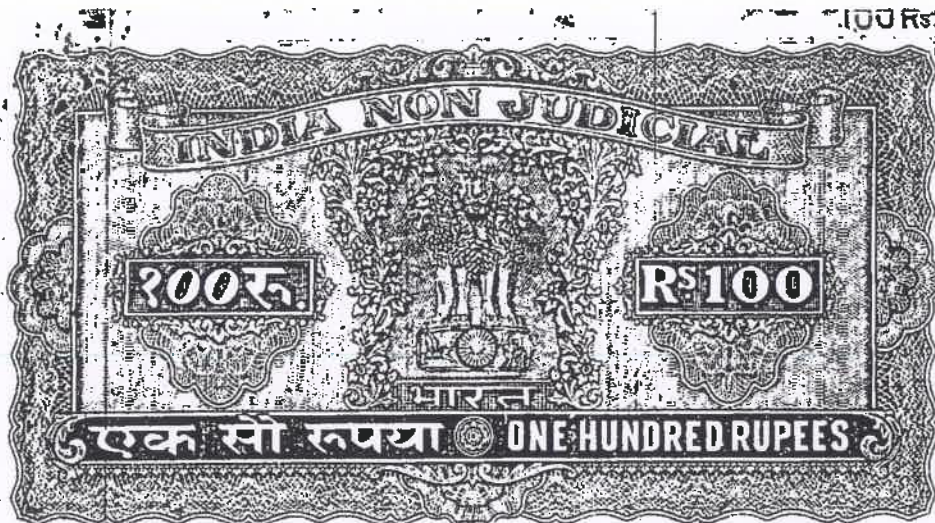




(A)

18/10/368

(1)

This Sale Deed is executed at Delhi on this 12th day of September, 1961, by Shri Muni son of Shri Shiba, Occupation Zamindari, resident of Seelampur, Illaga Shandara, Delhi, hereinafter called the vendor, in favour of Shri Vikram Sain Jain son of Shri Balwant Singh Jain, resident of House No. 4527, Mohalla Jatan, Fahari Dhiraj, Delhi-6, hereinafter called the Vendee.

The expression Vendor and Vendee shall mean and include their heirs, successors, administrators and assigns of the respective parts.

Whereas the Vendor is the exclusive owner and in absolute possession and co-sharer of Northern Western Portion of Ahata No. 15, measuring 200 sq. yds. with present structure, out of Khara No. 128, situated in the area and abadi Seelampur, within Municipal Corporation Limits, Illaga Shandara, Delhi and bounded as under:-

North:	Passage 13'	South:	Property sold by Vendor to Shri Kiran Male Devi.
East:	Remaining portion of Ahata No. 15	West:	Passage 16'.

Whereas the Vendor has agreed to sell the above mentioned property and the vendee has agreed to purchase the same for a sum of ₹. 1500/-/- (Rupees one thousand and five hundred only).

NOW THIS SALE DEED WITNESSETH AS UNDER:-

That in consideration of ₹. 1500/-/- out of which ₹. 500/-/- has been received as earnest money and part payment and the balance of ₹. 1000/-/- which would be received at the time of presentation of this deed for registration, the vendor hereby absolutely assigns, conveys and transfers



- 2 -

to the vendee all his rights of ownership and all interests in the above mentioned property under sale hereby conveyed. The Vendor has delivered the possession of the above mentioned property on the spot as it is to the vendee and no dispute is now left about its situation or area. The Vendor shall take all steps to get the property under sale, transferred in the name of the vendee in the Revenue Record or the Vendee may have the same entered and sanctioned on the basis of the sale deed. The Vendee shall hereinafter hold, use, enjoy as he likes and sell the same as his own property without any hindrance, claim or demand whatsoever from the Vendor.

The Vendor hereby assures the vendee that the aforesaid property under sale is free from all sorts of encumbrances, burden, decree or transfer, and the vendor has power to alienate and transfer the same and there is no defect in the title of the vendor, if proved otherwise or if the vendee is deprived of the property under sale or part thereof owing to the above reasons, the vendor shall be liable to indemnify the vendee in full or part to the extent of loss sustained by the vendee.

The Vendee has spent all costs of stamps and registration etc.

The Stamp paper of Rs.45/-/- for sale deed and Rs.60/-/- for Municipal Corporation Tax, total Rs.105/-/- has been affixed.

In witness whereof this sale deed is executed at Delhi on the day, month and year above-written.

Witnesses:-

1. *[Signature]*
2. *[Signature]*



Handwritten note:
No. 242
11/12/1919



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