



DL.No- P07081999136093

Dy. 11/04/2000 0100 752337

SALE DEED FOR Rs. 35,50,000/-

STAMP DUTY	Rs. 1,06,500/-
Corporation Tax	Rs. 1,77,500/-
Total	Rs. 2,84,000/-

EAST DIST. DELHI

THIS SALE DEED is made at Delhi, on this 11th day of February, 2000, BY Smt. SATWANT KAUR W/o Late S. Parshotam Singh, aged about 73 years R/o E-354, Nirman Vihar, Vikas Marg, Delhi-110092, hereinafter called the VENDOR.

IN FAVOUR OF

M/s. P.K. Gupta HUF through its Karta Mr. P.K. Gupta R/o G-15, Preet Vihar, Delhi-110092, hereinafter called the VENDEE.

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11/24/2020

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सूचना
10/2/2000
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राज्य प्रवाह/प्रवाह उपपंजीय
कार्यालय उब-मंडल-VIII दिस्को के कार्यालय
श्री/श्यामतो/कुमारो.....सुपुत्र, Satwant K
सुपुत्री/पत्नी श्री.....S. Parshotam
निवासी.....E-354 Niman vihar
हस्त प्रस्तुत किया

14/2/2000

ਸਤਿਨਾਮੁ

निष्पादन का निष्पादन श्री आनंद कुमार
Santwan Kaur
Vendor
P.K. Gupta
Vendee
निष्पादन कर्ता/कर्ताओं ने प्रलेख का विषय जान व
उसको सुन समझ कर स्वेच्छापूर्ण स्वीकार किया।
निष्पादन कर्ता/कर्ताओं को श्री JASPAL Singh BEDI
निवासी प्राथमिक साक्षी एवं श्री Y. K. Sachdev
परिचित कन्या साक्षी नं० 2 को हम इनके
के कारण जानते हैं।



01DD 752336

page. 2.

"The expression 'VENDOR & VENDEE' shall mean and include, unless repugnant to the context, themselves, their legal heirs, successors, representatives, beneficiaries executors, Administrators, nominees and assigns etc. respectively".

WHREAS the vendor is the absolute owner and also in possession of Property bearing plot No. 354, Block-E, area measuring 360 Sq.Yds. situated in the layout plan of Ministry of Works, Housing & Supply Co-operative House Building Society Colony, Commonly known as Nirman Vihar, in the area of village Mandawali Fazalpur Illaqa, Shahdra, Delhi-110092, having constructed on ground floor only, consisting of Two Bed Rooms, Two Toilets, Drawing Dinning, Kitchen and a motor garage with complete terrace rights. Alongwith electrical and municipal Water connections installed and in running and useable condition.

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The above said property is bound as under :-

EAST: PLOT NO. 355 WEST: PLOT NO. 353
NORTH: ROAD 150 FT. WIDE SOUTH: PLOT NO. 345

AND WHEREAS the said plot.No. 354 Nirman Vihar, was allotted to S. Parshotam Singh S/o Sh. Karam Singh, by the D.D.A. New Delhi, through the Ministry of Works, Housing and Supply Co-operative House Building Society Ltd., vide Perpetual sub-lease deed executed on 10.03.1978, and duly registered in the office of the S.R. IV, Delhi, in Book No. I, Volume No. 963 at pages 43 to 54 as document No. 837, dated 29.03.1978.

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AND WHEREAS unfortunately S. Parshotam Singh expired on 17.01.1985, and after his death the above said property was mutated and transferred in the name of the vendor, on the basis of Relinquishment Deed executed by Sh. Jaspal Singh Bedi S/o Late S. Parshotam Singh, on 08.10.1985, and duly registered in the office of the S.R. IV, Delhi, in Book No. I, Volume No. 1845 at pages 178 to 179 as document No. 2339, dated 21.11.1985, vide their mutation letter No. F.12(354)MWH/CS/78, dated 02.01.1986.

