

38  
31/12/2000

DEED-SALE 3  
# 442925

SALE DEED FOR Rs.9,60,000/-

Stamp Duty Paid .. ...:Rs.28,800/-  
Transfer Duty Paid .. ...:Rs.48,000/-  
Total .. ...:Rs.76,800/-

This Sale Deed is executed at New Delhi, on this  
7th day of JANUARY 2000 by:-

1) Shri Hemant Kumar S/o Shri Krishan Kumar R/o 4166,  
Pahari Dhiraj, Sadar Bazar, Delhi, represented through his  
duly constituted General Attorney Mr. Chaman Lal S/o Shri  
Kishan Lal, R/o 42, Pusa Road, New Delhi, (D.L. No.P-  
95022755, valid upto 21-02-2017), vide G.P.A. regd. as  
document No.324, in Addl. Book No.IV, Volume No.13, on pages  
52 to 54, on 02-07-1999, in the office of the Sub-Registrar,  
New Delhi,

Ved Prakash

Chaman Lal

Lehmi

Contd...2/-





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2) M/s Lajpat Rai HUF through its Karta Shri Lajpat Rai, 4166, Pahari Dhiraj, Sadar Bazar, Delhi, represented through his duly constituted General Attorney Mr. Chaman Lal S/o Shri Kishan Lal, R/o 42, Pusa Road, New Delhi, (D.L. No.P-95022755, valid upto 21-02-2017), vide G.P.A. regd. as document No.324, in Addl. Book No.IV, Volume No.13, on pages 52 to 54, on 02-07-1999, in the office of the Sub-Registrar, New Delhi,

Ved Prakash

Chaman Lal

Contd...3/-

Lajpat Rai





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3) Mr. Pawan Kumar S/o Shri Gopal Chand R/o 895, Nai Sarak, Delhi, represented through his duly constituted General Attorney Mr. Chaman Lal S/o Shri Kishan Lal, R/o 42, Pusa Road, New Delhi, (D.L. No.P-95022755, valid upto 21-02-2017), vide G.P.A. regd. as document No.324, in Addl. Book No.IV, Volume No.13, on pages 52 to 54, on 02-07-1999, in the Office of the Sub-Registrar, New Delhi,

Ved Prakash

Chaman Lal

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4) Mrs. Veena Taneja W/o Shri D.N. Taneja R/o 895, Nai Sarak, Delhi, represented through her duly constituted General Attorney Shri Ved Prakash Chawla S/o Shri Asha Nand, R/o 11/2-A, Pusa Road, New Delhi, vide G.P.A. regd. as document No.325, in Addl. Book No.IV, Volume No.13, on pages 55 to 57, on 02-07-1999, in the office of the Sub-Registrar, New Delhi,

*Ved Prakash*

*Chunthaku*

*Uphd*

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5) Shri Kamal Kumar Taneja S/o Shri R.C.Taneja, R/o 7, Kasturba Gandhi Marg, New Delhi, represented through his duly constituted General Attorney Shri Ved Prakash Chawla S/o Shri Asha Nand, R/o 11/2-A, Pusa Road, New Delhi, vide G.P.A. regd. as document No.325, in Addl. Book No.IV, Volume No.13, on pages 55 to 57, on 02-07-1999, in the office of the Sub-Registrar, New Delhi,

