



" SALE DEED FOR RS. 92,000/- "

Stamp duty Rs. 2760/-
Corp. tax Rs. 4600/-
Total Rs. 7360/-

for sale
This sale deed is made at Delhi on this 14/12 day of
1974, by Shri Baij Nath son of Shri Hari Chand resident
of E-53, Kirti Nagar, New Delhi, hereinafter called "THE VENDOR"
(which expression shall mean and include the vendor, his heirs,
successors, legal representatives, administrators, executors,
survivors and assigns), in favour of Smt. Parkash Kaur W/o.
S. Arjan Singh resident of 43/17, Punjabi Bagh, Delhi,
hereinafter called "THE VENDEE" (which expression shall mean
and include her heir, successors, legal representatives,
administrators, executors, survivors and assigns).

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1535

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21500

8/1/67

Michael

Julius Val
Julian

amateur
Art

DPH

1204

Adelphi

1799

114

8th

122

8/3/67

1000 Rs.



-2-

5 *from* *bank*

WHEREAS the vendor is the absolute owner and in possession of a house, single storeyed, comprising of three bed rooms, one drawing dinning, kitchen, bath, latrine, electric, water and flush system installed in running conditions, built on a piece of free-hold plot of land bearing plot No. E-53, measuring 300 sq. yds. situated in the colony known as Kirti Nagar, area of village Bassai Darapur Delhi State, Delhi, within the limits of Delhi Municipal Corporation, having been purchased by the vendor from Sh. D.R. Sharma son of Sh. Narsingh Dass, vide sale deed document No. 2204, in addl. book No. I, Volume No. 1799, on pages 114 to 122 and registered on 8-3-1967, and bounded as under:-

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2656

1000 (with Pan) cash in
S. Azimuddin on 42/17 Pagar
Sundar Patel N.A

2360/-

1000x7
200x/
150x/
10x/

2
619/24

100/-
11/-
101/-

Sh. Baij Nath Age 50 yrs S/O Sh. Kailash
1708 Daria Kalam, Allah.
The office of the Sub-Registrar
Date 14/10/74
Signature of Baij Nath

for left 14/10/74

Declaration admitted by the said Sh. Baij Nath Vendor
Who is identified by (1) Sh. Jiva Lal Tachan, m.l.
(2) Sh. B. S. Kapoor, m.w.
Witness No. is known to me.
Amount of Rs. 20,000/- Twenty Thousand only
Acknowledged to have been received provi-
dently by the executant. The balance out of
entire consideration, Rs. 72,000/- Seventy Two Thousand only
has been paid in my presence, in currency Draft No. 14740 dt. 14-10-74
notes/cheque No. from National & Grindley Bank
by Sh. Arjan Singh & son. H.D. Kamla Nagal B.L. Allah.
containing the explanation of the parties, who understand and adjust them
as correct.

✓ 37. G. Form attached
✓ Income Tax clearance
certificate no. PAtc no. P4-6477
dt. 9/10/74



DLI. TP (10)
Bijay Singh
SRI 14.10.74



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North: Service Road.
South: Road.
East : House on Plot No. E-54.
West : Plot No. E-51/52.

For Mark

That the said house is the self acquired and self earned property of the vendor and the vendor has got full power, good right and absolute authority to sell and transfer the same and no one else except the vendor has got any claim, title and interests in the said house and there is also no impediment in transferring the same.

That the said Shri D.R.Sharma had purchased plot No. 53 in Block E (E-53) measuring 300 sq. yds. situated in the colony known as Kirti Nagar, area of

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6/9/74

Bairi Walt

grinch

Bepu



1000 Rs.



-4-

village Bassaidarapur Delhi State Delhi, from M/s Rehabilitation Housing Corporation Ltd. H-94, Govind Mansion, Connaught Circus, New Delhi, vide sale deed document No. 14107, in addl. book No. I, Volume No. 1710, on pages 102 to 106 and registered on 20-10-66, at the office of the Sub-Registrar, Delhi, and afterwards the said Sh. D.R. Sharma constructed the said house on the said plot after getting the plan sanctioned.

