

(883) 16/17/78 4



ABHISHEK JAIN

01AA 060076

Sale Deed for Rs. 1,50,000/-

Stamp for Sale.....Rs. 4,500/-

Stamp for Corpn. Duty.....Rs. 7,500/-

AL04/041/042647 EAST DIST. DELHI

TOTAL Rs.12,000/-

Sale Deed



This ~~document~~ is made at Delhi on this 17th day of July, 1997, by (1) Sh. Ramesh Chand Jain (2) Sh. Suresh Chand Jain (3) Sh. Mukesh Kumar Jain (4) Shri Ashok Kumar Jain sons of Shri Bimal Parshad Jain residents of IX/1911, Gali No. 3, Kailash Nagar, Delhi-31, hereinafter called the Vendors IN FAVOUR OF Shri Abhishek Jain S/o Shri Vinod Kumar R/o IX/2368, Gali No. 12, Kailash Nagar, Delhi-31, hereinafter called the Vendee.

SEAL OF
Sh. Ashok Kumar Jain
S/o B. No. 3, 1911
P-96004/234



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

Whereas the Vendors are the absolute owners of built-up property No. 995/229-E6B(Old) & New No. IX/2292, measuring area 100 sq. yds., Ahata No. 4, consisting of two room set on G.F., two room set on P.F., with terrace rights, fitted with



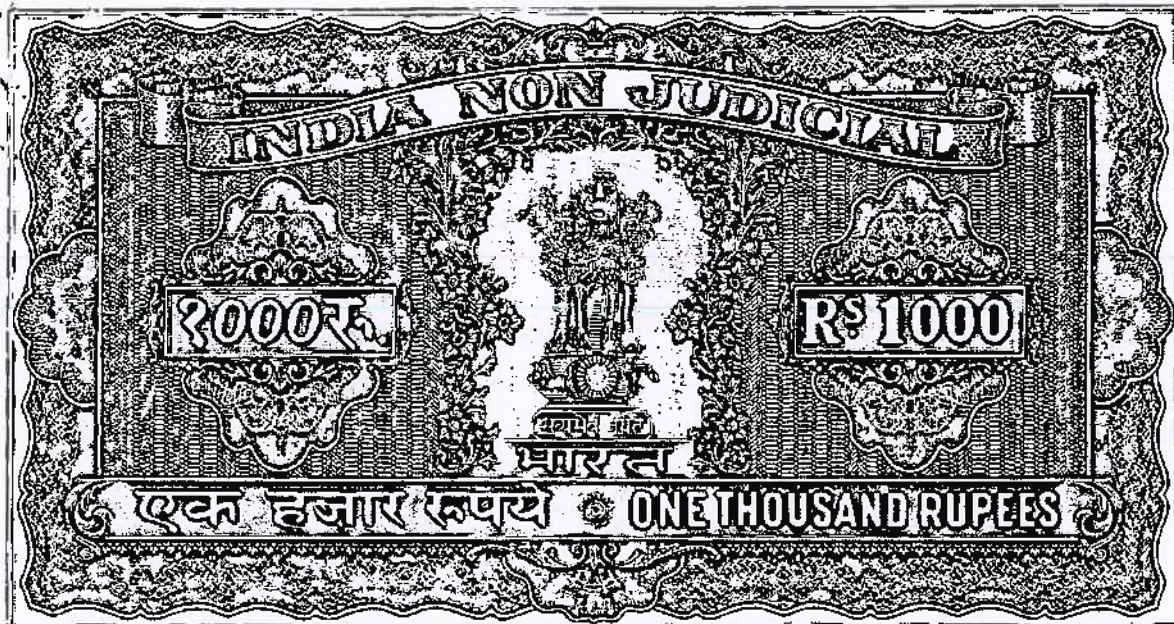
SEAL OF
THE
MUKESH KUMAR JAIN

Suresh Chand

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electricity with four Meters, out of Khasra No. 128, situated at abadi Gali Nos. 11 & 12, Kailash Nagar, in the area of village Seelampur, Illaqa Shahdara, Delhi-31, and bounded as under :-

East : Gali No.12

West : Gali No.11

North: Portion of said property

South: Others property

having become the said property to the Vendors after the death of their mother Smt. Bishan Devi Jain D/o Sh. Anoop Singh W/o Shri Bimal Parshad Jain, who died on 18.2.1991, vide her Will, executed on dated 27.3.1979, duly regd. as document No.238, in addl. Book No.3, Volume No. 34, on pages 49 to 50 dated 28.3.1979, with the office of S.R.IV, Delhi. Her husband Shri Bimal Parshad Jain also died on 12.8.1985. Said Smt. Bishan Devi Jain was owner of said full property area 198 sq. yds., on the basis of Sale Deed, regd. as document No. 5059, in addl. Book No.1, Volume No. 61, on pages 263 to 266.

...3...

[Handwritten signatures and stamps are present at the bottom of the page, including a large signature on the left and a circular stamp on the right.]

