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Vendor

VENDEE



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Dated Signature with full
Name & Designation

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SALE DEED FOR RS. 1,90,000/-

STAMP DUTY	RS. 5,700/-
CORPORATION TAX	RS. 9,500/-
TOTAL STAMP	RS. 15,200/-

This Sale Deed is executed at New Delhi on
this 17th day of July 1996, by Shri Prem Kumar
Sawhney S/o Shri Om Parkash Sawhney R/o 11103,
Doriwala, Karol Bagh, New Delhi, hereinafter called
'THE VENDOR' (which expression shall mean and include
his heirs, successors, legal representatives,
administrators, executors, nominees and assigns)

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 Calcutta

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Sale Deed Prem kumar Sawhney
 8.0m Parkash Sawhney
 Pl. 11183 Doriwalah
 17-7-96
 Hareel Bagh Khar

17.7.96

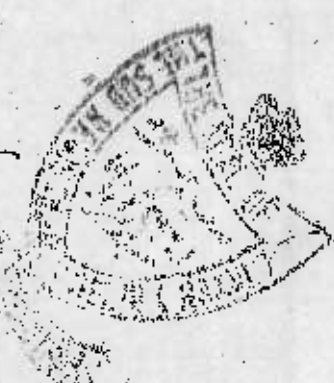
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AFFIDAVIT & DECLARATION
 OF BOTH PARTIES FILED

SUB-REGISTRAR IN
 NEW DELHI

17/7/96





IN FAVOUR OF

Mrs. Anita Rajgarhia W/o Shri D.P. Rajgarhia
R/o 52-A, Shambhunath Pandit Street, Calcutta,
hereinafter called 'THE VENDEE' (which expression shall
mean and include her heirs, successors, legal
representatives, administrators, executors, nominees and
assigns).

WHEREAS one Shri Dalip Singh S/o Shri Makhan
Singh was the absolute owner/Lessee of Built Up
property bearing Municipal No. XIV/11099 (New), Khasra
No. 158/71, Block 'D', measuring 994 Sq. Yds. situated
at Shidipura, Doriwalan, Karol Bagh, New Delhi, by
virtue of Certificate of Sale Registered as No. 139, in
Suppl. Book No. 1, Volume No. 166, on page 135 dated
31.3.1960, registered in the office of the Sub-
Registrar, Delhi.

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[Signature]

~~Signature~~
(Signature)

~~Signature~~

Prem Kumar Sawhney
Vendor

Pan Sahy

17/7/96

1,90,000/- already paid

Certified that the right to
at the rate may be hand thrust
of the account has
been entered in the

Registered III

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AND WHEREAS Shri Dalip Singh sold the aforesaid property to Mahant Ranjit Singh S/o Shri Himmat Singh, vide Sale Deed Registered as No. 8060, in Addl. Book No. 1, Volume No. 1343, on pages 105 to 111 dated 5.7.1965, registered in the office of the Sub-Registrar, Delhi.

AND WHEREAS Mahant Ranjit Singh died on 25.4.1982, leaving behind a Will dated 26th June, 1981, duly registered as Document No. 1743, in Addl. Book No. III, Volume No. 189, on pages 64 to 65 dated 30.6.1981, registered in the office of the Sub-Registrar, New Delhi, bequeathing portion No. 'D', measuring 250 Sq. Yds. bearing Municipal No. 11079 (New), Ward No. XIV, Khasra No. 158/71, Block 'D', situated at Shidipura, Doriwalan, Karol Bagh, New Delhi, in favour of the Vendor herein, who after the death of Mahant Ranjit Singh, became the sole, absolute and exclusive owner of the same and was duly mutated in the name of the Vendor herein in the records of M.C.D.

Per Sub

AND WHEREAS after acquiring the aforesaid portion 'D' the Vendor got the building plan sanctioned from M.C.D. and re-constructed a building comprising of Basement, Ground Floor, First Floor and Second Floor with his own funds and resources.