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AND WHEREAS after getting the above said property mutated in her name, the vendor has got the Leasehold rights of the said property converted into Freehold rights from D.D.A., New Delhi, through Conveyance Deed executed on 31.03.1994, and duly registered in the office of the S.R. IV, Delhi, in Book No. I, Volume No. 2580 at pages 189 to 190 as document No. 1778, dated 06.05.1994.

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AND WHEREAS the Vendor is the absolute owner and also in possession of the above said self acquired property (fully described above) and there is no defect of any kind in her titles and she is fully empowered to sell the said property.

AND WHEREAS the vendor has sold, and the vendee has purchased the said property from the vendor for a total consideration of Rs. 35,50,000/- (Rupees Thirty Five Lacs and Fifty Thousand only) which is the present market value of the above said property prevailing in the locality.

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NOW THIS SALE DEED WITNESSTH AS UNDER :-

1. That in pursuance of the mutual settlement the total consideration amount of Rs.35,50,000/- (Rupees Thirty Five lacs and fifty thousand only) has been paid by vendee and received by vendor as per detail given below :-

a. Cheque No. 377635 dated 09.02.2000 for Rs.1,00,000/- (Rupees one lakh only) drawn on Union Bank of India , Shadhra.

b. Banker Cheque No. 022636, dated 11.02.2000 for Rs.34,50,000/- (Rupees thirty four lakhs and fifty thousands only) drawn on Union Bank of India, Shahdara, Delhi.

The receipt of whole of which is hereby acknowledged by the vendor. मउदर

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page....8

2. That the Vendor with her free-will, sound mind, good health and without any pressure of any nature from any one, hereby sells, conveys, transfers, and assigns the above said property alongwith all rights, privilages and enjoyments etc.etc. in the name of the Vendee free from all encumbrances, and to have and to hold the same by the vendee absolutely, without any type or nature of hindrance, restriction etc. etc. मउदउवेर

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page....9

3. That the vendor hereby assures the vendee that the said property under Sale is free from all sorts of encumbrances, burden, sale, decree, mortgage, will, gift, loans, liens, charges, attachments, notices, surety, security, acquisition, Revision, Writ, Appeal, Court injunction, Stay order, Equitable mortgage, any litigation of any kind, or any other kind of transfer or any other defect of any other nature or type etc. etc. and there is no defect in the titles of the said property, if proved otherwise then the vendor shall be bound to indemnify the same to the vendee and the vendor shall be bound to fulfil/pay all such losses, damages and charges etc. sustained/suffered by the vendee. मउदउद

contd....10





page....10

4. That all the dues, demands, House tax, electric & water bills, Society charges etc. relating to the above said property upto the date of execution & registration of this SALE DEED, are paid, by the vendor and in case there is any demand from any authority or office of any arrears or charges for the period upto the date of registration of this sale deed the Vendor will be liable to reimburse the same immediately on demand without any question/query failing which the Vendee will be free to recover the same through legal proceedings or otherwise even by attachment of any of his moveable and immovable properties.

प्रत्यक्ष contd....11








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page....11

5. That the vendee shall get the above said property mutated in his/their own name in the records of the M.C.D., D.V.B. or any other Department(s) at his/her their expenses and the vendor shall be liable to sign all such papers, in connection with the transfer proceeding. मउईउउ

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[Handwritten signature]



5000Rs.



page....12

6. That the said property is being sold by the vendor to the vendee as it is in the present position at the spot. *सउदउव*

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Ram



1000Rs.



page....13

7. That the actual, physical and vacant possession of the said property has been delivered by the vendor to the vendee at the spot. मउदउदउ

contd....14

[Signature]

1000Rs.



page....14

8. That the vendee has seen the above said property at the spot and is satisfied about its situation & location.

9. That now the vendee has become the absolute owner of the above said property and has acquired the rights of ownership in the above said property and is fully entitled to use, to mortgage, to sell, to construct, to develop etc.etc. the above said property as desired by vendee and deal the same as vendee likes मउईउईउ