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दिनांक 10/07/74

जो भी/की

कमल है

10/07/74

निष्पादन कर/...
रु०... 150,000/- (Rupees One Lakh

को पूर्व प्राप्ति मूल्य (Fifty thousand) 00/-

वैध रु०... As per Subscribed

के कर/की नोट/मूल्य... रु०...

धनी/य मूल्य...

क्रेता/क्रेताओं में से एक क्रेता अनुमतिपत्र के निमित्त:

व निष्पादन कर/... की तैयारी हमारे समक्ष हस्तारिक्त

क्रय धन दाताओं की मूल्य उपलब्धता साक्ष्यों में

परिचित कराया।

उप-पंजीयक
उपमंडल-VIII

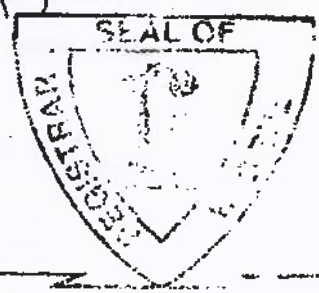
4/8/74

Sunil Chandel

Malavi

Shree

Shree



EAST DIST. D.



- : 3 :-

dated 6.7.1961, with the office of S.R. Delhi, executed by Shri Bhoja S/o Shri Ram Lal in her favour,

And whereas the Vendors for their legal bonafide needs and requirements hereby sells the aforesaid property duly described above with all their rights, titles, interests etc. whatsoever for a sum of Rs. 1,50,000/- (Rs. One Lakh Fifty thousand only) unto the Vendee and the Vendee has agreed to purchase the same from the Vendors.

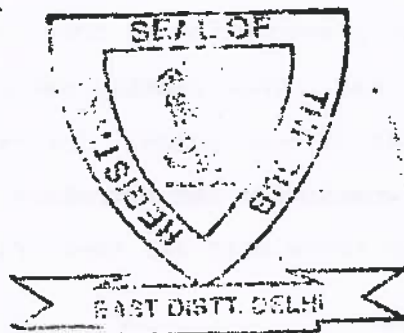
NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. In consideration of Rs. 1,50,000/- (Rs. One Lakh Fifty thousand only) which the Vendors have received already in advance from the Vendee, the receipt of the same is now hereby acknowledged by the Vendors, before the Sub-Registrar, Sub-District No. VIII, Delhi, at the time of presentation of this Sale Deed for registration, in full and final. Thus nothing remains due to the Vendors from the Vendee, out of sale price. The Vendors hereby sells, conveys, assigns etc. whatsoever and transfers the aforesaid property, duly described above with all their rights, titles, interests etc.

M. Ram *Shri* *Sunil Chandra* *...* *4...*

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whatsoever, according to the site, to the Vendee, who shall hereafter became 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 Vendors or from their legal heirs in future.

2. That the Vendors have delivered the vacant, peaceful and physical possession of the said property to the Vendee, today at the spot. The Vendee has taken the possession under his own control.

3. That the Vendee is now absolute owner of the said property. That the Vendors their heirs, successors, survivors and assigns shall have no claim, title and interest in the said property in any case.

4. That the Vendors hereby assure the Vendee that the said property under sale is free from all sorts of encumbrances, 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 Vendors shall be liable to indemnify the Vendee in full or part to the extent of loss sustained by the Vendee. The Vendors in person and their all kind of moveable and immoveable properties shall be responsible for the same.

5. That the Vendors have handed over all the previous concerning documents to the title of the said property to the Vendee.



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[Signature]

H. Olawu

[Signature]





6. That all the prior taxes, liabilities, bills etc. whatsoever upto date in respect of said property shall be paid by the Vendors and afterwards the same shall be paid by the vendee.
7. That the Vendee is fully entitled to get the said property mutated and transferred in his name on the basis of this Sale Deed in the record of M.C.D. and any other Govt./Local Authorities and the Vendors shall also render all possible help regarding the mutation of the same in favour of the Vendee.
8. That all the expenses of this Sale Deed such as non-judicial stamp papers, registration charges, writing charges advocate fee etc. whatsoever have been spent by the Vendee.
9. That Vendors and Vendee are Indian. The contents of this Sale Deed have been read by the parties and found correct.

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

Witnesses:- DL No. L-1501051 ✓

✓ 1. 28/74

(Ramesh)

S/o Sh Ram Chhabile

R/o. 1X/1875 Gahin-3

Kailash Nag-

Dilhi

[Signature]

[Signature]

VENDORS

[Signature]

[Signature]

[Signature]

VENDEE

✓ 2. Gitanand Kumar

S/o Sh. Mukesh Kumar Jais

R/o. 1X/11911 Gahin-3

Kailash Nag-

Dilhi

DL No. P-97051761 ✓

[Signature]

No. 4573 ... 4-28-97
Affidavit/Declaration Submitted.

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... 18
... 32 ...
पंजीकृत किया। वीर हस्तों के द्वारा लिखे हुए
बामदे सवाये गये।

उप-पंजीयक
उपमंडल-VIII

4.8.97