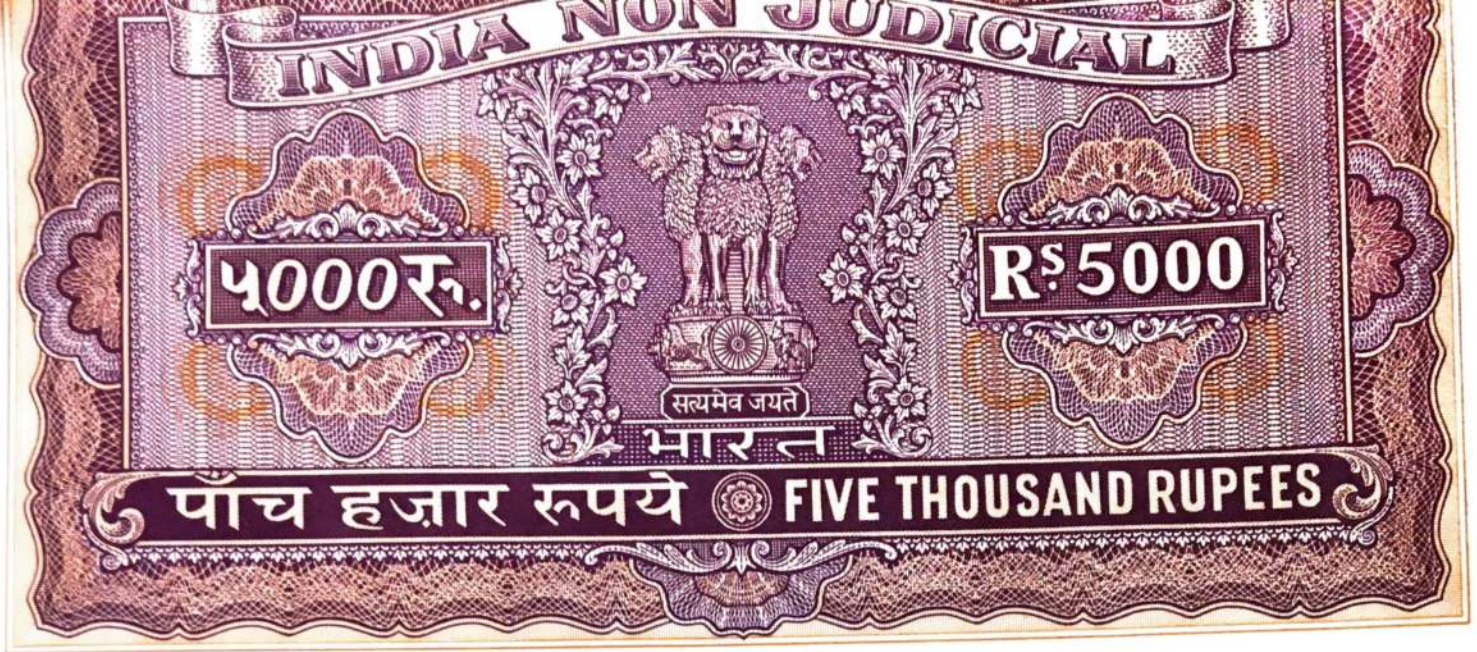
Ved Prakash

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W.P.A.

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6) M/s D.N. Taneja HUF, through its Karta Shri D.N.Taneja S/o Late Shri Ghansham Dass Taneja, R/o 7, Kasturba Gandhi Marg, New Delhi, represented through his duly constituted General Attorney Shri Ved Prakash Chawla S/o Shri Asha Nand, R/o 11/2-A, Pusa Road, New Delhi, vide G.P.A. regd. as document No.325, in Addl. Book No.IV, Volume No.13, on pages 55 to 57, on 02-07-1999, in the office of the Sub-Registrar, New Delhi,

Ved Prakash

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INDIA NON JUDICIAL

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RS 5000



भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

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7) Mrs. Anjali Chawla W/o Shri Kabul Chawla, Nee Anjali Rani, R/o 71/3, East Punjabi Bagh, New Delhi, represented through her duly constituted General Attorney Shri Ved Prakash Chawla S/o Shri Asha Nand, R/o 11/2-A, Pusa Road, New Delhi, vide G.P.A. regd. as document No.325, in Addl. Book No.IV, Volume No.13, on pages 55 to 57, on 02-07-1999, in the office of the Sub-Registrar, New Delhi,

8) Shri Lajpat Rai Taneja S/o Late Shri Krishan Kumar Taneja, R/o 7, South Patel Nagar, New Delhi, (I.C. No.DL/07/066/018218, dated 30-03-1995, ERO Patel Nagar), hereinafter called "THE VENDORS";

Ved Prakash

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IN FAVOUR OF :-

M/s Rama Food & Allied Industries Ltd., having its regd. Office at 27/29, Street No.9, Vishwas Nagar, Shahdara, Delhi-32, through its Managing Director Shri Rajeev Kumar S/o Shri Ram Gupal, (G. Licence No.SDKJO40202/EDVV-120059), hereinafter called "THE VENDEE";

The expression of the Vendors and the Vendee shall mean and include them their legal heirs, legal representatives, administrators, successors executors, nominees and assigns.

