भारतीय गैर न्यायिक

10000 रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

भारत INDIA

INDIA NON JUDICIAL

02AA 329118

ASHOK KUMAR SAWHNEY (VENDOR)

O.P.RAJGARIA (VENDEE)

SALE DEED

FOR A SUM OF RS.1,00,000/-

Stamp Duty.....Rs. 8,000.00
Corpn. Tax.....Rs. 5,000.00

Total Rs.13,000.00

ThIS DEED OF SALE is made at Delhi on this 9th day of Aug. 2001, by Shri Ashok Kumar Sawhney son of late Shri Om Parkash Sawhney resident of IC-48, New Rohtak Road, New Delhi-110005, hereinafter called the VENDOR.

IN FAVOUR OF

Shri O.P.Rajgaria son of late Shri Deep Chand Rajgaria resident of 4/25, Shanti Niketan, New Delhi, hereinafter called the VENDEE.

Contd....P/2

15510

31/5/2001

1000 x 1

1000 x 3

13000

Smt. OP Rajgosia

DCP Church

4/25 Shanti Nagar

New Delhi

Sheed. 49x

Ashok Kumar Sachdeva

& Sh. Pankaj Sachdeva

IC-48 New

Rohtak Road

Delhi

Sub-Registrar-III

New Delhi

10/8/01

Sh. Ashok Kumar Sachdeva

Mandoli

Sub-Registrar-III

New Delhi

10/8/01

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

AND WHEREAS on the basis of the aforesaid Will said Shri Ashok Kumar Sawhney had already mutated and transferred the above mentioned property in the record of Municipal Corporation of Delhi, in House Tax Department vide Mutation letter dated 4.7.2000 entered in Ledger No.26, Folio No.234-B, issued by Assessor and Collector, MCD, Assessment & Collection Department, New Delhi;

AND WHEREAS at present the above mentioned property is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, chargee etc. and there is no legal defect in the title of the Vendor and he is fully authorised to sell and transfer the same.

AND WHEREAS the Vendor for his bonafide needs and legal requirements has agreed to sell the Eastern side half portion of Third Floor, constructed portion only without roof right (The vendor has right to construct roof of the third floor, sell and give on tenancy to anybody for any trade for in this regard the vendee shall no right of objection), having its area 2000sq.ft.approx., with all fittings and fixture of electric, water connections, installed therein, with common right to use stairs leading

Contd....P/4

1518 /2

3/8/2011

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

The expressions of the Vendor and Vendee both shall mean and include their heirs, successors, executors and assigns of the respective parties.

WHEREAS the Vendor is the owner and in absolute possession of Portion of Property Bearing Municipal No.11099, bearing Private No.11099/C, alongwith all fittings and fixture of electric, water and other services installed therein, situated at Doriwalan, Shidipura, New Delhi, and bounded as under:-

North: Other property.
South: Gali.
East : Other Property No.11098-C.
West : Remaining part of property No.11099-C.

(hereinafter called the PROPERTY) having acquired the same through a registered Will dated 26.6.1981 duly registered as document No. 1746, in addl. Book No.III, Vol. No. 189 on pages 66 to 67 registered on 30.6.1981 in the office of the Sub-Registrar, Sub-Distt.No.III, New Delhi, Will executed by Shri Ranjit Singh son of Shri Himmat Singh resident of XIV/11099, Doriwalan, Shidipura, New Delhi;

Contd....P/3

18/8/2001

Vendor(s) ...
of Rs. ...
Rupees ...
The ...
Rs. ...
(Rupees ...
has been ...
Mortgage ...
S/o W/o ...
R/o ...
Vendee(s) ...
He/They is/are also ...
signed (s).

