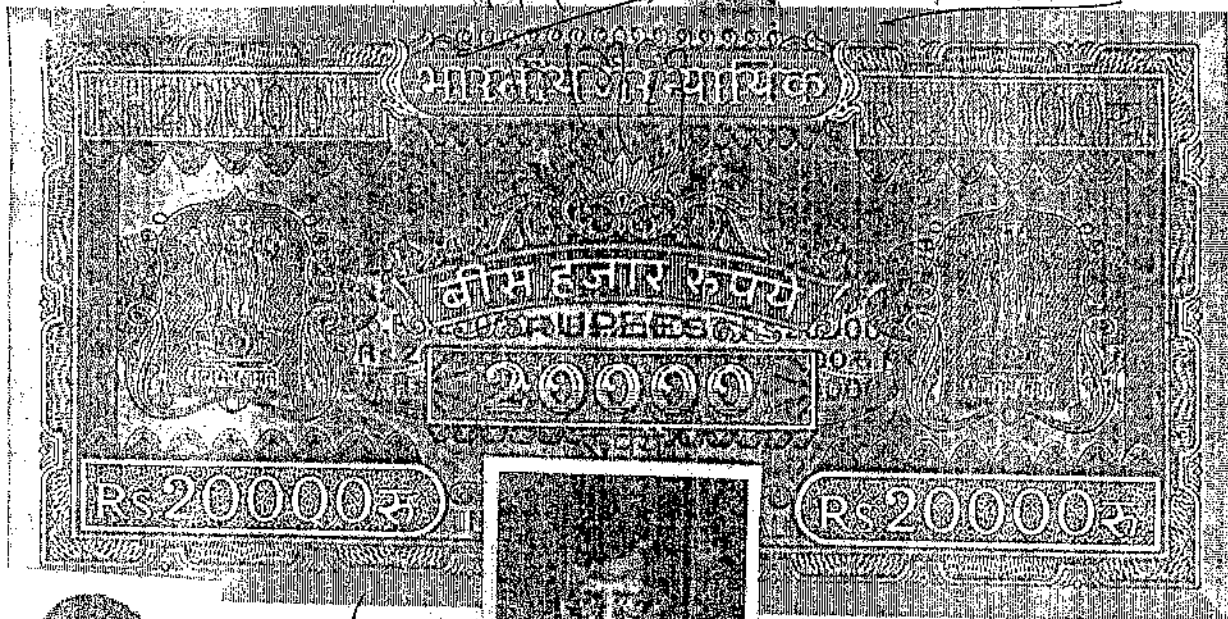




01CC 208290

301 No. 238 Panchkula
HRY.

Ref No. 4/29 0473
Standard Chartist

SALE DEED FOR A SUM OF RS. 2,50,000/-

P.P. No P327255

STAMP DUTY @ 3% Rs. 7,500/-

CORPORATION TAX @ 5% Rs. 12,500/-

TOTAL Rs. 20,000/-

SALE DEED

This Sale Deed is executed at Delhi on 13/8/1999 by SHRI RAJIV ANIJA SON OF SHRI MOOL CHAND RESIDENT OF FLAT NO.22, BLOCK-D, POCKET-10, SECTOR-7, ROHINI, DELHI-110085., (hereinafter called the VENDOR)

IN FAVOUR OF :

S.P. SINGLA CONSTRUCTIONS PVT. LTD., HAVING ITS OFFICE AT ALIFA STREET, SADAR BAZAR, SANDRUR (PUNJAB), THROUGH ITS MANAGING DIRECTOR SHRI S.P. SINGLA S/O SHRI AMAR CHAND (hereinafter called the BUYER)

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Signature

2000 11

2000

1282

2000 13/8/99

Pat S.P. Singh
Ld. Khe

Sudar Bazar

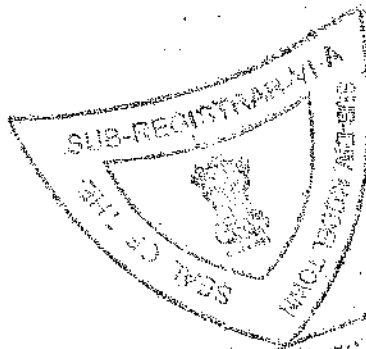
Suldeep Singh

Dr.

