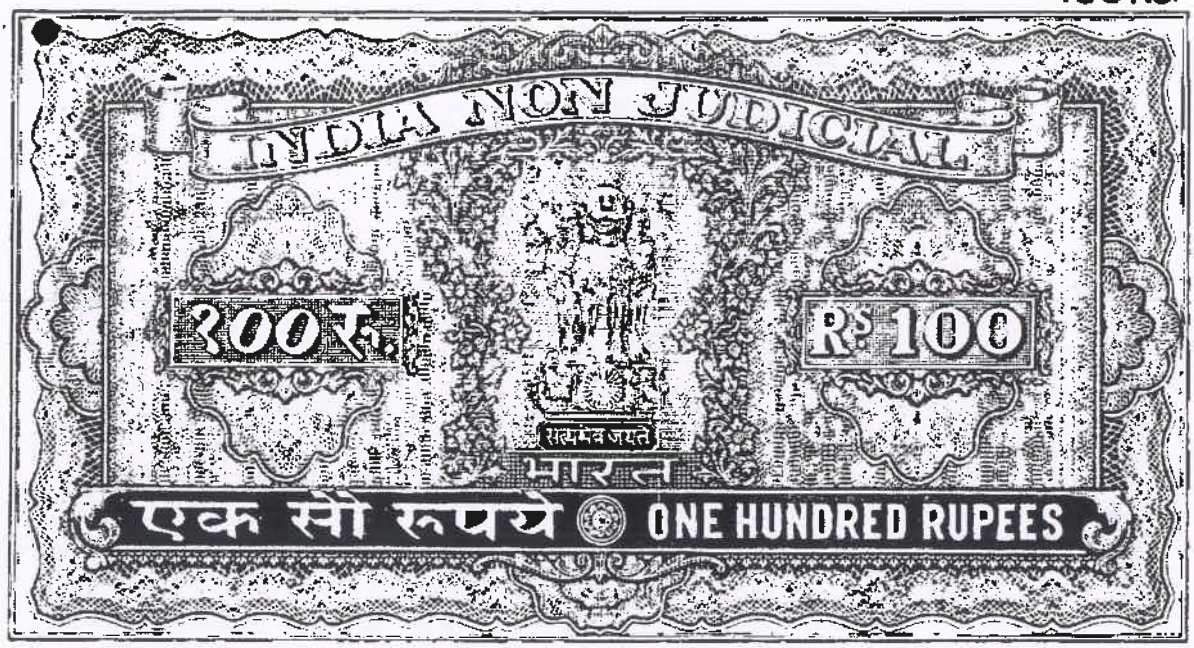


100Rs.



9. That the Vendor and Vendee are Indian.

In witnesses whereof the Executant has signed this Sale Deed, on the date, month and year first written above.

Witnesses:-

1.

EXECUTANT

RAMESH VASHIST
ADVOCATE

DRAFTED BY
RAMESH VASHIST
ADVOCATE

(1) NOC No. 4527 dtd. 17-8-94 from Tehsildar (N) submitted.

(2) Affidavit & declaration submitted

SR. IV
2/9/94

2/9/94 ... 3385
... I ... 2615
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उप-अभियंता
2/9/94