*Red P. Oakash*

*Chunthakum*

*[Signature]*

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Whereas the Vendors are the owners and lessees of property bearing No.11/5-B, Pusa Road, New Delhi, measuring about 275 sq. yds. each, and which is bounded as under:-

NORTH	:	NEW PUSA ROAD.
EAST	:	PLOT No.4.
SOUTH	:	ROAD.
WEST	:	PLOT NO.6.

by virtue of the following Sale Deeds:

1) Sale Deed regd. as document No. 3537, in Addl. Book No. I, Volume No.7364, on pages 42 to 82 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Mr. Hemant Kumar,

*Ved Prakash*

*Chunthakun*

*[Signature]*

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2) Sale Deed regd. as document No. 3536, in Addl. Book No. I, Volume No.7364, on pages 01 to 41 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Shri Pawan Kumar,

3) Sale Deed regd. as document No. 3540, in Addl. Book No. I, Volume No.7364, on pages 165 to 206 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Lajpat Rai Taneja HUF,

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4) Sale Deed regd. as document No. 3539, in Addl. Book No. I, Volume No.7364, on pages 124 to 164 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Mr. Kamal Kumar Taneja,

5) Sale Deed regd. as document No. 3541, in Addl. Book No. I, Volume No.7365, on pages 01 to 41 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Smt. Veena Taneja,

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6) Sale Deed regd. as document No. 3542, in Addl. Book No. I, Volume No.7365, on pages 42 to 82 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring D.N. Taneja HUF,

7) Sale Deed regd. as document No. 3543, in Addl. Book No. I, Volume No.7365, on pages 83 to 123 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Mrs. Anjali Chawla,

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8) Sale Deed regd. as document No. 3538, in Addl. Book No. I, Volume No.7364, on pages 83 to 123 on 8-5-1992 in the office of the Sub-Registrar, New Delhi, in respect of 1/8th undivided share favouring Mrs. Sarla Taneja,

read with Lease Deed dated 27-9-1948 regd. as document No.1179, Counter-part of document No.1177, in Addl. Book No. I, Volume No.129, on pages 45 to 49 on 28-10-1948 in the office of the Sub-Registrar, New Delhi.

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*W. P. S.*

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And whereas one of the co-owner Smt. Sarla Taneja had died on 16-08-1997, leaving behind (1) Shri Lajpat Rai Taneja (Son), (2) Shri Hemant Kumar Taneja (Son), & (3) Smt Bindu Anand (Daughter), as her only legal heirs, in respect of her said share in the said property.

