

SALE DEED FOR Rs. 40000/-

This Sale Deed made this 26th day of March, 1981 between Smt. Bimla Devi wd/o Shri Babu Lal Parshad r/o 196 Gali Batashan, Chauri Bazar, Delhi, hereinafter called the Vendor of the First Part and Shri Vinod Kumar Jhanji s/o Late Shri Kartar Chand Jhanji r/o 7-A/30 W.E.A Karol Bagh, New Delhi, hereinafter called the purchaser of the other part.

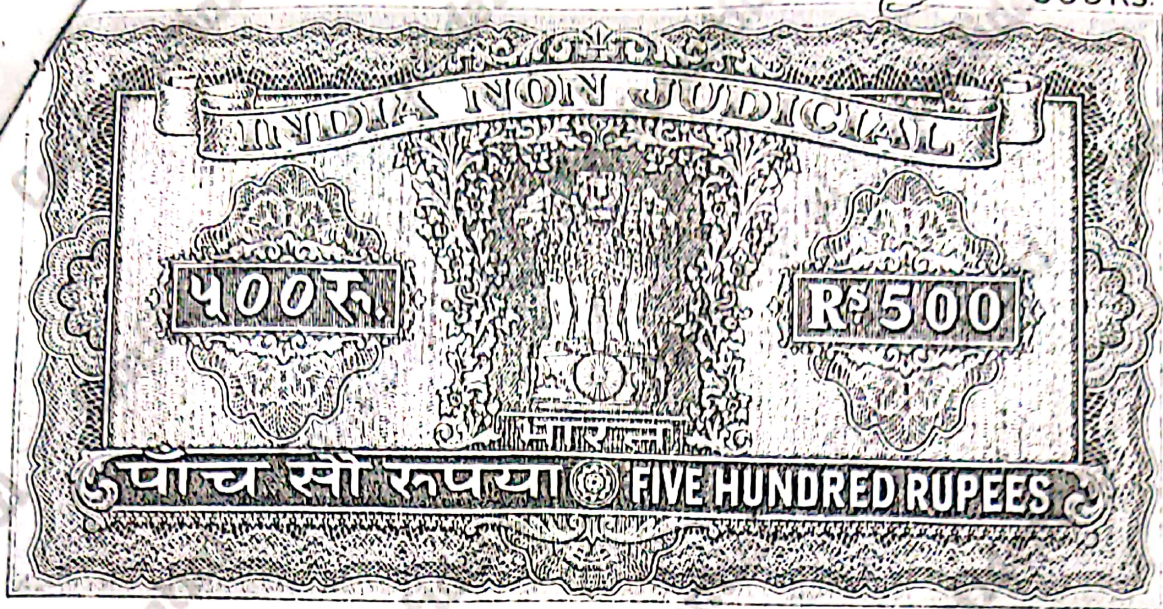
The expression "Vendor" and "Purchaser" shall include their respective heirs, executors, administrators, representatives and assigns also.

1. That the Vendor agreed to sell and the purchaser agrees to purchase the entire property (double storey) No. 135-136 situated at Gali Batashan, Chauri Bazar, Delhi comprising of total area of 94 sq. yards particularly mentioned and described in the plan annexed hereto which forms part of this Sale Deed.

2. That whereas an agreement dated 29th August, 1982 was made between the parties hereto the vendor agrees with the purchaser for the absolute sale to him of the property on the terms contained







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at the price of Rs.48,000/- (Rupees Forty eight thousand) only.

NOW THIS DEED IN THE PURSUANCE OF THE SAID AGREEMENT in consideration of the sum of Rs.10,000/- paid by the purchaser to the Vendor at the time of the execution of the aforesaid agreement dated 29th August, 1980.

