



03AA 194637

(5)

Regn. Fee Charged * * * * *

This sale deed is made at Delhi on this 11th day of May, 2005, by and between SHRI SANDEEP SURI son of SHRI PREM NATH SURI resident of F-98, Rajouri Garden, New Delhi, as general attorney for and on behalf of Shri Navin Jain son of Shri Gulshan Jain on the basis of registered G.P.A. vide document No.39695, in addl. Book No.IV, Volume NO.3984, on pages 146 to 147 and registered on 30.8.1996, at the office of Sub-Registrar, Delhi, hereinafter called "THE VENDOR" (which expression shall mean and include his heirs, successors, survivors, executors, administrators, legal representatives and assigns),

Sandeep Suri

Smrita Sharma

202(3)



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AND IN FAVOUR OF

SMT. SMITA SHARMA wife of SHRI VIJAY SHARMA resident of C-77, Shivaji Park, West Punjabi Bagh, New Delhi, hereinafter called "THE VENDEE" (which expression shall mean and include her administrators heirs, successors, survivors, legal representatives and assigns).

WHEREAS Shri Navin Jain is the absolute owner of Shop/Office bearing Private No.202, on First Floor, Orbit House built on piece of land bearing No.A-1, freehold land measuring about 533.12 sq.ft., under the said shop/office, situated at RAJOURI GARDEN, New Delhi, area of village Bassai Darapur Delhi State, Delhi, within the limits of Delhi Municipal Corporation, on the basis of registered sale deed vide document No.1929, in addl. Book No.I, Volume No.5063 on pages 41 to 46 and registered on 9.2.1989, at the office of Sub-Registrar, Delhi, executed by Shri Inderjit Singh as

Rajesh Singh

Smita Sharma

2407/11 Date 25/4/05
This Paper of Rs. Sold
to
S/o
Address
through Shri for

K. K. Sharma
(K. K. Sharma)
Treasurer



Savitri Sharma



Savitri Sharma



N. K. Sharma



N. K. Sharma
Advocate
DELHI



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attorney for and on behalf of his father Shri Rattan Singh Sihra son of Shri Maya Singh Sihra, on the basis of G.P.A. vide document No.547, in book No.4, Volume No.214, on pages 81 and registered on 17.12.1997, at the office of Sub-Registrar, Hoshiarpur (Punjab), who is also attorney of his real brother Shri Saran Singh son of Shri Maya Singh son of Shri Hira Singh, on the basis of G.P.A. vide document No. 30, in book No.4, Volume No.64 on pages 76 and pasted in Volume No.115, on pages 85 and registered on 12.4.1989, at the office of Sub-Registrar, Hoshiarpur (Punjab).

That the said Shri Rattan Singh and Shri Saran Singh had purchased the entire property from M/s. D.L.F. Housing and Construction Ltd. Joint Stock Company, on the basis of registered sale deed, vide document No.62, in addl. book No.1, Volume No.229, on pages 127 to 128 and registered on 5.1.1954, at the office of Sub-Registrar, Delhi.

[Signature]

Smrita Sharma

No. 2402 Date 25/4/05
This Paper of Rs. Sold
to.....
S/o.....
Address.....
through Shri..... for.....

Delhi Treasury

Delhi

K. K. Jha
(K. K. Jha)
Treasurer



That the said Shri Navin Jain has given general attorney in respect of above said shop/office to Shri Sandeep Suri and he is still alive and has yet not revoked the said general power of attorney.

That no one else except the vendor, has got any claim, title and interests in the above said property and the vendor has got full power, good rights and absolute authority to sell and transfer the said property or its part and there is no impediment in transferring the said property.

AND WHEREAS the vendor for his legal needs and requirements has agreed to sell the above mentioned Shop/Office bearing Private No.202, on First Floor, Orbit House built on piece of land bearing No.A-1, freehold land measuring about 533.12 sq.ft., under the said shop/office, situated at RAJOURI GARDEN, New Delhi, with all fittings and fixtures, in favour of the vendee and the vendee has agreed to purchase the same, for a sum of Rs.2,00,000/- (Rupees Two Lac Only).

NOW THIS SALE DEED WITNESSES AS UNDER

1. That in consideration of the said sum of Rs.2,00,000/- (Rupees Two Lacs Only), which has already been received by the vendor from the vendee, being the full and final settlement of the said shop/office and the receipt of which the vendor hereby acknowledges. The said vendor do hereby convey, transfer, sell and assigns the above mentioned Shop/Office alongwith proportionate rights of the land beneath the same, with all rights and titles thereto, unto the said vendee, who shall hereafter be the full owner of the same and enjoy all rights of ownership, possession, easement, privileges and appurtenances etc. to the said property.



2. That the actual physical vacant possession of the said shop/office has been delivered to the vendee, on the spot and the vendee has taken possession thereof.
3. That all the expenses of stamp papers, registration fee etc. are borne and paid by the vendee.
4. That any property tax, electric bills and all other dues and demands, regarding the said shop upto the date of registration of sale deed shall be paid by the vendor and thereafter the same shall be paid by the vendee.
5. That the vendee is fully entitled to get the said shop/office mutated and transferred in her name in the records of M.C.D. and any other concerned Govt./Local authorities, on the basis of this sale deed, in the absence of the vendor.
6. That the Original of previous documents relating to this shop/office have been handed over to the vendee.
7. That the vendor, his heirs, successors, survivors and assigns shall have no claim, title and interests in the above said property and now the vendee is the sole and exclusive owner of the above said shop/office.
8. That the vendor assures the vendee, that the vendor is the sole and rightful owner of the above said shop/office and the same is absolutely free from all kinds of encumbrances, such as sale, mortgage, gift, litigation, -- disputes, attachment in the decree of any courts, liens, charges, court injunctions, legal flaws, agreement, acquisition and requisition etc. and if it is proved otherwise or if the

Saeed Sami

Sumita Sharma

whole or any portion of the property hereby conveyed is taken away or goes out from the possession of the vendee, on account of any defect in the ownership or title of the vendor, on account of any claim, vendor shall be fully responsible.

9. That the vendor and the vendee both are Indian Citizens.

IN WITNESS WHEREOF the vendor through attorney and the vendee have set their hands to this sale deed at Delhi on the date mentioned above, in the presence of the under mentioned witnesses, with their free will and full senses.

WITNESSES:-

1.

ASPAK KUMAR MAHOTA S/O H. H. MAHOTA
108 LAKE VIEW APTS
SEK-9, ROHINI, DELHI,
DL/NO. P08122000218271

VENDOR.

2.

N. Z. K. JAIN
Advocate
DELHI

VENDEE.



Registered No. 13975 in Addl Book No. 1
Volume No. 12225 on Page 183-198
on This 12225 day of 183-198
and left thumb impression have/has been taken
in my Presence.

P Singh
Sub Registrar-II
Janak Puri, New Delhi
115-05