



J. D. Singh

SALE DEED

THE URBAN IMPROVEMENT COMPANY PRIVATE LIMITED, F-32, Connaught Place, New Delhi by Shri Mohan S. Lakhani, its Manager and as an attorney of Bhai Pratap Daldas, Resident of No. 30, Prithvi Raj Road, New Delhi (by virtue of Powers of Attorney dated 29-3-56 & 24-4-57) owner and in possession of plot No. 8 Block No. 'A' of land in Schedules A mentioned in Agreements of sale dated 2nd February, 1954 & 12th October, 1956, between the said Bhai Pratap Daldas and the Urban Improvement Co., Private Ltd. situated in Village Kharera, now known as GREEN PARK on the main Mehrauli Road, Delhi (hereinafter called the vendor) do hereby sell for and on behalf of the said Bhai Pratap Daldas the above plot of land to Shrimati Durga Wati Kapur, wife of late Shri Dina Nath Kapoor, and Sarvshri Inderjit Kapur and Narinder Kumar Kapur, sons of late Shri Dina Nath Kapoor, H-5 Green Park Extension, New Delhi (Permanent Address: Flat No. 26, Victoria Chambers, 7, Chowringhee Road, Calcutta-13. (hereinafter called the Vendee) on the following terms and conditions:—

WHEREAS the Vendor, under the Development scheme known as GREEN PARK and the scheme of sale of plots, is the absolute and sole owner of plot No. 8 in Block No. 'A' in GREEN PARK intended hereby to be sold and transferred, boundaries whereof are detailed as under and which plot of land is free from all encumbrances including all sorts of lease, attachments, injunctions, notices, mandatory or prohibitory, charges; demands, liabilities or any legal disputes, whereof the Vendor assures the Vendee and that the Vendor has an unrestricted right and power to convey and transfer his proprietary right, title and interest therein;

AND WHEREAS the Vendor has agreed with the Vendee for the absolute sale of the said plot No. 8 Block 'A' in GREEN PARK measuring 655 square yards for the sum of Rs. 8,187.50 (Rupees Eight Thousand One Hundred Eighty-seven and Fifty Paise

only) which sum is inclusive of all the charges required for the development namely, construction of roads laying of sewerage, water pipes and street lighting affecting the said plot.

NOW THIS SALE DEED WITNESSETH that in consideration of Rs.8,187.50 (Rupees Eight Thousand One Hundred Eighty-seven and Fifty Paise)

only) paid to the Vendor by the said Vendee the receipt whereof the Vendor hereby acknowledges in manner following:—

- | | | | | | |
|--------|----------|-----------------------|------|-------|--------|
| 1. Rs. | 8,187.50 | paid vide receipt No. | 6194 | dated | 4.8.62 |
| 2. Rs. | | paid vide receipt No. | | dated | |
| 3. Rs. | | paid vide receipt No. | | dated | |
| 4. Rs. | | paid vide receipt No. | | dated | |
| 5. Rs. | | paid vide receipt No. | | dated | |
| 6. Rs. | | paid vide receipt No. | | dated | |

_____(Rupees Eight Thousand One Hundred Eighty-
Total Rs. 8,187.50 Seven and Fifty Paise)

The vendor as absolute and sole owner sells/conveys and transfers ALL THAT PLOT OF LAND known as Plot No 8 Block No. 'A' in GREEN PARK measuring 655 square yards (Six Hundred and Fifty-five ----- square yard) which is delineated and coloured red in the plan hereto annexed and bounded as under :—

North :	Plot No. A-7.
South :	Plot No. A-9.
East :	Road.
West :	Lane.

No part of the purchase money remains to be paid to the said Vendor. The possession of the land has been given to the said Vendee and the said Vendee shall be entitled to all the easements of user of the connected paths, passages, rights, liberties, privileges, benefits and advantages of light, appendages and appurtenances and the Vendee shall hereafter be the absolute owner of the said plot free from all encumbrances and will be entitled to exercise his right of absolute and full ownership over that plot of land.

If any disput arises with respect to the ownership of this plot of land sold hereby to the said Vendee and the said Vendee is relieved of the of the said plot of land or any part thereof, the Vendor doth hereby undertake to indemnify the said Vendee in the full sale price or in the proportionate sale price equivalent to the part of the land which goes out of this possession under any such litigations.

The Vendor shall render assistance to the Vendee to have the mutations recorded in respect of this sale

It is further declared that the expressions, the "Vendor" and the "Vendee", include the respective heirs, legal representatives, executors, administrators and assigns of the said Bhai Pratap Dialdas and Shri mati Durga Wati Kapur, wife of late Shri Dina Nath Kapoor, and Sarvshri Inderjit Kapur and Narinder Kumar Kapur, sons of late Shri Dina Nath Kapoor, H-5 Green Park Extension, New Delhi

IN CONFIRMATION OF the above THE URBAN IMPROVEMENT COMPANY PRIVATE LTD., by Shri Mohan S. Lakhani its Manager and as attorney of Bhai Pratap Dialdas set their hands to this SALE DEED executed this 28th day of October, One thousands nine hundred and sixty. four.

WITNESSES

Shri Mohan S. Lakhani

(1) *Kulwant Lal*

*F/32 Connaught Place
New Delhi*

URBAN IMPROVEMENT COMPANY
PRIVATE LTD. BY ITS MANAGER
SHRI MOHAN S. LAKHANI. THE
ATTORNEY OF BHAI PRATAP
DIALDAS.

(2) *Anand Kumar Bajwa;*

*32 F/ Connaught Place,
New Delhi*

7: Stamp
3: Corp.
21:

7711/5

g. Fee 52/50

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Presented by Shri Mohan S. Lakhani
Director of the Urban Improvement
Company Private Limited, and Attorney
Haji Entap Daldas at the office of the
Sub-District Magistrate, Delhi (Nazul) Sub District,
Delhi, this Wednesday
days of 18th Nov. 1964 between the
hours of 12.00 P.M. and.....

Shri Ram. S. Lakhani:
18/11/64.

18.11.64
18.11.64

Admission admitted by the said Shri
Lakhani who is known to the
Magistrate of his passport No. A72601
and admits a police receipt of the
sum of Rs. 8187.50

Eight thousand one hundred and eighty
seven and fifty paise

Shri Ram. S. Lakhani:
18/11/64.

18.11.64

7711
1219
26 28th 18th 1964 day
Dec. 1964 thumb
taken

SUR. DISTRICT
DEPT.
11/2/64