

1216A & B  
5 NOV 1998

1000Rs.

## INDIA NON JUDICIAL

RAKESH KUMAR GUPTA  
DL/03/019/165238  
dt. 9.4.1995.NITIN KUMAR GUPTA  
DL/03/019/165379  
dt. 9.4.95.RAJEEV GUPTA  
DL/03/019/165237  
dt. 9.4.1995.

SH. SHRI KISHAN JAIN

' SALE DEED' FOR A SUM OF RS. 60,000/-

stamp Duty @3% Rs. 1,800/-

CORPN. Tax @5% Rs. 3,000/-

TOTAL.....Rs. 4,800/-

THIS 'SALE DEED', has been made and executed at  
Delhi, on this 5th day of October, 1998, by and Between :  
SH. SHRIKISHAN JAIN SON OF SHRI D.P. JAIN Resident of KP-38,  
Maurya Enclave, Pitampura, DELHI-110034, (HEREINAFTER CALLED  
THE 'VENDOR') of the first part.

contd..p/2..

Shri Kishan Jain





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13/11/8

100000

Rakesh (cv. holder)

Mani Kishan, D-20 Gurgaon

A.G-31 Skelton  
BSE

100000  
50000  
50000  
4800

*[Signature]*

30403

A. Srikishan Kumar

D. R. Jain

Presented by Sh. ....  
In the office of the Sub Registrar, Delhi this ...  
day of ...

KP-38 Nauyas

Enclosure Stamp

**SUB REGISTRAR**  
Sub Registrar Civil Lines  
DELHI

5111 CP

Srikishan Jain







..contd..p/2..Sale deed..

IN FAVOUR OF :

SHRI RAKESH KUMAR GUPTA SON OF SHRI HARIKISHAN DASS GUPTA,  
SHRI NITIN KUMAR GUPTA SON OF SHRI RAJINDER KUMAR GUPTA AND  
SHRI RAJEEV GUPTA SON OF SHRI BABU LAL GUPTA ALL Residents  
of House No. AG -31, Shalimar Bagh, DELHI-110052, (HEREINAFTER  
CALLED THE 'VENDEES') of other part.

The expression of the Vendor and vendees both shall  
mean themselves and include their legal heirs, successors,  
executors, representatives and assigns respectively.

contd....p/3..

Shri Rakesh Kumar Gupta





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h. Good/-  
as and  
for the full term. Shri Kishore.

Vendor (S) Mortgagor (s) Lessor (s)

Witness (s) who is/are acquainted by Shri

Witness (s) who is/are acquainted by Shri

Witness (s) who is/are acquainted by Shri

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WHEREAS THE 'VENDOR' is the actual, sole, absolute owner and in possession of the Godown on the Ground Floor bearing Property No.1216A, Ward No.VII, and property No.1216-B, (Two Godowns), area of land underneath measuring 42.28Sq. yds., Situated in Gali Samsan, Farash Khana, Delhi State Delhi, which is bounded as under :-

East : Stairs to Property No.1217 of Sh. R.K.Aggarwal.  
 West : Passage for Godowns of Sh. R.K.Aggarwal.  
 North : Godowns of Shri R.K. Aggarwal.  
 South : Gali Samsan.

That the Vendor has purchased the same From : Shri R.K. Aggarwal, vide sale deed registered as document No.2481, on Vol.NO. 5077, in Addl. Book No.I, on pages 153 to 157, registered with the office of the Sub-Registrar, Sub-Distt. No.I, Delhi, on dated : 28/4/1989, who has also purchased the same vide sale deed registered as document No.9558, in Addl. Book No.I, Vol.No.2920, on pages 35 to 40, registered on dt; 19/12/1972, with the office of the S.R. S.D.NO.I, Delhi.



Shri R.K. Aggarwal

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... contd..1/4..Sale Deed...

