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SALE DEED FOR A SUM OF Rs. 4,50,000.00

STAMP DUTY @ 3%	Rs. 13,500.00
CORPORATION DUTY @ 5%	Rs. 22,500.00
TOTAL	Rs. 36,000.00

THIS SALE DEED is executed at Delhi on this  
12th day of October 2000, By Smt. Satwanti wife of  
Shri Chaman Lal Pruthi resident of E-53, Kirti Nagar,  
New Delhi, hereinafter called the VENDOR.

IN FAVOUR OF

(1) Shri Puranjit Singh son of Shri Makhan Singh  
resident of C-5, Rajouri Garden, New Delhi, (2) Shri  
Iqbal Singh son of Shri Makhan Singh resident of C-5,

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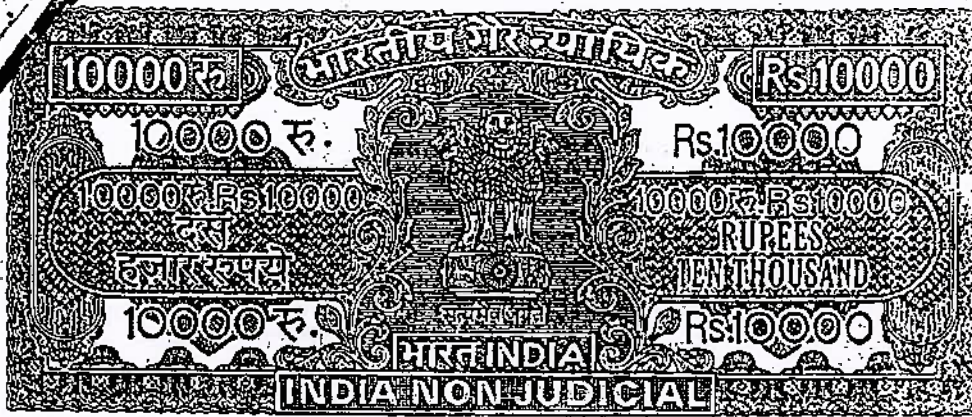
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Rajouri Garden, New Delhi, and (3) Shri Gurmeet Singh son of Shri Gurcharan Singh resident of J-21, Vishnu Garden, New Delhi-18, hereinafter called the VENDEES.

The expressions of the Vendor and the Vendees shall mean and include the parties, their respective heirs, successors, executors, administrators, legal representatives and assignees.

THAT WHEREAS the Vendor is the owner of half undivided share of the entire built up Property bearing No.E-53, built on land measuring 300 Sq.Yds., with half share in the land rights and the same share in the roof rights of the said Property situated in the approved colony known as Kirti Nagar, New Delhi-110015, area of Village Bassai Darapur, Delhi State, Delhi. The entire Property bearing No.E-53, is

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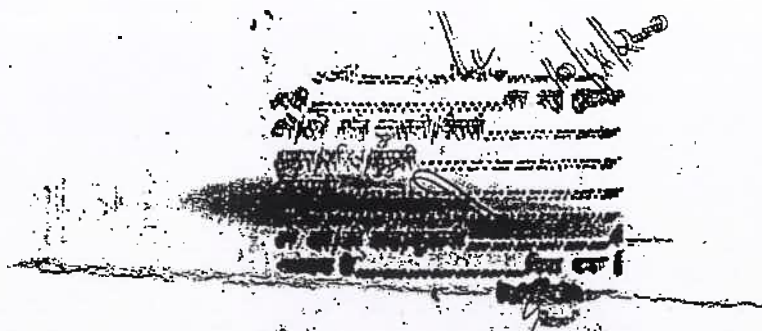
bounded on its four sides as under:-

NORTH	:	Service Road.
SOUTH	:	Road.
EAST	:	House on Plot No.E-54.
WEST	:	Plot No.E-51-52.

AND WHEREAS the Vendor acquired the ownership rights of the abovesaid half undivided share of the entire Property bearing No.E-53, by way of purchase from Sat. Parkash Kaur wife of S. Arjan Singh vide Sale Deed registered as Document No. 2259 in Additional Book No. I, Volume No. 3600 on pages 155 to 159 dated 19.6.1978, with the office of the Sub-Registrar Sub-Distt. No.I, Delhi. The remaining half undivided share of the abovesaid entire Property was purchased by Shri. Satish Kumar son of Shri Chsman Lal vide sale deed mentioned above.

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AND WHEREAS initially Shri D.R. Sharma had purchased the plot bearing No.E-53 area measuring 300 Sq.Yds. from M/s. Rehabilitation Housing Corporation Ltd. vide sale deed registered as Document 14107 in Additional Book No.1-Volume No.1710 on pages 102 to 106 and registered on 20.10.1966 with the office of the Sub-Registrar Sub-Distt No. 1, Delhi. Thereafter he constructed a single storey building on the said plot of land.