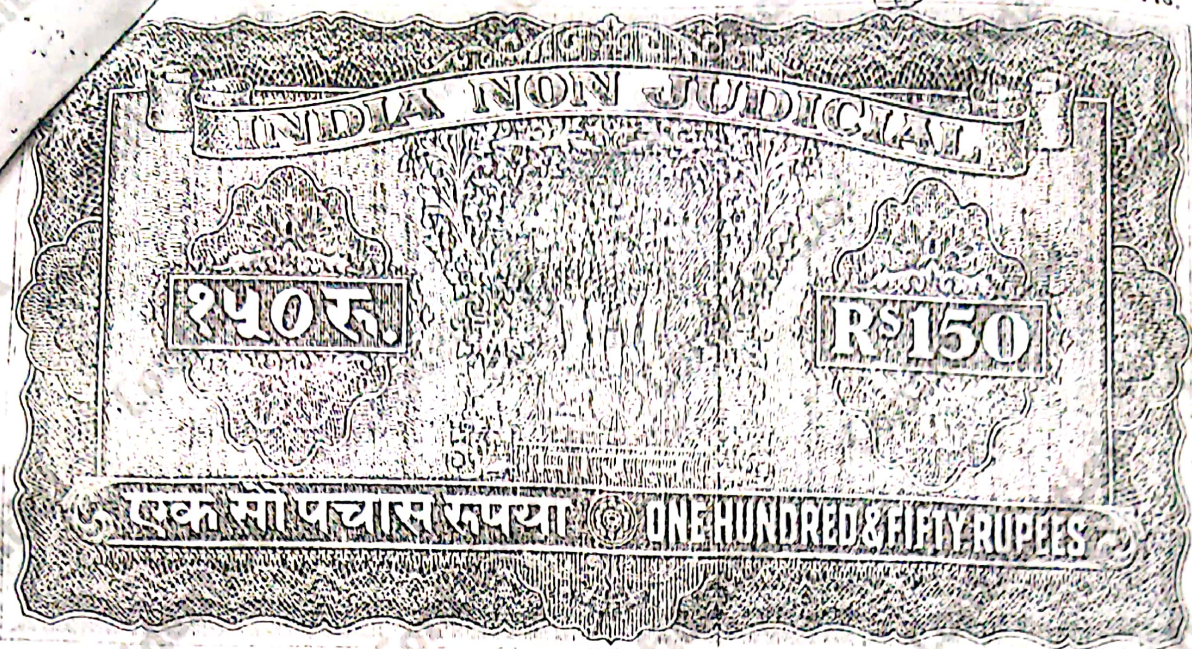
That the Purchaser had paid a sum of Rs.10,000/- towards earnest money for the sale of the aforesaid property.

That the Vendor has assured the second party that the said property is free from all encumbrances, attachment, charges and other claims and demand also. That the Vendor has also assured that the property was purchased by the Vendor with her own funds and nobody else has contributed anything for the sale of the aforesaid property from the previous owner Shmt. Shanti Devi and the Vendor had purchased the property from the previous owner for valuable consideration.

That the Vendor has also assured the second party that the said property is her own and she is competent to dispose of the







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That the Vendor had purchased the property from the previous owner Shanti Devi and the said sale-deed was registered with the Sub-Registrar as Document No.8656 in Additional Book No.1 Volume No.1353, Pages 33 to 37 registered on 16th day of July,1965.