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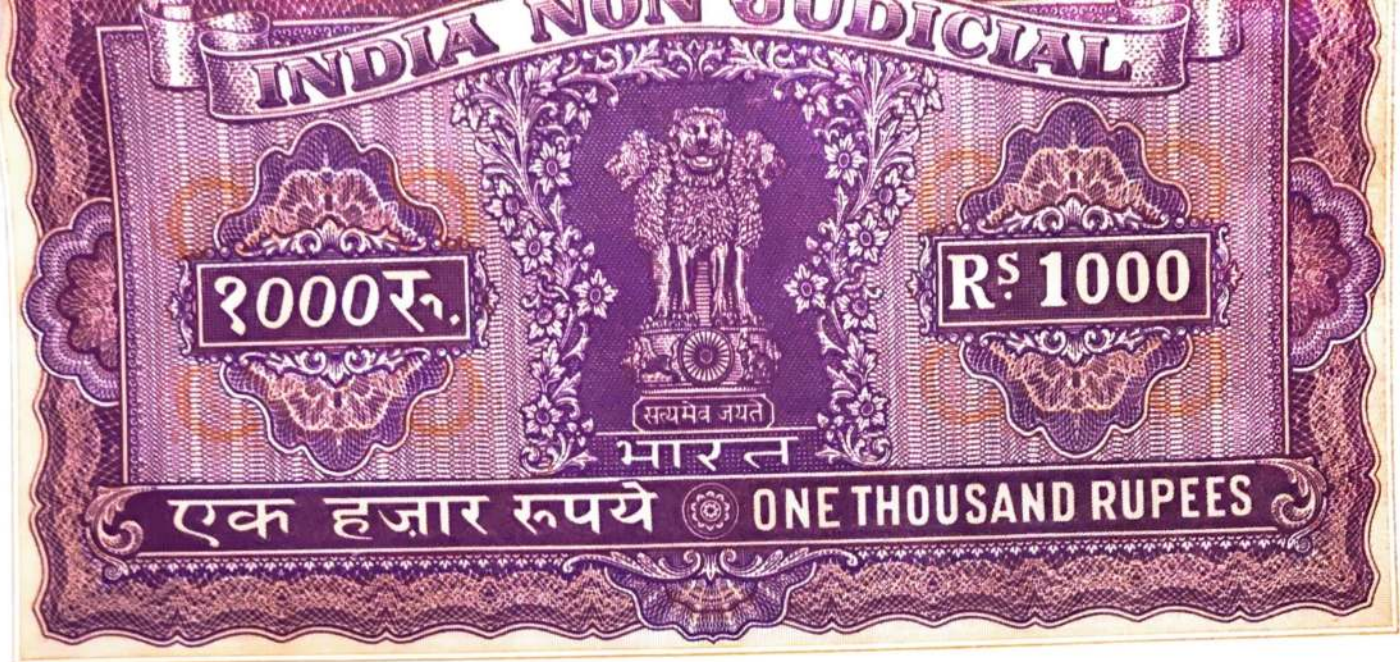
And whereas Shri Hemant Kumar Taneja has released his 1/3rd of 1/8th undivided share i.e. 1/24th undivided share in the said property in favour of his brother Shri Lajpat Rai Taneja, vide Release Deed regd. as document No.1674, in Addl. Book No.I, Volume No.130, on pages 30 to 31, on 02-07-1999, in the Office of the Sub-Registrar, New Delhi.

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*Lajpat Rai*  
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And whereas Smt. Bindu Anand has released her 1/3rd of 1/8th undivided share i.e. 1/24th undivided share in the said property in favour of her brother Shri Lajpat Rai Taneja, vide Release Deed regd. as document No.1675, in Addl. Book No.I, Volume No.130, on pages 32 to 33, on 02-07-1999, in the Office of the Sub-Registrar, New Delhi.

And whereas in this way said Shri Lajpat Rai Taneja became the owner of 1/8th undivided share in the said property.

*Verdha Kaul*

*Chandrasekar*

*W. K. S.*

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And whereas the Vendors out of the said property have agreed to sell the portion bearing Private No.SF-01, measuring about 2875 (Super builtup area i.e. 2275 sq. ft. Covered area) on the Second Floor, and the Vendee has agreed to purchase the same for a total sum of Rs.9,60,000/- (Rupees nine lacs and sixty thousands only).

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NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement and in consideration of Rs.9,60,000/- (Rupees nine lac and sixty thousand only) which sum has been received by the Vendors from the Vendee in the following manners :-

- a) Rs.1,20,000/- vide Cheque No.814954, dt.06-01-2000, favouring Smt. Veena Taneja,
- b) Rs.1,20,000/- vide Cheque No.814949, dt.06-01-2000, favouring Lajpat Rai HUF
- c) Rs.1,20,000/- vide Cheque No.814950, dt.06-01-2000, favouring Shri Hemant Kumar Taneja,

*Ved Prakash*

*Chunthakum*

*Wp/Pr*

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- d) Rs.1,20,000/- vide Cheque No.814953, dt.06-01-2000,  
favouring Mrs. Anjali Chawla,
- e) Rs.1,20,000/- vide Cheque No.814956, dt.06-01-2000,  
favouring Shri Lajpat Rai Taneja,
- f) Rs.1,20,000/- vide Cheque No.814955, dt.06-01-2000,  
favouring D.N. Taneja HUF,
- g) Rs.1,20,000/- vide Cheque No.814951, dt.06-01-2000,  
favouring Shri Pawan Kumar Taneja,
- h) Rs.1,20,000/- vide Cheque No.814952, dt.06-01-2000,  
favouring Shri Kamal Taneja,  
all drawn on State Bank of India, Shadipur, New Delhi,

and the receipt of the same is hereby admitted and  
acknowledged in respect of the sale of the said portion in  
the said property in full and final settlement from the  
Vendee.