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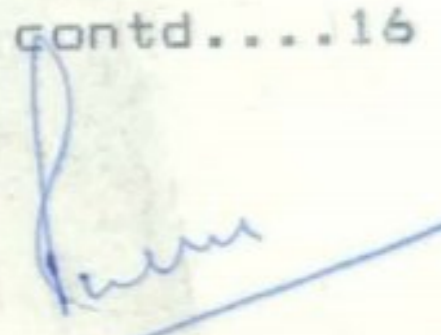
page....15

10. That all the previous original documents relating to the above said property have been handed over by the vendor to the vendee.

11. That the expenses for registration of this sale deed including the cost of stamp paper, registration charges etc. have been borne by the vendee. प्रउदउउउ

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page....16

IN WITNESSES WHEREOF the above said vendor and vendee have put their respective signatures on this sale deed on the date, month and year first above written.

WITNESSES

1.

Jas Bedi
(JASPAK SINGH BEDI)
S/o Late S. PARSHOTAM SINGH
R/O E-354, NIRMANYA VIKAR
DELHI-110092

2.

M. L. Bhutani
(M. L. Bhutani)
S/o M. L. Bhutani
E/5, Preet Vihar
Delhi 52

Smt. Satwant Kaur
W/o Late S. Parshotam Singh
(VENDOR)

For P.K. Gupta HUF

P.K. GUPTA
(KARTAR)
VENDEE

38781 / 15 11/2/2000

प्रीति मति
सुप/सि/सि
बेगम
ने श्री/सि/सि
हस्ताक्षर है

Page... 15

IN WITNESS WHEREOF the above said vendor and vendee, have put their respective signatures on this sale deed on the date, month

26/2/2000

26/02/2000

WITNESSES

Smt. Smt. Singh
W/o. Smt. Singh
(VENDOR)

For P. Singh
P. Singh
(VENDOR)

(Smt. Singh)
Smt. Singh
Smt. Singh
Smt. Singh

(Smt. Singh)
Smt. Singh
Smt. Singh
Smt. Singh

26/2/2000

क्रमांक 859
वर्तमान वही नं. 91 वही खण्ड नं. 287
के पृष्ठ नं. 158 से 122 तक का
वर्गीकृत किया। बायं हस्तेक धपूठा चिह्न द्वारा
समय से सपासे पड़े।

सप.पंजीयक
नमबंकर-VII



(3)

182

15445 9394
1005
1670
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The House
being built
25/11/77
2/11/77



DELHI DEVELOPMENT AUTHORITY
Co-op. House Building Society
Conveyance Deed

This conveyance deed made on this 31/3/94 day of between the President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh/Smt. SATWANT KAUR

PARSHOTAM SINGH
R/o E-354, NIRMAN VIHAR, INDRA PRASTHA EXTENSION, VIKAS MARG, DELHI-110092. hereinafter called "the purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS the purchaser member is a member of MIN. OF WORKS, HOUSING & SUPPLY Co-op. House Building Society and the said society was allotted land measuring 203 Acre/Bighas 13 Biswa at VILLAGE MANDAWLI FAZLIPUR, ILLAQA SHAHIDARA, DELHI-110092 vide lease deed dt. 10.2.1977. and registered with the Sub-Registrar of Delhi/New Delhi as document No. 130 in Addl. Book No. 1 Volume No. 782 at pages 63 to 89 on dated 10.2.1977.

AND WHEREAS by a Sub-lease dated 10.3.1978 made between the above "Vendor" described therein as 'Lessor' of the one part, the said Co-op. society described therein as 'lessee' of the second part and above "purchaser" described therein as 'sub-lessee' of the third part and registered in the office of the Sub-Registrar Delhi/New Delhi being Serial No 837 in Addl. Book No 1 Volume No 963 at pages 43 to 54 on dated 29.3.1978 (hereinafter referred to as the said Sub-lease deed) a piece and parcel of land measuring 360 sq. yds. (300.96 sq. mtrs.) Plot No 354 Block No E out of the land Leased to the said Co-op. Society was demised and assured unto the said Sub-lessee/purchaser subject to the terms & conditions mentioned therein.