AND WHEREAS the vendor has agreed to sell and the vendee has agreed to purchase the above-mentioned single storeyed house, built on plot No. E-53, measuring 300 sq. yds. at Kirti Nagar, New Delhi, for a sum of Rs. 92,000/- (Rs. ninety two thousand only).

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NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said sum of Rs. 92,000/- (Rs. ninety two thousand only) out of which the vendor has received a sum of Rs. 20,000/- (Rs. twenty thousand only) being the earnest money and part of saleproceeds and the receipt of which the vendor hereby acknowledges, the balance sum of Rs. 72,000/- (Rs. seventy two thousand only) is to be paid by the vendee to the vendor before the Sub-Registrar, Delhi, at the time of presentation of this sale deed for registration the said vendor doth hereby convey, transfer, sell and assign the abovementioned single storeyed house, alongwith 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, easements, privileges and appurtenances etc.etc. to the said house.

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2. That two rooms, latrine, bath and small store towards back side out of the said property is under the tenancy of S. Jaspal Singh on the monthly rent of Rs. 225/-. (Rs. two hundred and twenty five only) and the proprietary possession of the same has been delivered to the vendee. The said tenant shall be duly informed by the vendor to attorne the vendee from the date hereof and to pay future rents to her.

3. That the vacant possession of the remaining house has been delivered to the vendee on the spot.

4. All the expenses of stamp paper, registration fee etc. etc. are to be borne by the vendee.

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1000

✓
6/9/73





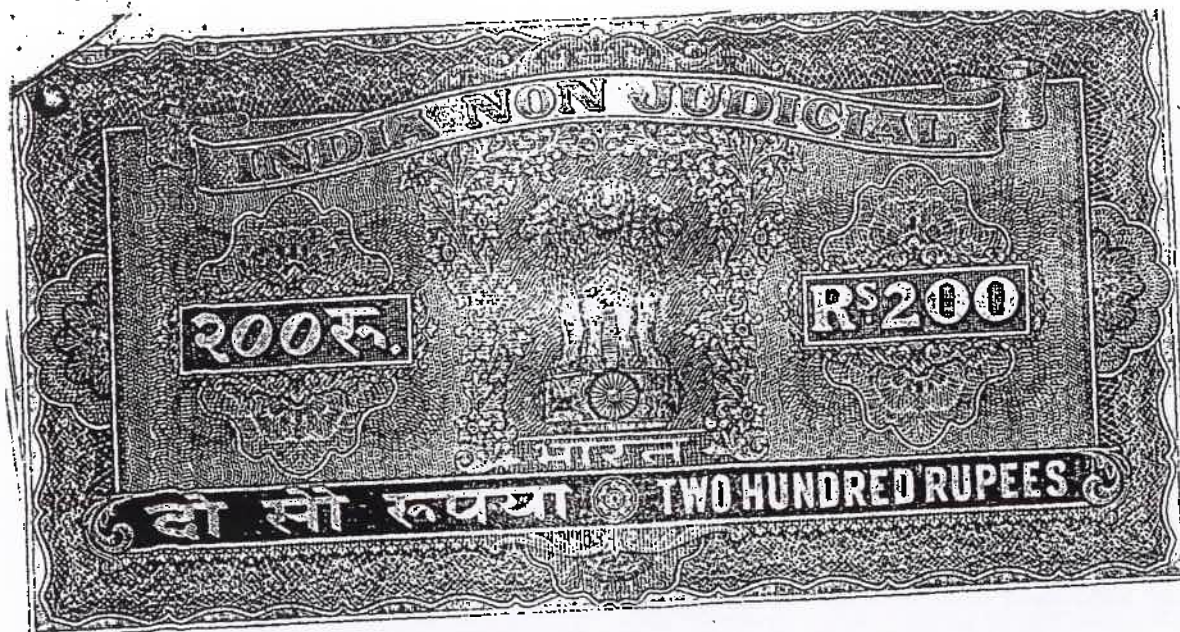
-7-

5. That the Original sale deed, previous sale deed, certificate of completion, sanctioned plan, and all the other relevant papers regarding this transaction has been handed over to the vendee.