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L. P. M.

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2. That the Vendors do hereby sell, convey, transfer and assign all their rights, title and interest in the said portion in the said property alongwith the proportionate lease hold rights, super structure built therein, common facilities, more details common stairs, lift, common passage alongwith the easement, latent or patent enjoyed or reputed to be enjoyed in connection with the said portion as also all rights in the fixtures and fittings comprising electricity, light and power in "As is and Where is" conditions unto the Vendee herein, absolutely and forever.

*Ved Prakash*

*Chunthakum*

*[Signature]*

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3. That the possession of the said portion in the said property has been given by the Vendors to the Vendee on the execution of this Sale Deed.

4. That the Vendors have assured the Vendee that the aforesaid portion in the said property hereby sold is free from all sorts of encumbrances such as sale gift, mortgage, charge, lien etc. etc.

5. That the Vendors further assure the Vendee that they are the exclusive owners of the said portion in the said property and as such the Vendors are fully competent to sell the same to the Vendee.

6. That the Vendors now admit that they have been left with no right, title and interest of any nature whatsoever in the said portion in the said property and the Vendee has become the absolute owner of the same. It will use and enjoy the same in any manner, it likes including the right to give the said portion on rent to anyone and to receive the rent and profit, to get the tenant/s evicted through the process of law or by negotiation, to take possession etc. etc.

7. That the Vendee can get the said portion in the said property transferred, mutated and substituted in its own name as owner in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.

Ved Prakash

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W. B. /



8. That the Vendors do hereby also transfer the common facilities provided in the said building i.e. lifts, corridor, transformer, A.C.Plant, Boilers, Cooling-Towers, Generators, Fire fighting equipment, A.H.V. Eletrical Fittings, etc. etc. and assessres to the Vendee with the other purchasers in common and the Vendee and the other purchasers shall maintain the same at their own costs expenses and responsible for the same and the Vendee will always keep the Vendors indemnify for the same.

9. That the Vendee and the other purchasers shall form their own maintenace Society and shall maintain the building and the Vendee shall contribute the maintenance charges directly to the maintenance agency and the Vendors will not be responsible to maintain the said building and the Vendee shall always indemnify the Vendors indemnify for the same.

10. That the Vendee is satisfied itself regarding the title, construction, completion etc. and shall not raise any objection of any nature whatsoever and shall keep the Vendors indemnify for the same.

11. That all the dues, demands, taxes, lease money etc. etc. in respect of the said portion in the said property shall be paid by the Vendors upto the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.

12. That the Vendors have delivered the photostat copies of the original Sale Deed to the Vendee on the execution of this Sale Deed.

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13. That the Vendee shall abide by all the terms and conditions of the lease deed.

14. That the Vendee has paid the stamp duty, transfer duty and registration fee on the execution of this Sale Deed.

15. That the said principals are alive and have not cancelled/revoked the said attorney and as such the said attorney is fully competent to execute this Sale Deed.

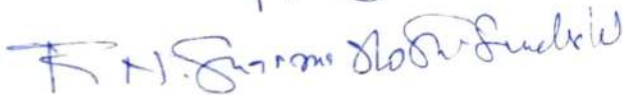
In witness whereof the Vendors have executed this Sale Deed at the place, day, month and year as first above written

in the presence of the following witnesses.

1C140-4466/063/07540/dt-1-2-95

WITNESSES: E. R. Kamla Nagar

1. 



A-5601 Shasta Nagar

DELHI-52

  
Ved Bakash

  
VENDORS  
THROUGH ATTORNEY

2.