AND WHEREAS THE VENDOR, for his bonaifide needs and requirements has agreed to sell the above mentioned property to the said Vended for a total sale consideration amount of Rs. 60,000/- (Rs. sixty thousand only). The entire consideration amount has been received in full and final settlement of sale price, and nothing remains due out of sale price, the details of the payment has been mentioned

in this sale deed as under : -Rs.20,000/- vide Cash order No. 618894 drawn on P.N.B.Khari Baoli, Delhi-6, Rs.20,000/-vide Cash Order No.618892 P.N.B.Khari Baoli, Delhi-5. Rs.20,000/-vide Cash Order No.618891, dt.24.10.98 Drawn on P.N.B.Khari Baoli, Delhi

which is admitted by the Vendor from the Vendees on the following terms and conditions of this Deed before the sub-Registrar, Delhi, on the following terms and conditions of this Deed as under :-

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Shri Jatin Jain





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.....contd.p/5.....Sale Deed.....

Now THIS 'SALE DEED' WITNESSETH AS UNDER :-

1. That the Vendor do hereby sell, convey, transfer and assigns the aforementioned property with his all rights, title, interests, whatsoever in the said property, in favour of the said Vendees and the Vendees have become the sole and absolute owners of the said property after the execution of this Sale Deed and shall have full rights to use, enjoy or hold the said property in any manners as they like in future without any hinderance or claim of others.
2. That all the expenses of this Sale Deed such as Registration Fee and stamps charges has been borne and paid by the said Vendees with all respects thereof.

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Shri Kishan Jau



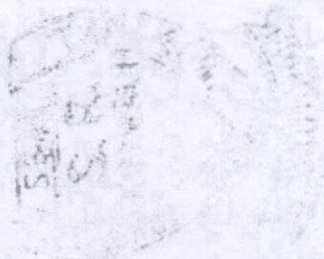


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.....contd.p/6... Sale Deed.....

3. That the Vendees are the Tenant in the said property since for the last 1993 years.
4. That the Vendees shall have full rights to mutate or transfer the said property in their own name in the records of the M.C.D. or other concerned authority or authorities by presenting this Deed.
5. That all the dues and demands regarding this property such as House, Tax, Water and Electricity charges etc. upto the date of execution of this deed shall be paid by the said Vendor and thereafter the same shall be payable by the said Vendees with all respects thereon.

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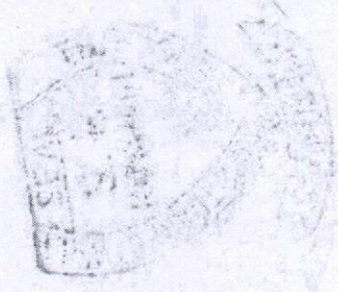


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6. That the Vendor and Vendees both are the citizen of India and they are at present residing in Delhi. And the legal heirs of the Vendor and Vendees shall be bound with the terms and conditions of this Deed.

7. That Vendor hereby assures the said Vendees that the aforementioned property which is under sale is free from all sorts of encumbrances such as sale, mortgage, lease gift, loan, lien, litigation, legal flaws, acquisition, attachment, decree and family dispute etc.. there is no legal defect in the ownership title of the Vendor. If it is proved otherwise the Vendor shall be liable and responsible for all the losses costs, damages and expenses sustained or incurred by the said Vendees in future with all respects thereof.

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*Shri Kishan Jan*





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16.11.1988

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.....contd.p/8.....Sale Deed..

IN WITNESS WHEREOF THE VENDOR, has signed this SALE DEED,  
at Delhi on the day, month and year first above written, in  
the presence of the following witnesses.

WITNESSES :-

1.

Sh. Jeet Singh  
S/o Sh. Mehar Singh  
R/o 8, Ashok Vihar, Thana,  
Delhi  
Delhi Police  
I-Card No. 177  
dt. 28.2.2001

2.