6. That the vendor will transfer the said house in the name of the vendee in the records of Delhi Municipal Corporation, and also the vendee can get the same mutated in her own name on the basis of this sale deed.

7. Any house tax, electric and water charges in respect of the said house upto the date hereof shall be paid by the vendor and thereafter by the vendee.

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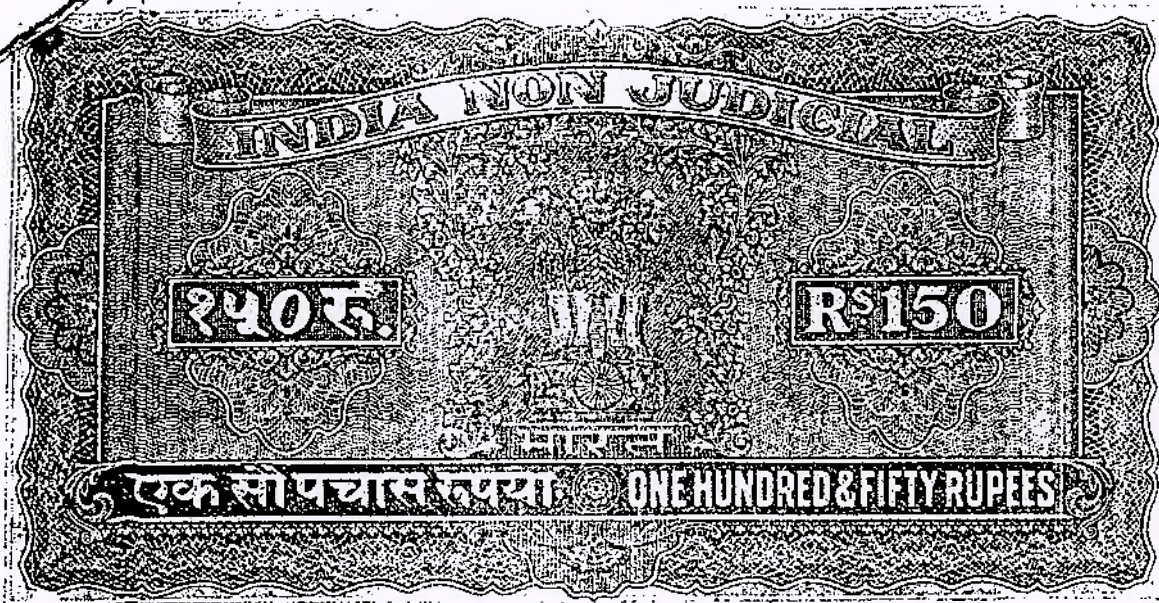


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8. That the vendor, his heirs, successors, and assigns have been left with no claim, title and interests in the said property and the vendee is the absolute and sole owner thereof and the vendee is fully entitled to use the same in any manner and the vendor and his heirs, shall have no objection and claim.

9. That the vendor assures the vendee that the vendor is the absolute and rightful owner of the said house and the same is free from all kinds of encumbrances, such as sale, mortgage, gift, litigation, disputes, attachment in the decree

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of any court, liens, court injunctions, legal flaws, agreements; etc. etc. and if it is proved otherwise, or if the whole or any portion of the house hereby conveyed is taken away or goes out from the possession of the vendee, on account of any defect in the ownership of the vendor, on account of any claim to be made by any claimant, then the vendor and his property both moveable and immoveable shall be liable to make good the loss thus sustained by the vendee and keep the vendee indemnified against all such losses, damages, costs, expenses etc. etc. thereby accruing to the vendee in this connection.

For full

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IN WITNESS WHEREOF the vendor has set his hand to this sale deed at Delhi on the date mentioned above, with his free will, in full senses and without coercion of any one.

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1.
Jina Lal Jha
5/0 Sh. Sita Rao
R. K. Kanti Mehta
N. S. S. S.

Grain

V E N D O R .

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501
Hanger

[illegible]