  
**D. C. TUTEJA**

(Advocate)

19 (GF) Asaf Ali Road, N. Delhi

NO. D/277/79

Reg. No. 3368593. 3992277



2ND. FLOOR PLAN (WITHOUT TERRACE ROOF RIGHTS) OF PORTION  
OF PROPERTY NO. 11/5B, PUSA ROAD, NEW DELHI

- SELLERS:
- ① SHRI VED PARKASH
  - ② SHRI CHAMAN LAL
  - ③ SHRI LAJPAT RAI

PURCHASER: M/S RAMA FOOD & ALLIED INDUSTRIES LIMITED THROUGH ITS  
CHAIRMAN/MANAGING DIRECTOR SHRI RAJEEV KUMAR S/O SHRI RAM GOPAL

SCALE:  $1/12" = 1'-0"$

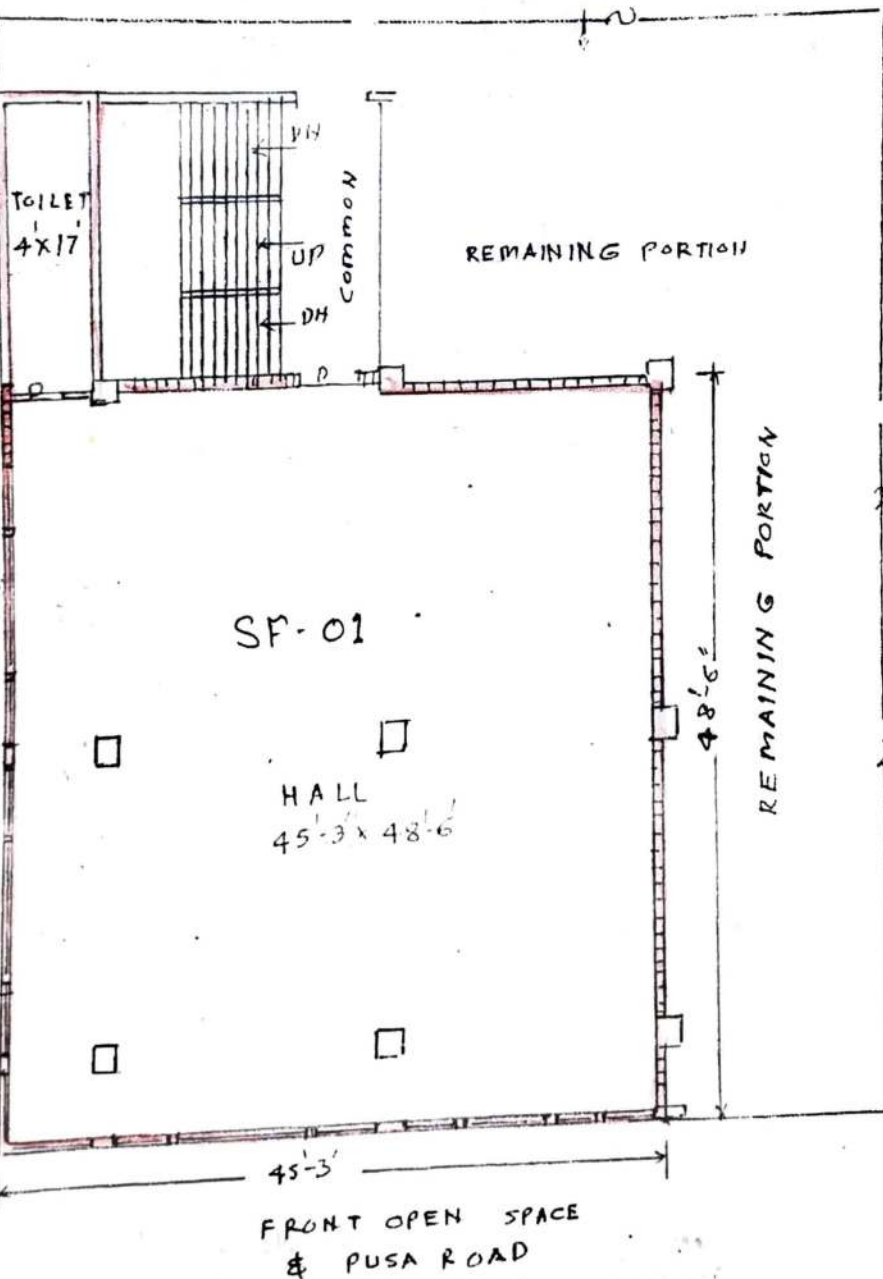
PORTION SOLD SHOWN IN RED

COVD. AREA = 2275 SQFT

SUPER AREA = 2875 SQFT

OTHER'S PROPERTY NO. 11/6B.

OPEN SPACE BELOW



2ND. FLOOR PLAN

Ved Parkash

L.P.R.

Chamthakur