Thus in the manner aforesaid the Vendor became the sole, absolute and exclusive owner of the said property, bearing portion No. 'D' measuring 250 Sq. Yds. Municipal No. 11099 (New), Ward No. XIV, Khasra No. 158/71, Block 'D', situated at Shidipura, Doriwala, Karol Bagh, New Delhi, which is bounded as under:

East : Portion 'C' part of Property bearing
Municipal No. XIV/11099
West : Other's Property
North: Portion 'B' part of Property bearing
Municipal No. XIV/11099
South: Street.

AND WHEREAS the Vendor for his bonafide needs and requirements has agreed to sell and the Vendee has Agreed to purchase the entire Basement of the said portion 'D', having covered area measuring about 2000 Sq. Ft., bearing Municipal No. 11099 (New), Ward No. XIV, Khasra No. 158/71, Block 'D', situated at Shidipura, Doriwala, Karol Bagh, New Delhi, alongwith proportionate undivided, indivisible and impartible

P. Singh



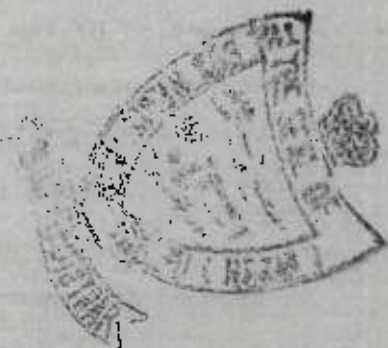
provided that nothing herein stated shall confer or deemed to have conferred upon the Vendee exclusively any right or title to the common overhead water tanks, sewers, water meters to the exclusion of the Vendor and or the Vendee or owners or occupants of the other units of the said building.

That the Vendee is already in occupation and possession of the said portion of the said property, as tenant on a monthly rent of Rs. 2,000/- for the last about 8 years.

That the symbolic and proprietary possession of the said portion of the said property has been delivered by the Vendor to the Vendee.

Now the Vendor has been left with no right, title, interest, claim or concern of any nature with the said portion of the said property and the Vendee has become the absolute owner of the said portion of the said property.

That the Vendor assures the Vendee that the said portion of the said property is free from all kinds of encumbrances such as sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, agreement, etc. etc. and if it is ever proved otherwise, or if the whole or any portion of the said portion of the said property is ever



taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendee.

That the Vendee can get the said portion of the said property mutated in her own name in the records of M.C.D. and other concerned authorities on the basis of this sale deed or its certified true copy.

That the house tax, lease money, ground rent and other dues and demands if any payable in respect of the said portion of the said property shall be paid by the Vendor upto the date of the registration of this sale deed and thereafter the Vendee will be responsible for the payment of the same.

That no common parts of the building will be used by the Vendee or other owners/ occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

That the Vendee shall have full right of access through staircase etc. to the top terrace at all reasonable times to get the overhead tank repaired/ cleaned etc.



That the proportionate monthly common maintenance charges will be paid by all the occupants /owners of the said building in proportion of the area occupied by them.

That the Vendee shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

That the Vendee will be co-lessee in respect of the undivided leasehold rights of land with the other owners. The Vendee shall not claim the specified/defined share in the land by way of partition as a matter of right on the basis of this deed.

That the Vendor has handed over the photostat copies of all relevant documents in respect of the said property, to the Vendee.

That all the expenses of this sale deed viz. stamp duty, registration charges, etc. have been borne and paid by the Vendee.

IN WITNESS WHEREOF, the Vendor has signed this sale deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES:

1.

910 SUC E Jainwandas Kumar Jai
DL/07/068/288456 16/5/95
dt 29.7.95 K. B. Singh
N2

Prem Kumar Sawhney
PREM KUMAR SAWHNEY
VENDOR

DL/07/068/291178
Signed at Delhi, 14/6/95

2.

80 OM Prakash
(Ashw. K. Sawhney)
DL/07/069/2913 20 dt 14.6.95
Raj. P. Singh N2

Vendee
P. R. No. L-242512 dt. 21-4-1993
Issued at Guwahati.

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17/1/96

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Signature/thumb impression of the person
has been obtained by _____
(Signature) on _____