महेश्वरी

होमर
Lease Administrator Officer (C.A.)
B.D.A.

(ii)

AND WHEREAS representing that the said Sub-lease is still valid and subsisting, the said purchaser has applied to the Vendor to purchaser reversionary interest of the Vendor in the said demised property leased out to him/her under the said Sub-lease deed and the Vendor has agreed to sell the reversionary interest of the said demised property subject to the terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. 33,442/- (Rupees Thirty Three thousand four hundred forty

two only.....) paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to the limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser all the reversionary interest in the piece and parcel of land plot No. 354 Block No. E in Co-operative House Building Society Ltd. (hereinafter referred to as the said property), morefully described in the schedule hereunder together, with all remainder, rents, issues and profits thereof TO HAVE AND TO HOLD the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations, covenants and conditions hereafter contained, that is to say as follows:—

1. The Vendor excepts and reserves unto itself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable, and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of said property and to all public rights or easement effecting the same.

2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.

4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, then this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in full possession of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said lease deed required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

(iii)

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Shri.....J. R. Kalkar.....for and on behalf of and by the order and direction of the Vendor has hereunto set his hand and ~~Sh~~/Smt.....SATWANT. KAUR.....
the Purchaser has, hereunto set his/her hand day and year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that plot of land being the residential plot No. 354 in Block No. E
in the lay out plan of MIN. OF WORKS HOUSING & SUPPLY COOP. HOUSE BLDG. SOCIETY LTD.
and measuring 360 Sq. yds. (300.96 Sq. Mtrs.) or thereabouts bounded as follows :

NORTH... Road 150' Wide
EAST... Plot No. 355
SOUTH... Plot No. 345
WEST... Plot No. 353

Signed by Shri J. R. KALKAR

for and on behalf of and by the order and direction of the President of India (Vendor)

Lease Administration Officer (C.S.)
(VENDOR)

In the presence of :

(1) Shri/Smt. BALBIR SINGH

Signed by Shri/Smt. SATWANT. KAUR

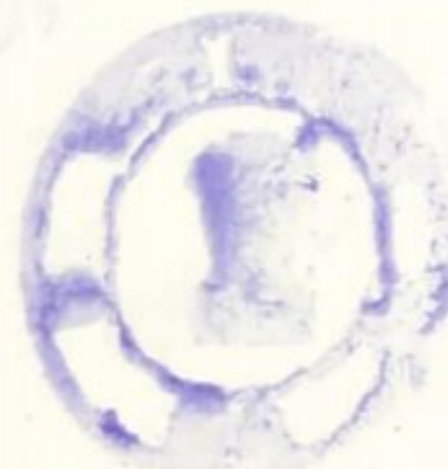
In the presence of :

(1) Shri/Smt. JASPAL SINGH BEDI

R/o E-354, NIRMAL VIHAR,
VIKAS MARG, DELHI-110092

(2) Shri/Smt. AIJAY KUMAR

C-7/14 Alimnoli Nagar
Rohat Road Delhi 41



(PURCHASER)

5132320

Ajay Kumar

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 C/Med दिनांक 1/11/2019
 1/11/2019 को पूर्वाह्न/अपराह्न उपपंजीयक
 यहीदिन अप-अह्न-IV दिनों के कार्यालय
 के भी/भीमती/कुमारों Salwani Kaur
 यही/कुली भी Pancharam Singh
 निवासों E-354, Nirvan Ghar
 के यही/हो हेतु प्रस्तुत किया अथ

6/5/94

Satish Kumar
Agent 268659
Pune

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6/5/94

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