

23652

SALE DEED FOR A SUM OF RS. 4,00,000/-

STAMP DUTY @ 3%.... Rs. 12,000/-

CORPORATION TAX @ 3%.... Rs. 12,000/-

TOTAL Rs. 24,000/-

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT DELHI ON THIS  
9.10.03 by SMT. VANDANA KHANNA Wife of Shri Kailash Chand  
 Khanna Resident of A-2, Gujranwala Town, Part-I, Delhi,  
 (hereinafter called the 'VENDOR') of the one part....

..2/P..

Vandana Khanna

Raj Rani

Raj Rani





..2..

AND

(1). SMT. RAJ RANI MADAN Wife of Late Shri S. K. Madan & (2). SMT. NAVEEN MADAN Wife of Shri Rajan Madan both Resident of Flat No.6, Goodwill Group Housing Society, Sector-13, Rohini, New Delhi, (hereinafter called the VENDEE) of the other part....

The expression 'VENDOR' and 'VENDEE' shall mean and include the parties, their respective heirs, successors, executors, administrators, legal representatives, administrators and assigns of the parties.

Contd..3/p.



Vendor Khanna



Raj Rani



Naveen



(( 3 ))

AND WHEREAS the VENDOR is the sole and absolute owner and in possession of FLAT NO. 06, IN THE LAYOUT PLAN OF GOODWILL GROUP HOUSING SOCIETY LTD, in Plot No.48, Sector-13, Rohini Residential Scheme, New Delhi, (hereinafter called the said property), by Virtue of Conveyance deed duly Registered as document No. 22080 in Addl. Book No.I, Volume No.3850 on Pages No.178 to 179 regd. on dt. 22.9.2003 in the office of the Sub-Registrar, S.D.No.VI, Pitampura, Delhi.

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Vendor Khemmo



Raj Rani



Ramesh



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AND WHEREAS THE VENDOR has full power, authority and unrestricted rights to use, hold, enjoy, utilise, mortgage, gift and/or to sell and transfer the same, in any manner in favour of any person(s), and to execute this Sale Deed, and no one else except the VENDOR, has got any claim, title and interest in the property as mentioned above.

AND WHEREAS the VENDOR for his domestic needs and legal requirements, in his sound and disposing mind and without any pressure, force, compulsion, influence or coercion has agreed to sell and transfer of the said property unto the VENDEE for a sum of Rs. 4,00,000/- (RUPEES FOUR LAC ONLY) and for which the VENDEE has also agreed to purchase the same for the said consideration.



Vender Khanna



Raj Rani Danner





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OW THIS SALE DEED WITNESSETH AS HEREUNDER

1. That the entire sale consideration amount of Rs. 4,00,000/- (RUPEES FOUR LAC only) has been received by the Vendor from the VENDEE, the details of payment is as under:-

- i). Cheque No.862364/Dt\_ 4.10.2003, drawn on State Bank of India, Rohini, Delhi of Rs.2,00,000/-.
- ii). Cheque No.880895/Dt\_30.6.2003, drawn on Canara Bank, Wazirpur Branch, Delhi. of Rs.2,00,000/-.

2. That the Vendor hereby sell, convey, transfer and assign all her rights, titles, interests in the above mentioned property unto the VENDEEs who shall be the sole and absolute owner of the above mentioned property hereafter and shall enjoy all rights of the ownership of said property.

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Vendor Khanna



Raj Naris Datta



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3. That the VENDOR has handed over the actual vacant peaceful physical possession of the above mentioned property unto the VENDEE who is in possession of same.


4. That all the expenses of this Sale Deed such as Stamp Duty, execution and Registration fee etc. have been paid by the VENDEE.

5. That all the dues, demands, taxes and charges such as water, electricity, house tax arrears and others bills etc. in respect of said property shall be paid and borne by the Vendor till date and thereafter the same shall be paid by the VENDEE.

6. That the VENDOR hereby agreed and assured the VENDEE to help and assist them in getting the said property transferred/mutated in relevant records of Municipal Corporation of Delhi and/or in any other Department, and the VENDEE shall have full rights to get the said property transferred/mutated in their own name and/or in the name of their Nominee(s) from the concerned Department, on basis of this Sale Deed, even in absence of the Vendor.