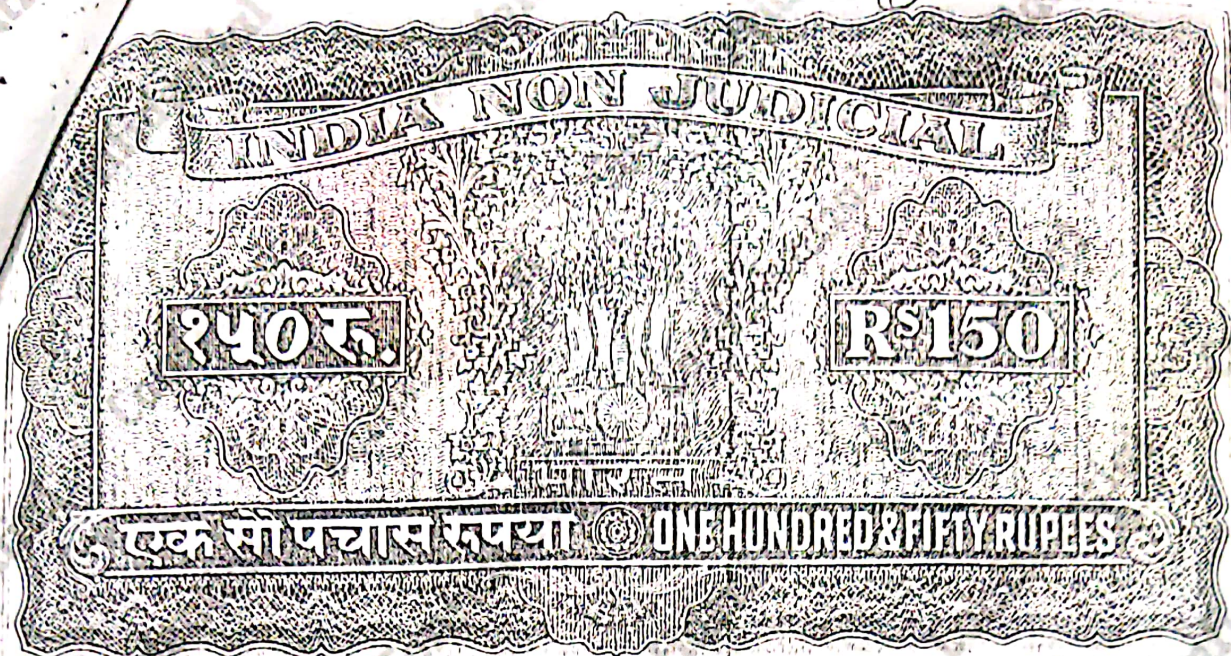
That the property is assessed in the name of the Vendor in the Municipal records as well as in the Revenue records.

That the price of the property is fixed at Rs.48,000/- (Rupees Forty eight thousand only) to be paid by the purchaser to the Vendor. That the purchaser has already paid Rs.10,000/- on signing of the said agreement dated 29th August,1980.

That the said payment of Rs.10,000/- was made by the purchaser to the Vendor by Pay Order No.A-315933 dated 27.8.80 issued by Dena Bank, Chawri Bazar, Delhi. That the Vendor hereby acknowledge the payment of the aforesaid amount.

That the balance payment of Rs.38,000/- will be made by the purchaser to the Vendor at the registration of the sale deed before the Sub-Registrar in the form of draft or pay order in the name of the Vendor.





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That the property is in the occupation of the tenants as under:

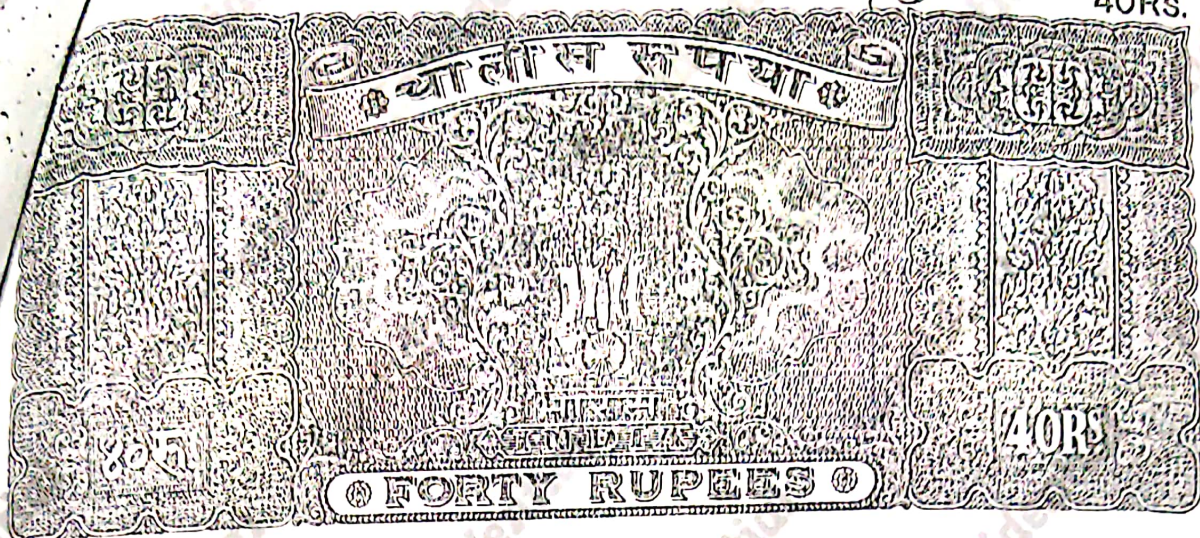
- (a) That the ground floor of the property No.135 is in occupation of M/s Narain Dase Naresh Kumar, 218 Chawri Bazar, Delhi at a monthly rent of Rs.60/- P.M. for business purposes.
- (b) That remaining portion of the ground floor of the property No.135 is in occupation of Shri Mukat Behari at a monthly rent of Rs.80/-P.M.
- (c) That the ground floor of property No.136 is in the occupation of Shmt.Chander Kala w/o Shri Shiv Dayal at a monthly rent of Rs.11/-.
- (d) That the remaining portion of property No.136 on the ground floor as well as on the first floor is in occupation of Shri Sundor Lal Bhagat at a monthly rent of Rs.15/-P.M.