Sub-Registrar-II
New Delhi

16/8/01

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

from ground to third floor, alongwith all other common services, being part of Portion of Property Bearing Municipal No.11099, bearing Private No.11099/C, situated at Doriwalan, Shidipura, New Delhi, and bounded as mentioned above, more particularly shown in RED Colour and common portion shown in YELLOW colour in the plan annexed herewith (hereinafter called the PROPERTY UNDER SALE) unto the Vendee, who has also agreed to purchase the same from the Vendor for a total consideration amount of Rs. 1,00,000/- (Rs. One Lac Only). The entire consideration amount has been received by the Vendor from the Vendee in advance, through pay order No.029814 dated 3.8.2001 issued by State Bank of India, East Park Road Branch New Delhi, which the Vendor hereby again admits and acknowledges the same at the time of execution of this Sale Deed before the Sub-Registrar, New Delhi.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount the Vendor hereby sell, convey, transfer and assign the above mentioned constructed portion of third floor area 2000sq.ft.approx., under sale unto the Vendee with all his rights, titles, interests, easements, options, privilages, and appurtenances thereto, alongwith proportionate share of the land underneath.

Contd....P/5

15 Kr 13 3/8/2014

2. That the Vendee is already in occupation of the above mentioned constructed portion of third floor area 2000sq.ft.approx.,under sale, so the Vendor has handed over proprietory/symbolic possession and ownership rights of the same unto the Vendee on the spot.

3. That the Vendee shall hereafter hold, enjoy and transfer the same above mentioned constructed portion of third floor area 2000sq.ft.approx., under sale without any hindrance, claim or demand whatsoever from the Vendor or any other person (s) claiming under or through him.

4. That the Vendee can get the above mentioned constructed portion of third floor area 2000sq.ft.approx., under sale mutated and transferred in his own name on the basis of this Sale Deed in the record of M.C.D. in House Tax Deptt., Delhi Vidyut Board and all other relevant departments in the absence of the Vendor.

5. That all the expenses of the Sale Deed such as Writing Charges, Registration fee, Stamp Duty, etc. have been paid and borne by the Vendee.

6. That all dues, demand, taxes, charges, duties, liabilities and outgoings if any shall be paid by the Vendor up to the date of registration of this Sale Deed relating to the said property under sale and thereafter the same shall be paid by the Vendee.

7. That the Vendor hereby further assures and declares that he is the sole, absolute, exclusive and rightful owner of the above mentioned constructed portion of third floor area 2000sq.ft.approx., under sale and the same is free from all sorts of encumbrances such as sale mortgage, gift, lien, burden, security, surety, lease, injunction, attachment, notices, wills, transfer or any other sort of legal complications and defects or legal flaws and there is no legal defect in the title and ownership of the Vendor. If it is proved or found otherwise or if the Vendee is deprived of the aforesaid constructed portion of third floor area 2000sq.ft.approx., under sale at any time in future, after

Contd....P/6

the execution of this sale deed in full or in part thereof, owing to the above reasons or any other reason(s) whatsoever it may be, the Vendor hereby assures and undertake that he shall be entirely remain liable and responsible for the same and indemnify the Vendee upto the extent of loss sustained by the Vendee.

8. That it is hereby made clear the Vendee shall have common right to use the stairs leading from ground to third floor but the stairs and rest of the property under the ownership of the Vendor.

9. That the Vendor has handed over the photocopy of Will, House Tax receipt upto date paid, electric and water bills upto date paid and all the previous deed and documents relating to the said constructed portion of third floor area 2000sq.ft.approx., under sale unto the Vendee on the spot.

IN WITNESS WHEREOF the Vendor and the Vendee have signed this Sale Deed after understanding the contents of the same on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1.
Sh. B.D. Chambit
S/o Sh. C.D. Chambir
H/o 11029 Dori Walan
Karol Bagh
New Delhi
DL/07/269/288086
24-1-97

VENDOR

VENDEE

2.
Sh. Avnish Kumar
S/o Narendra Kumar
R/o L-131, Gali No 12 Brahmpuri
Delhi
DL 8P 6070249
Date 19/7/2001

No. 3743 Additional Book No. 1
No. 10320 On Pages 148 — 154
Date of
Sub-Registrar
New Delhi
22-8-9

SITE PLAN OF PROPERTY'S PORTION BEARING MPL. No. 11099, BEARING PVT. No. 11099-C SITUATED AT DORI WALAN, SHIDI PURA, NEW DELHI.

