



3/2

1989

SALE DEED OF RS.1,00,000/-

(3)

Stamp Duty under Art.23  
of Indian Stamp Act @ 3%  
on Rs.1,00,000/- ..... Rs. 3000/-

Transfer under Sec 47  
of Delhi Municipal  
Corporation Act @ 5%  
on Rs. 1,00,000/- ..... Rs. 5000/-

Total Non-Judicial Stamp:- Rs. 8000/-

Handwritten signature/initials.

202 (1)

SALE DEED

This Sale Deed is executed at Delhi on 7th day of April, 1989 by Sh. Inderjit Singh S/o Sh. Rattan Singh Sihra R/o Street No.13, Krishna Nagar, Hoshiarpur, as General attorney of his Father Sh. Rattan Singh Sihra S/o Sh. Maya Singh Sihra R/o Street No.13, Krishna Nagar, Hoshiarpur(Pb.), Vide General Power of attorney dated 9.10.87, document registered Book No.61, Page No. 152 Vol. No. 380 in the office of the Sub-Registrar, Hoshiarpur(Punjab), hereinafter called the VENDOR of the One Part.

IN FAVOUR OF:-

Sh. Navin Jain S/o Sh. Gulshan Jain R/o A-1/1, Rajouri Garden New Delhi-110027, hereinafter called the 'VENDEE' of the Other Part.

.....2/-

.....4/-



- 2 -

Whereas the expressions of the Vendor and the Vendees shall mean and include the parties, their legal heirs, successors, representatives, legal representatives, legal administrators and assigns.

Whereas the Vendor is the owner, occupier and in possession of CHART HOUSE built on piece of land measuring No. A-1, having freehold land measuring 341.9 Sq.Yds situated in the approved freehold colony known as RAJOURI GARDEN, Delhi, area falling within the jurisdiction of Sub-Registrar, Delhi, Sub-Dist. No. I, Delhi and the said property is bounded as under :-

East :- Plot No. A-2/8A.  
 West :- Service Lane.  
 North:- Plot No. A-2, Shop No.3.  
 South:- Road.

The said property is self acquired and self purchased property of the Vendor, purchased by him on 5.1.1954 from M/s. D.L.F. Construction Ltd., vide sale deed document registered as No.62, in Addl. Book No. I, Vol. No. 229 on pages Nos 127 to 128 Regd. on 5.1.1954 in the office of the Sub-Registrar, Delhi.

...3/-

...4/-



And thereafter the Vendor has constructed the building now known as Orbit House on the said piece of land after getting the plan sanctioned from the Municipal Corporation Delhi.

The said entire property is free from all sorts of encumbrances, such as sale, mortgage, gift and transfer etc. and the Vendor being its owner is fully entitled and competent to sell or dispose off the same.

And whereas the Vendor has agreed to sell a flat bearing Private No. 202, on First Floor of the said complex, having covered area of 533.12 Sq.ft. fully described and shown in Red Colour in the plan attached herewith and the boundaries are shown in the Annexure/Schedule of the property for a consideration of Rs.1,00,000/- (Rs. One Lac only) unto the Vendee and the Vendee have agreed to purchase the same from the Vendor.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That the entire consideration amount of Rs.1,00,000/- (Rs. One Lac only) has been received by the Vendor from the Vendee prior to the execution of this sale deed the Vendor doth hereby acknowledge the receipt of the same. Vide pay-order No.386275 dated 6.4.1989 drawn on Canara Bank, Mahasuri Branch, New Delhi, and the Vendor doth hereby acknowledge the receipt of the same and the Vendor doth hereby sell, convey, transfer and assigns, the above mentioned flat absolutely and forever, with all rights, title and interests etc. unto the Vendee they shall hereafter be absolute owner of the said flat and enjoy all the rights of ownership, possession etc. etc.
2. That the Vendor has delivered the vacant and peaceful possession of the said flat, hereby conveyed to the Vendee on the spot and the Vendee have taken the same.

3. That all expenses of this sale deed such Stamp duty, registration fee and preparation charges etc. have been paid by the Vendees.

4. That all taxes, house-tax, dues and other charges of the said flat, for the period, prior to the date of execution of this sale deed shall be paid and borne by the Vendor and after that the same shall be paid by the Vendees.

5. That only one flat on first floor having an covered area 533.12 Sq.Ft. has been sold out to the Vendee, under this sale deed so the Vendee shall have no right, title or interest in any other part of the said complex, but he will be entitled to use the common facilities such as staircase, latrine bath etc. etc. as joint owner of the same, subject to the payment to the payment of charges for the maintenance of the same as may be fixed from time to time.

6. That the Vendee shall also be entitled to get the said property mutated and transferred in their own names in the house-tax, Department of the Municipal Corporation, Delhi, on the basis of this sale deed.

7. That a photostat copy of all previous document of title of the said property have been handed over to the Vendee by the Vendor for the use and record.

8. That the Vendee of the said flat can display their hoarding only between their floor and roof areas.

9. That the Vendor hereby assures and declares that he is the sole absolute exclusive and right full owner of the said flat, hereby covered and he is fully competent and has full right, power and authority to sell and transfer the same and the said property is free from all sorts of encumbrances, and if it is found otherwise and any defect is found in the

title of the Vendor the Vendor will remain liable and responsible for the same.

In Witness Whereof, this sale deed is executed at Delhi on the day, month and year first written above and has been signed by the Vendor and the Vendee.

WITNESSES:

1.

  
**Mahavir Singh**  
Advocate




Vendor.

2.

~~xxxxxxxxxx~~

  
**M. H. SHARMA**  
Advocate

  
Dated this  
**M. H. SHARMA**  
Advocate

[illegible]