That the tenancy of the aforesaid property is in the name of individuals except of M/s Narash Kumar.

That the first party has assured the second party that the first party will deliver all the original documents pertaining to the above-mentioned property at the time of registration of the sale deed.







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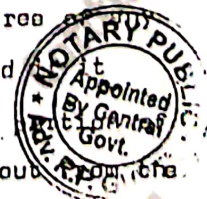
That the Vendor shall bear and pay all outgoing liabilities of the property upto and inclusive of the date of sale. That the Vendor shall deliver peaceful possession of the remaining portion to the purchaser at the time of the completion of the purchase and will issue letter of attornment of the tenants to the purchaser.

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That all the expenses of stamp paper, registration fee etc. are borne by the vendee.

That the Vendor has transferred the said property unto the said vendee in the manner fully described above and thus the Vendor, her heirs, successors and assigns have left behind no claim, title or interests in respect of the said property and as such now the Vendee is the absolute owner/lessee thereof accordingly.

That the Vendor assures the Vendee that the Vendor is the absolute, exclusive and rightful owner/lessee of the said property and the same is free from all kinds of encumbrances such as sale, mortgage, gift, litigation, disputes, attachment in the decree of court, liens, court injunctions etc.etc. and is proved otherwise, or if the whole or any part of the said property to be taken away or goes out of the





possession of vendee on account of any such defects in title when the vendor and her property both moveable and immoveable shall be liable to make good the loss and thus sustained by the vendee in this connection to keep the vendee indemnified against all such losses, damages, costs and expenses etc. etc.

That the Vendor is the absolute owner of the said property and is lawfully entitled to convey the same unto the purchaser in the manner herein before indicated.

That the Vendor will sign all the relevant documents in favour of the vendee for the mutation of the aforesaid property in favour of the vendee in the MOD and other concerned authorities.

That the Vendor will also inform the tenants in the property after the execution of the sale deed and get attorned the vendee.

The schedule of the property is as under;

North: Property of Salig Ram  
South: Gali  
East: Property of Panna Lal Malhotra  
West: Common stair case with the property of Smt. Shanti Devi.

IN WITNESS WHEREOF the Vendor and the Vendee has set their hands to this sale deed at Ddld on this 25 day of March 1981 in the presence of;

Witnesses

1. C. L. N. D. R. K. R. M. R.  
(S/o Smt. Hans Raj ji)  
P 18/16 Laxmi Nagar

2. Jagdish Chandra - ATTENDED TRUE COPY  
(Jagdish Chandra S/o Smt. Taral Ram  
725/5A, Anja Samaj Street  
Gandhi Nagar Delhi)

Panna Lal  
Vendor

C. L. N. D. R. K. R. M. R.  
Vendee

NOTARY PUBLIC



- 17 NOV 1981

Ankur

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15/11/2020  
[Signature]