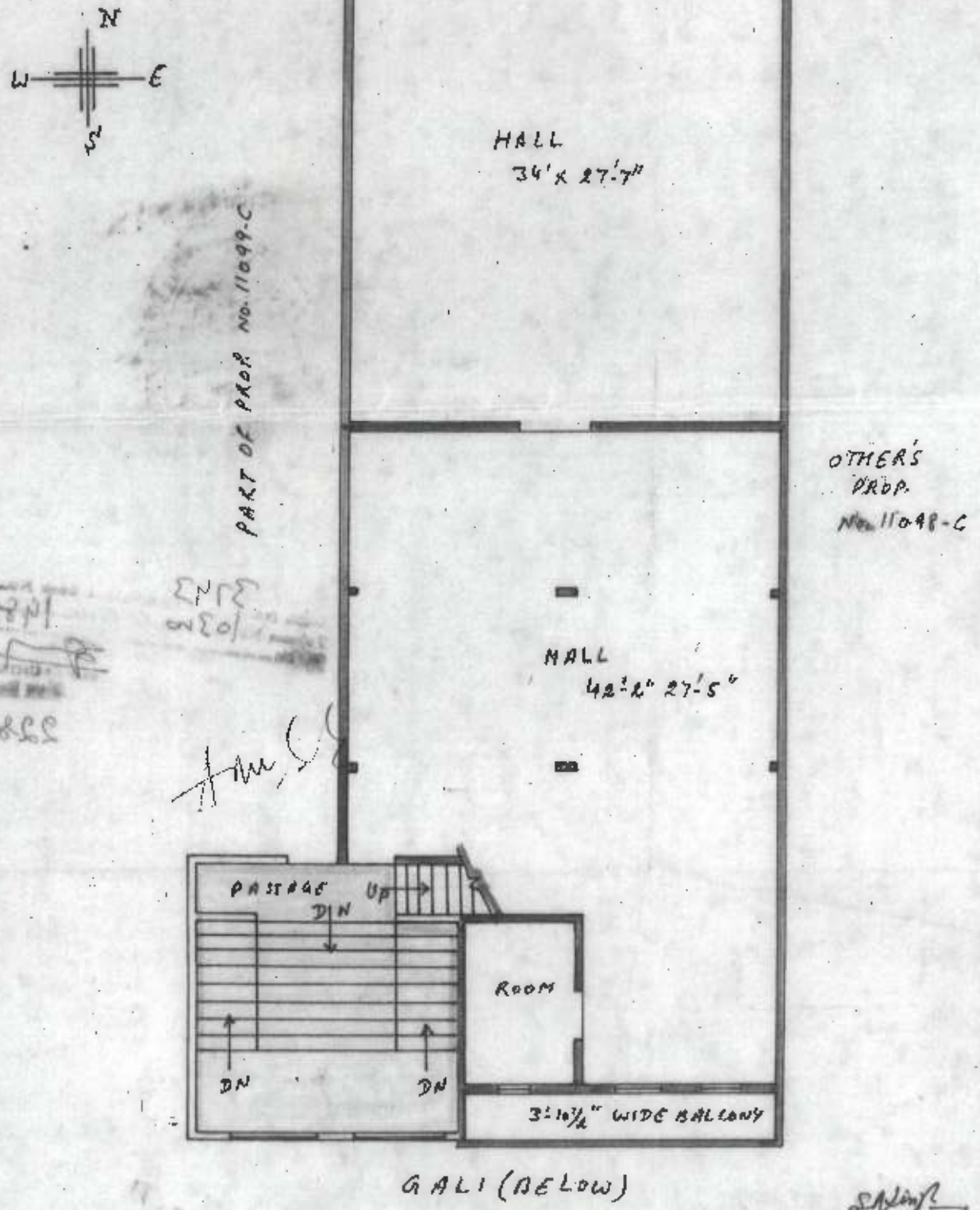
SELLER: SH. ASHOK KUMAR SAWHNEY

PURCHASER: SH. O.P. RAJGARIA

SOLD AREA = 2000 SQ FTS (APX)

" " SHOWN IN RED

COMMON PORTION SHOWN IN YELLOW



THIRD FLOOR PLAN

S.N. SINGH & ASSOCIATES
Regd. Engineers, Architects & Valuers