



67
11/11/13

Sale Consideration to one lac
Rs. 1,00,000/-

2113

I

SALE DEED

Rs. 5200/-

300/-

Rs. 5000/-

DEED OF SALE made by Sh. Naresh Sood S/o Late Sh. Jaswant Roy Sood R/o H-21, South Extension Part-I, New Delhi, (hereinafter called the 'First Party').

A N D

Smt. Prem Wadhwa W/o Late Shri Shyam Wadhwa R/o 2nd Floor, H-21, South Extension Part-I, New Delhi (hereinafter called 'the Second Party').

The expression First Party and Second Party shall include their heirs, successors, executors and assigns of respective parties.

Prem wadhwa.

contd....p2/-

Naresh Sood



-2-

Handwritten signature Prem walher
mission 200 Sy Jan

AND WHEREAS the residential Free Hold Plot¹ bearing No. H-21, situated in the colony known as South Extension-I, New Delhi in the revenue state of village Kotla Mubarak Pur. and bounded as under :-

NORTH : ROAD

SOUTH : SERVICE LANE

EAST : Plot No. H-20

WEST : Plot No. H-22

was purchased by Sh. Jaswant Roy and Shri Khairati Lal Sons of Shri Karta Ram from M/S DLF Housing and Construction Pvt. Ltd. by virtue of Sale Deed dated 23.01.1957 duly registered in the Office of the Sub-Registrar, New Delhi, document registered as No. 307 in Additional Book No. I, Vol No. 313 on pages 10 to 11 registered on dt. 13.02.1957.

contd...p3/-

Handwritten signature Prem walher

Handwritten signature



-3-

AND WHEREAS after the purchase of the aforesaid plot, they had constructed two and half storeyed building on the aforesaid plot according to the plan sanctioned by the Municipal Corporation of Delhi at their own costs, expenses, resources and funds.

AND WHEREAS on death of one of the owner Sh. Jaswant Roy Sood, in first party i.e. Sh. Naresh Sood has become the sole owner of the one half share of in said property belonging to his deceased father by way of Relinquishment Deed executed by Smt. Kamlawati Sood (wife of Sh. J.R. Sood) Smt. Indira Sood (daughter of Late Sh. J.R. Sood) and Sh. Satish Sood (son of late Sh. J.R. Sood) on dt. 22.2.1991 who have relinquished their share, rights, title etc. in the undivided one half share in the above mentioned property in favour of first party.

contd....p4/-

Prsent weellhwa

Naresh Sood



-4-

AND WHEREA party No. 1 has got the property mutated in his name in substitution of his father Sh. Jaswant Roy Sood on 18th January, 1993 vide Municipal Corporation of Delhi (Assessment & Collection Department) letter No. T/N.D.Z/93/9100 dated 18.01.1993 pursuant to the application dated 28.12.1992 and the copy of the same has been delivered to the 2nd party.

AND WHEREAS at present the First Party No.1 alongwith Smt. Raj Sood, party No. 2 under agreement to sell dated 15th day of January, 1988 had handed over the possession to Sh. Shyam Wadhwa and his wife, Smt. Prem Wadhwa (now party No. 2)

Contd....p5/-

Prem Wadhwa

W. Wadhwa

AND WHEREAS the vendor for his bonafide need and requirement, agreed to sell his one half share of second floor of the aforesaid property alongwith common staircase and passage on the ground floor leading from the main gate of the aforesaid property alongwith proportionate area of free hold land underneath and with all fittings and fixtures of electric, water, sanitary and wooden on the 2nd floor to Smt. Prem Wadhwa W/o Late Sh. Shyam Wadhwa for the consideration of 1,00,000/- (Rupees one lakh only) out of which a sum of Rs. 50,000/- (Rupees fifty thousand only) had been received by the First Party from the Second Party and her late Husband vide a separate receipt as per agreement dated 15.01.1988.

AND WHEREAS the Party No.1 Sh. Naresh Sood is now ready and willing to register the Sale Deed of his one half share of 2nd Floor mentioned above unto Smt. Prem Wadhwa by way of Rs. 50,000/- being 50% of the balance consideration by way of two pay orders numbered 522458 for Rs. 25,000/- and 533457 for Rs. 25,000/- drawn on Canara Bank, South Extension-I, New Delhi.

AND WHEREAS the First Party is ready and willing and has absolute right to convey his half share in the second floor being a co-owner of undivided property.

AND WHEREAS under Hindu law Smt. Prem Wadhwa is entitled to get the said property registered in his name to the extent of the share of the First Party.

Prem Wadhwa

contd...p6/-

[Handwritten signature]

AND WHEREAS the said Smt. Prem Wadhwa in exclusive possession of the second floor and being in joint possession and enjoyment of the 1/3rd roof of the second floor as the said roof is common for 1st party, Raj Sood and 2nd party equal shares without effecting any partition division.

AND WHEREAS the said property is free from encumbrance.

AND WHEREAS Party No. 1 has not created any encumbrance, meanwhile to any other claimant. The said First Party admits, acknowledges and confirms that by this deed, the First Party's half undivided share in the second floor in possession of the Second Party is absolutely conveyed hereunder sold, transferred, assigned unto the Second Party.

IN WITNESS WHEREOF this sale deed is executed at New Delhi on this 1st day of Dec. 1993 in the presence of the following witnesses.

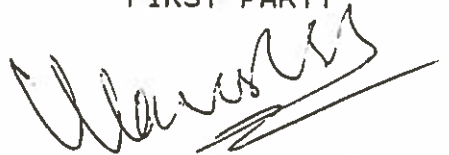
PLACE : NEW DELHI.

WITNESSES :-

1. Savita Sood w/o Navesh Sood
H/21 NOSE I

2. S.M. BAKSHI
L/1/5 NOSE II

FIRST PARTY



SECOND PARTY

Prem Wadhwa