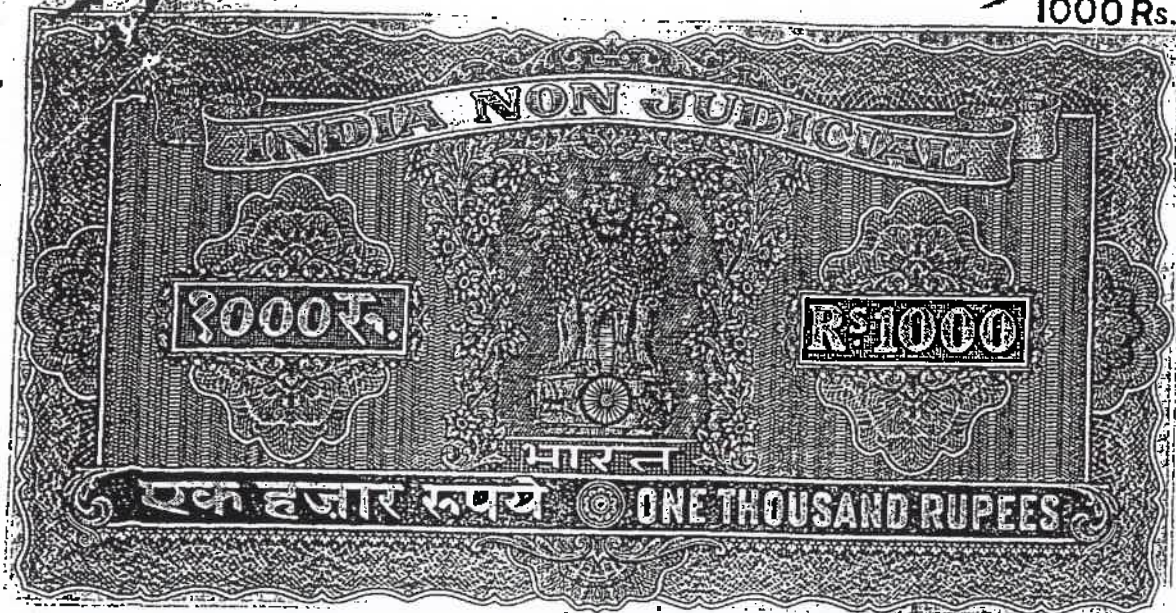


1000Rs.

(2)



Stamp Duty:	₹.1320.00
Corporation Tax:	₹.2200.00
Total:	₹.3520.00

SALE DEED FOR ₹.44,000/-

THIS SALE DEED is made the

4th day of

March, 1967, at Delhi by Shri D.R.Sharma, son of Shri
Narsingh Dass resident of N-21, Kirti Nagar, New Delhi,
hereinafter called "The Vendor" (which expression shall,
unless repugnant to law or expressly excluded by the
context be deemed to mean and include the said Vendor,
his heirs, successors, legal representatives and assigns)
of the ONE PART, in favour of Sh. Baij Nath, son of
Sh. Hari Chand resident of 10161, Gurdwara Road,
Karol Bagh, New Delhi-5, hereinafter called "the Vendee"
(which expression shall also mean and include the said
Vendee, his heirs, successors, legal representatives and

Contd..... 2

1000 Rs.



- 2 -

assigns) of the OTHER PART;

WHEREAS the Vendor purchased plot No. E-53, admeasuring 300 square yards situated in Kirti Nagar, Delhi, from the Rehabilitation Housing Corporation Ltd., having its registered Office at H-94, Govind Mansion, Connaught Circus, New Delhi, through its attorney Sh. V.K.Verma, Secretary, vide Sale Deed dated 5.8.1966 and registered in the office of the Sub Registrar, Delhi, as No. 14107, in Additional Book No.1, Volume No. 1710 on pages 102 to 106 on 20th October, 1966.

Attested

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1585
1000 E 1585

8/2/67

Michael

John Dal
Tubman

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As for

W. H. H. H.

1204
Addition to
1799
114 122
8th (1902: 6)

5/3/67

1000Rs.