Sh. Satish Chand Gupta  
S/o Sh. Om Parkash Gupta  
R/o 1166, Gali Samason  
Farash Khana, Delhi-6,  
Licence No. P-86021134  
dt. 14.2.2001

' VENDOR '

Sh. Krishan Jan



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7-11-98

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Registered 1136  
By 2  
on 09-17-98  
day of 5-11-98

SUB. REGISTRAR  
NOTWALI



PLAN OF GODOWNS No 1216A, 1216B SITUATED AT GALI

SAMOSAN, FARASH KHANA, DELHI-110006

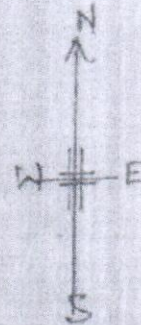
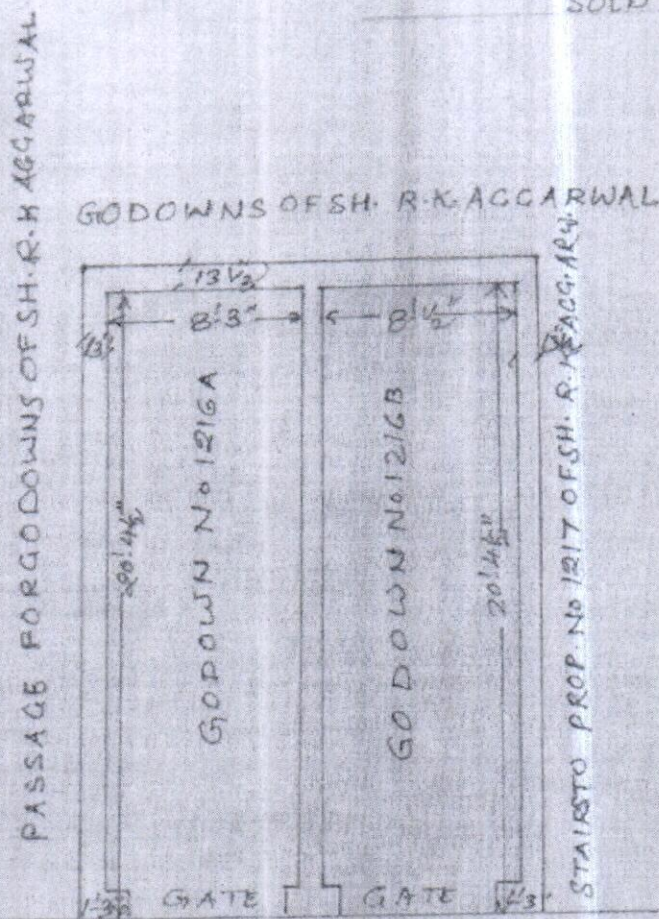
SELLER: SHRIKISHAN JAIN

PURCHASER: SH. RAKESH KUMAR GUPTA, SH. NITIN KUMAR GUPTA

& SH. RAJEEV GUPTA

SOLD PORTION SHOWN IN RED

SOLD AREA: 43.28 SQ. FT.



21/12/2019

GALI SAMOSAN

GROUND FLOOR PLAN

S. K. GUPTA & ASSOCIATES

Architects, Engineers & Valuers

Head Office: No. 123

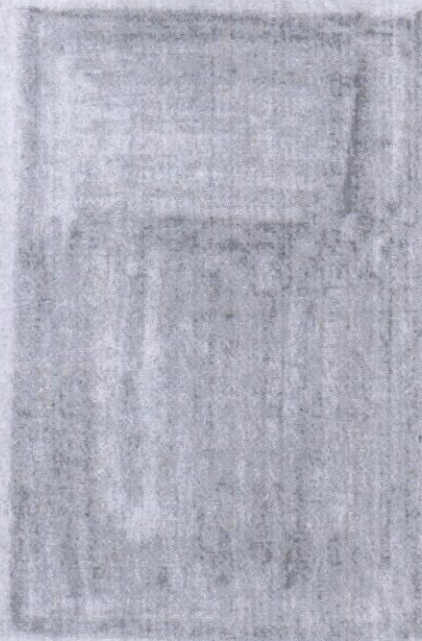
Old Court, Near Registrar Office

Kashmere Gate, Delhi-110006

Page No. 5023044727

Dt. 20/12/19





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(Signature)

SUB. REGISTRAR  
KOTWALI