



SALE DEED FOR RS. 1,50,000/-

Stamp Duty	Rs. 4,500/-
Corporation Tax	Rs. 7,500/-
Total stamp	Rs. 12,000/-

This Sale Deed is executed at New Delhi on this  
13<sup>th</sup> day of July, 1992, by Mrs. Aruna Malhan w/o  
Shri D.D. Malhan r/o D-642, C.R. Park, New Delhi, hereinafter  
called "The Vendor" ( which expression shall mean and include  
her heirs, successors, legal representatives, administrators,  
executors, nominees and assigns).

IN FAVOUR OF

S.L. Maloo son of Shri C.M. Maloo r/o 506-A, Ashiana  
Plaza, Patna, hereinafter called "The Vendee" ( which  
expression shall mean and include his heirs, successors,  
legal representatives, administrators, executors, nominees  
and assigns).

Aruna Malhan

100 5000RS.



- 2 -

Whereas the Vendor is the absolute owner/bhumidar and in possession of agricultural land measuring 1 Bigha and 1 Biswa, Mustatl No.50, Killa no. 5 min, situated in Village Devil, Tehsil Mehrauli, New Delhi.

And whereas the Vendor has agreed to sell and the Vendee has agreed to purchase the said land for a sum of Rs.1,50,000/-

NOW THIS SALE DEED WITNESSETH AS UNDER:

That in consideration of the sum of Rs.1,50,000/- ( Rupees One lac and fifty thousand only) which has already been received by the vendor, from the vendee, the receipt of which the vendor hereby admits and acknowledges, the Vendor doth hereby sell, convey and transfer the said land to the vendee, who shall hereafter be the absolute owner/bhumidar of the same and shall enjoy all rights of ownership, possession privileges, easements and appurtenances, whatsoever of the said land.

*Arora*  
*Mallhar*



- 3 -

That the actual physical vacant possession of the said land has been delivered by the vendor to the vendee on the spot,

Now the vendor has been left with no right, title, interest, claim or concern of any nature with the said land and the vendee has become the absolute owner/bhumidar of the same.

That the vendor hereby assures the vendee that the said land is free from all kinds of encumbrances such as sale, gift, mortgage, dispute, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease, agreement, etc. etc. and if it is ever proved otherwise or if the whole or any portion of the said land is taken away or goes out from the possession of the vendee on account of any legal defect in the ownership and title of the vendor, then the vendor will be liable and responsible to make good the loss suffered by the vendee.

*Amo*  
*Malhan*

102

- 4 -

That the Vendor undertakes to have the said land mutated in favour of the vendee in revenue records and other concerned authorities, otherwise the vendee can also get the said land mutated in his own name in revenue records and other concerned authorities on the basis of this sale deed or its certified true copy.

That the land revenue and other dues and demands etc. if any payable in respect of the said land shall be paid by the Vendor upto-date and thereafter the vendee will be responsible for the payment of the same.

That the land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes. The said land is situated in the green belt outside the urbanised limits. This sale deed does not contravene the provisions of Delhi Land Reforms Act. 1954.

That there is no poultry farm, ware house, cattle live stock, raising of grass on the said land. The said land is agricultural land and shall be used for agricultural purposes.

That the parties are Indian Nationals.

That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the vendee

Am  
Mallan, S

IN WITNESS WHEREOF, the Vendor has signed this  
sale deed at New Delhi on the date first mentioned above  
in the presence of the following witnesses;

WITNESSES:-

1.



J. D. Malhan

S/o L. R. R. Malhan

E-585 GKT

Mrs. Aruna Malhan

Vendor.



DRAFTED BY



NAREEN GUPTA

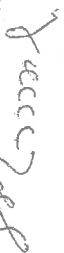
(D.V.C/TH)

CHL...

Behind T1...

Delhi...

2.



YOGINDRA PAUL

ADVOCATE

DELHI

[illegible]