- 3 -

AND WHEREAS the Vendor was not in a position to construct any superstructure over the said plot, out of his own resources and was intending to sell the said plot, but was prevented from doing so by Shri Shamsher Singh son of Shri Harbans Singh, resident of H-8, Rajouri Garden, New Delhi, who undertook to have a residential flat constructed over the said plot at his own costs subject to repayment by the Vendor of the amount of construction so invested by him (i.e. Sh. Shamsher Singh).

AND WHEREAS the said Shri Shamsher Singh, by investing Rs. 24,000/- constructed a single storeyed building comprising of three bed rooms, one drawing -cum- dining room, one kitchen, two lavatories, a

500Rs.



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court-yard in the front and another court-yard on the rear, ~~at a cost of Rs. 24,900/-~~.

Shamsher
AND WHEREAS the Vendor paid Rs. 4,000/- to the said Sh. Shamsher Singh, out of the saving from his personal earnings; and Rs. 20,000/- from the earnest received by the vendor from the Vendee in connection with this sale (i.e. Rs. 7000/- on 25.12.1966 when the agreement to sell off this property was entered into between the Vendor and the Vendee and Rs. 13000/- on 6.2.67 when extension of time for finalization of the Sale Deed was granted by the Vendor to the Vendee) and has taken a receipt from the said Shri Shamsher Singh in full and final satisfaction of the entire investment made by

Contd..... 5



- 5 -

Delane

him on construction of the single storeyed building referred to above, on the Vendor's said plot No. E-53, Kirti Nagar, New Delhi, and has also obtained a separate declaration from the said Shri Shamsar Singh that he has now no right, title or claim or demand of any kind whatsoever over the Vendor's said plot as well as over the building constructed thereon and that the same is now the sole and exclusive property of the Vendor. Hence, the Vendor in his capacity as sole and exclusive property owner of the ~~Vendor's~~ said property bearing No. E/53, Kirti Nagar, New Delhi, admeasuring 300 square yards with all its construction, super-structure, fixtures, fittings, right of easements etc. bounded as under, has agreed to sell the same for a sum of Rs.44,000/- (Rupees forty^{four} thousand only) to the Vendee:

NORTH	S. Road
SOUTH	Road
EAST:	Plot No.54
WEST:	Plot No.51/52

Contd..... 6

Contâ..... ?

TO HAVE AND TO HOLD the property hereby conveyed to
the Vendee absolutely.

THAT the actual vacant possession of the property
hereby conveyed has already been delivered to the Vendee
in entirety at the spot.

That all expenses of stamp and registration of
this sale deed have been borne by the Vendee.

That the previous sale deed mentioned above and
all other relevant papers in connection with the said
property have been handed over to the Vendee.

That all taxes, rates, bills and dues etc. due
with respect to the said property upto the date hereof
shall be borne by the Vendor and thereafter by the
Vendee.

That the Vendor hereby declares and assures the
vendee that the property hereby conveyed is his sole and
exclusive property and that no one else except the Vendor
has any right, claim or interest therein that the
title hereby transferred subsists and the vendor has
full power, good right and absolute authority to transfer

Contd..... 8

the same in the manner herein appearing and that the property hereby conveyed is free from all sorts of encumbrances, charges, liens, claims, demands, liabilities, legal flaws, notices, disputes, injunctions, ^{and} sales, mortgages, transfers and gifts etc. ^{that} if at any time hereafter, the assurances contained herein above be found to be incorrect and the Vendee suffers any loss or the whole or any part of the property hereby conveyed is taken away from the possession of the vendee, the vendor shall be liable to make good and fully compensate the vendee for any loss thus suffered by the vendee and shall keep the vendee indemnified against all losses, costs, damages and expenses accruing thereby to the vendee.

That the Vendor shall get the said property transferred and mutated in the name of the vendee in the municipal records and shall take all such steps as may be necessary to ensure the vendee's right of ownership in respect of the property hereby sold.

IN WITNESS WHEREOF the Vendor above-named has set his hands, the day and year first above-written.

1. WITNESSES:

E-53. Kirli Nagar
N. Delhi
Raghu Nandan
Maha...

VENDOR

[Signature]