Contd...7/p.

  
Vendor Khanna

  
Raj Puri

  
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7. That all the rights easements attached with the above mentioned property have also been conveyed and transferred with the said property unto the VENDEE.

8. That the Vendor has assured and declared that the said property is free from all sorts of encumbrances such as Gift, Lease, Litigation, Sale, Decree, Attachment, Acquirement, Notification, Mortgage Lein etc. etc. and there is no defect in or stage, the VENDOR shall be liable and responsible to indemnify all the losses, costs, damages and expenses etc. thus sustained by the VENDEE.

9. That the VENDEE shall have full rights to apply and get transferred the Water, electric and sewer connections in their own name and/or in the name of their nominee(s) from the Department/ Authority Concerned.

10. That the VENDOR has declared and assured the VENDEE that the above mentioned property has not been acquired by govt. and there is no injunction or attachment order and/or any caase in any court(s) or department(s).

11. That after execution of this Sale Deed the VENDOR and his legal heirs, successors, legal representatives, executors, and assigns etc. etc. have been left with no right, claim, title or interest in the above said property and the VENDEE has become the sole and absolute owner of the above said property having full rights to use, hold, enjoy, utilise, mortgage and/or to sell and transfer the above said property or any portion thereof, in any manner, in favour of any person(s).

12. That THE VENDOR has delivered the all previous titled documents of said property unto the VENDEE

Vendor Khanna

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13. That the VENDOR and VENDEE are the citizen of India.

14. That VENDOR will be present at any required place as and when the VENDOR will be required for completion of any acts, deeds and things necessary for more perfectly transferring of his title in above said property in favour of the VENDEE.

IN WITNESS WHEREOF, the VENDOR & VENDEE hereto have signed and affixed their thumb mark on this Sale Deed after fully understanding the contents of the same on the day, month and year first hereinabove written in the presence of the following witnesses.

WITNESSES :

1.

VENDOR

Vendin Khanna



2.

Gurjit S  
(GURJIT SINGH)

SHARDAN SINGH  
108-A MOTIA KHAN  
NEW DELHI

DL/07/069/174006

VENDEES

Ram



Raj Rani



A. K. SAXENA  
Advocate  
R. No. 62/84 U.P.  
Post SR VI, Preetpur Delhi-31

A. K. SAXENA  
Advocate  
R. No. 62/84 U.P.  
Post SR VI, Preetpur Delhi-31



TELEPHONE: 7262652

THE GOODWILL COOPERATIVE GROUP HOUSING SOCIETY  
LIMITED, GOODWILL APARTMENTS, PLOT NO. 48,  
SECTOR-XIII EXTENSION,  
ROHINI, DELHI-85.

Ref.....

Dated... 16.9.93

LETTER OF POSSESSION OF FLAT

I (Name) Vandana Khanna Son/ Wife/Daughter of Shri Kailash Chand Khanna Membership No. 252 have this 16th day of Sept 1993 taken over physical possession of Flat No. 06 in Four-storeyed flats in the Goodwill Cooperative Group Housing Society Limited, Plot No. 48, Sector-XIII Extension, Rohini, Delhi-110085 in Semi-Finished condition. The above flat was allotted to me in the draw of lots held on 5.12.1992.

FURTHER, I undertake to abide by my self with the rules and regulations, bye-laws of the Society and Agreement including Members' Agreement with Society which I have signed prior to allotment of the Flat. I also undertake to abide by the rules, regulations and conditions as laid down by the Society from time to time.

Vandana Khanna  
(Signature of Allottee Member)

Possession of Flat No. 06 of the Goodwill Apartments, Goodwill Cooperative Group Housing Society Limited, Plot No. 48, Sector-XIII-Extension, Rohini, Delhi-110085, has this 16th day of Sept 1993 been handed over to Shri Smt. Vandana Khanna Son/Wife/Daughter of Shri Kailash Chand Khanna Membership No. 252 in SEMI-FINISHED conditions.

[Signature]  
HONY. SECRETARY  
STAMP

WITNESS

1.

[Signature]

2.