AND WHEREAS Shri D.R. Sharma sold and conveyed the said single storey building to Shri Baij Nath son of Shri Hari Chand vide sale deed registered as Document No.2204 in Additional Book No.1 Volume No.1799 on pages 114 to 122 dated 8.3.1967 with the office of the Sub-Registrar, Sub-Distt No.1, Delhi.

AND WHEREAS Shri Baij Nath son of Shri Hari Chand sold and conveyed the said Property to Smt. Parkash Kaur wife of S. Arjun Singh vide sale deed registered of Document No.4096 in Additional Book No.1 Volume No. 3152 on pages 47 to 56 dated 15.10.1974 with the office of the Sub-Registrar, Sub-Distt No.1, Delhi.

AND WHEREAS Smt. Parkash Kaur wife of S.Arjun Singh sold and conveyed the said Property to Smt. Satwanti wife of Shri Chaman Lal Pruthi and Shri Satish Kumar son of Shri Chaman Lal (half undivided

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share to each (vide sale deed as dated 19.6.1978 as mentioned above.

AND WHEREAS the Vendor for her bonafide needs and requirements has agreed to sell her half undivided share of the entire built up Property bearing No.E-53, built on land measuring 300 Sq.Yds., with half share in the land rights and the same share in the roof rights of the said Property situated in the approved colony known as Kirti Nagar, New Delhi-110015, unto the Vendees for a sum of Rs.4,50,000/- (Rs.Four Lacs Fifty Thousand Only) and the Vendees have agreed to purchase the same for the said sum.

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That the Vendor has received the entire sale consideration of Rs.4,50,000/- (Rs.Four Lacs Fifty Thousand only) from the Vendees in full and final settlement in the following manner:-
  - i) Rs.1,50,000/- by cheque No.607172, dt.12.10.2000, drawn on Vijaya Bank, Raja Garden, New Delhi-15.
  - ii) Rs.1,50,000/- by cheque No.072217, dt.12.10.2000, drawn on Allahabad Bank, Rajouri Garden, New Delhi.
  - iii) Rs.1,50,000/- by cheque No.072688, dt.12.10.2000, drawn on Allahabad Bank, Rajouri Garden, New Delhi.
2. That in consideration of the abovesaid amount of Rs.4,50,000/- (Rs.Four Lacs Fifty Thousand only)

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received by the Vendor from the Vendees as mentioned above, the Vendor hereby sells, transfers and conveys half undivided share of the entire built up Property bearing No.E-53, built on land measuring 300 Sq.Yds., with half share in the land rights and the same share in the roof rights of the said Property situated in the approved colony known as Kirti Nagar, New Delhi-110015, area of Village Bassal Darapur, Delhi State, Delhi, with all its, rights, title, interest, easements, options, privileges, appurtenances, thereto in favour of the Vendees who shall hereafter be and remain the absolute owner of half undivided share of the abovesaid entire Property which includes the land and the roof and to HOLD USE AND ENJOY THE SAME permanently in any manner the Vendees like.

3. That the Vendor has delivered the vacant physical possession of the said property to the Vendees, who have occupied the same as per share hereby purchased.

4. That all dues and demands such as house tax, water and electricity bills or any dues and demands of the abovesaid half share of the Property upto the date of registration of this Sale Deed shall be paid by the Vendor and thereafter the Vendees shall pay such dues, demands and taxes in respect of their half undivided share in the said property.

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5. That all costs of stamps and registration fee of this Sale Deed have been paid and borne by the Vendees.

6. That the Vendor has handed over photocopies of all the previous documents such as title deed etc., and other connected documents of the said property to the Vendees.

7. That the Vendees are entitled to get half undivided share of the said property mutated in their names in the records of Municipal Corporation of Delhi or in any other authority concerned on the basis of this SALE DEED, and the Vendor will render all possible help and will sign and execute the necessary deeds and documents in connection with the mutation of the said share of the Property in favour of the Vendees.

8. That the Vendor hereby assures the Vendees that the property hereby sold is free from all sorts of encumbrances, charge or lien such as sale, gift, mortgage, court decree, burden, liability, injunction orders, legal flaws, litigation, stay orders, transfer or attachment etc. and there is no legal defect in the title of the Vendor, if proved otherwise or the Vendees suffer any loss due to any defect in the title of the

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8. That the Vendor, her heirs, successors, executors, administrators, legal representatives and assignees has been left with no right, title or interest in half undivided share of the said property and the Vendees have become its absolute owners.

IN WITNESS WHEREOF this Sale Deed is  
executed, made at Delhi on the day of the month and  
year first above written, in presence of the following  
witnesses.

WITNESSES  
1. Shabir Khan  
Shameer Khan  
S/O SH. DEV. RAJ. CHAUDHARY  
R/ON-103/A Kirti Nagar  
New Delhi-15

V E N D O R

**J. B. MEXE**

U.S. - 11 June 1961 N.D.



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