Stamp: 1970
Stamp: 1970
Stamp: 1970

Stamp: 1970

Signature



DIST. NORTH WEST DELHI

- 2 -

That the Vendor and Vendee are citizen of India.

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

WHEREAS the Vendor is the absolute owner of FREE HOLD D.D.A. BUILT MIG FLAT NO.22, ON FIRST FLOOR, BLOCK-D, POCKET-10, SECTOR NO.7, SITUATED AT ROHINI RESIDENTIAL SCHEME, DELHI-110085, with the common rights of stairs, alongwith the free hold rights of the land under the said property, having acquired the same by virtue of regd. Conveyance Deed document as No.1928, in Addl. Book No.I, Volume No.754, on pages 75 to 76, Dt. 16/4/1999, duly regd. in the office of Sub-Registrar, Delhi.

AND WHEREAS at present the said property is free from all sorts of encumbrances such as sale, mortgage, gift, litigation, court case and transfers etc. and the Vendor being its owner is fully entitled and competent to sell or dispose off the same.

AND WHEREAS the Vendor for his bonafide needs and requirements has agreed to sell the above said FREE HOLD D.D.A. BUILT MIG FLAT NO.22, ON FIRST FLOOR, BLOCK-D, POCKET-10, SECTOR NO.7, SITUATED AT ROHINI RESIDENTIAL SCHEME, DELHI-110085, with the common rights of stairs, alongwith the free hold right land underneath, (hereinafter called the said PROPERTY UNDER SALE) unto the Vendee, who has also agreed to purchase the same

NOTED

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SP/MS/12

Goswami



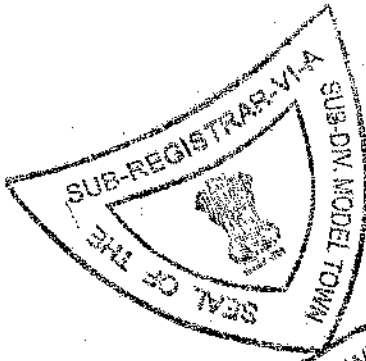
Execution admitted by the said Shri/Name
S/o, W/o and Sh./Smt.
Vendor(s) Mortgagor(s) Lessee(s) who is/are
Identify by Shri () S/o
(2) S/o
Witness
Witness No. ()
Contents of
understand
Vendor(s)
The balance of
paid to vendor(s)
Vendor(s) Mortgagor(s)
my presence, He/She/They is/are also identified by
said witness.

Sub-Registrar
Sub-Dist. No. VI

Goswami



SPS



DIST. NORTH-WEST DELHI

C. V.
V. KUMARI
ADVOCATE

2 : 3 :-

from the Vendor for a total consideration amount of Rs.2,50,000/- (Rupees Two Lacs & Fifty Thousand only). The entire consideration amount of Rs.2,50,000/- the Vendor has already received from the Vendee at home prior to the execution of this Sale Deed and the receipt of the said amount which is hereby admitted and acknowledged by the Vendor at the time of execution of this Sale Deed in the office of Sub-Registrar, Delhi., in full and final settlement. Nothing remain due out of the total sale price.

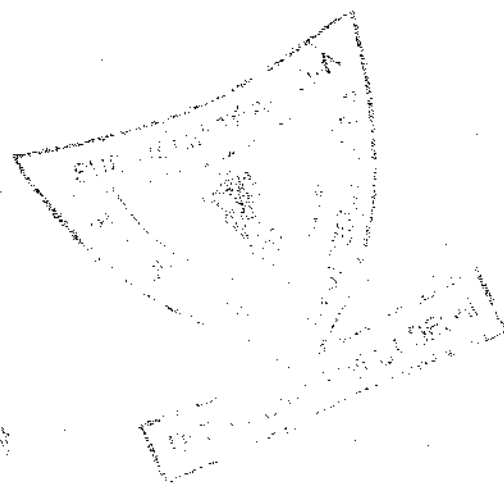
NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of the said amount, the Vendor doth hereby absolutely sells, conveys, transfers and assigns the above mentioned FREE HOLD D.D.A. BUILT MIB FLAT NO.22, ON FIRST FLOOR, BLOCK-D, POCKET-10, SECTOR NO.7, SITUATED AT ROHINI RESIDENTIAL SCHEME, DELHI-110085., with the free hold rights of the land underneath unto the Vendee with all his rights, title interests, easements, option, privileges and appurtenances thereto.
2. That the Vendor has delivered the vacant possession of the above mentioned property undersale unto Vendee at the time of registration of this Sale Deed.
3. That the Vendee shall hereafter hold, use, enjoy and trans- for the above mentioned property under sale without any hindrance claim or demand whatsoever from the Vendor or any person claiming under or through him.

Rajw Alur

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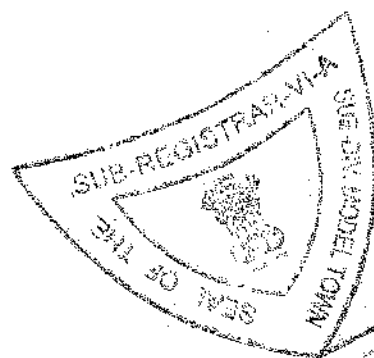
2

4. That the Vendee can get the above mentioned property under sale, mutated, substituted and transferred in his own name on the basis of this Sale Deed in the records of the Municipal Corporation of Delhi, Water & Sewerage Deptt., Delhi Vidyut Board and other relevant records in the absence of the Vendor.
5. That all the expenses of this Sale Deed such as Stamp Duty registration, charges, writing charges etc. whatsoever has been paid and borne by the Vendee.
6. That all the dues, demands, taxes, charges, duties, liabilities and outgoings, if any, shall be paid and borne by the Vendor upto the date of registration of this Sale Deed relating to the above mentioned property and thereafter the same shall be paid by the Vendee.
7. That the Vendor hereby assures and declare that he is the sole, absolute, exclusive and rightful owner of the above mentioned property undersale alongwith the free hold rights of the land underneath and the same is free from all sorts of encumbrances such as sale, mortgage, gift, lien, decree, charges, court injunction, legal flaws, surety, security, disputes, litigation, acquisition etc. and there is no legal defect in the title of the Vendor, if it is proved otherwise the Vendor and his property both moveable and immoveable shall be liable to indemnify the Vendee to the extent of loss sustained by the Vendee with all costs, expenses and damages etc.

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DIST. NORTH-WEST DELHI

ORS.

6. That the Vendor has delivered the previous documents aforesaid relating to the above mentioned property under sale unto the Vendee at the time of registration of this Sale Deed.

7. That after the execution of this Sale Deed, the Vendor and his legal heirs have left with no claim, right, title or interest in the said property and the Vendee has become the sole and absolute owner of the above said property and he shall enjoy the same without any interruption or hinderance of the Vendor or any other persons claiming under him.

8. That the Vendor from time to time and at all times hereafter at the costs and request of the Vendee, do execute or cause to be done at such times, all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned property under sale in favour of the Vendee as shall or may reasonably be required.

IN WITNESS WHEREOF, the Vendor and Vendee has 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:

Citaker
ANIL KUMAR GUPTA
S/O SH. P. L. GUPTA
No. 10/97 SEC. 1 ROHINI
DELHI
DI No. P 96/10/758

Raghu Ram
VENDOR

S. Ram
VENDEE

V. KUMARI
ADVOCATE

4131

General No. in Addition Book No. ...
Name No.
On this 805
For the time
10/8/89

150-154

For Dist. No. 11-2
1/8/89

