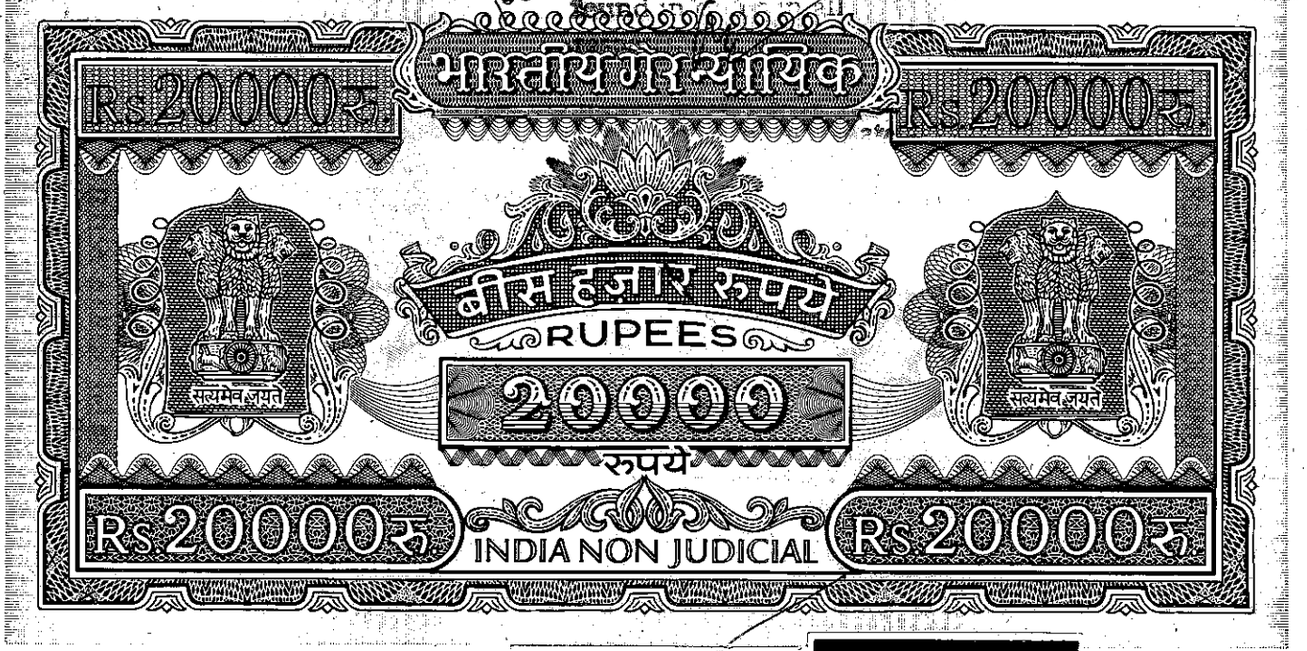
Documents scrutinised & found

3824 (20)



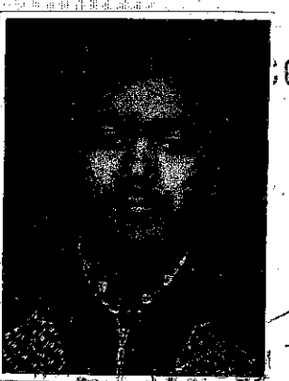
CC 209642



(VEENA RANI WADHWA)
DL/03/019/048181,
dated 04-06-1995,
ERO Shalimar Bagh.



(MUKESH SONI)
DL.No.NR1395/94,
Valid upto 9-8-12,



(MURARI LAL SONI)
DL No.NR2482/95,
valid upto 19-2-27,

3824

SALE DEED FOR Rs.4,50,000/-

152
9/5/03

Stamp Duty Paid 8% ..:Rs.36,000/-

Transfer Duty Paid 5% ..:Rs.22,500/-

Total .. ..:Rs.58,500/-

This Sale Deed is executed at New Delhi, on this 9th day of May 2003, by: MRS. VEENA RANI WADHWA W/o Shri Mangat Ram Wadhwa R/o HP-129, Pitam Pura, Delhi-110034, hereinafter called "THE VENDOR";

Contd...2/-

Veena Rani

Mukesh Soni

7/5/03

Mukesh Soni
S/o Vikram Singh Soni
C-44 Jhilmil Delhi

Sale Deed

2 x 60000 = 2
1 x 50000 = 1
1 x 500 = 1
58500

Sale Deed

Presented by Sh/Smt.
S/o W/o
R/o
in the office of the Registrar/Sub-Registrar
Delhi/New Delhi, on this
day of

Veena Rani

Smt Veena Rani wadhwa
W/o Sh Mangat Ram Wadhwa
R/o HP-129, Rohini Avn, New Delhi

48 yrs.

9/5/03

(1) Hans Raj S/o
who is/are
R/o
Mangla

(2) Ramjit Singh

known
ained to
ion and

Smt Veena Rani Wadhwa
(Vendor)

(1) Mr Mukesh Soni 31 yrs

(2) Mr Murari Lal Soni 28 yrs
(Vendees)

9/5/03

Veena Rani

Mukesh Soni

Adv



02CC 209641

IN FAVOUR OF

1) SHRI MUKESH SONI S/o Shri Vikram Singh Soni; &

2) SHRI MURARI LAL SONI S/o Shri Vikram Singh Soni;

both R/o C-44, Inder Puri, New Delhi, hereinafter called "THE VENDEES";

The expression of the Vendor and Vendees shall mean and include them, their legal heirs, legal representatives, administrators, successors, executors, nominees & assignees.

Contd...3/-

Veena Rani

Mukesh Soni

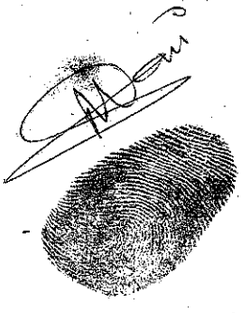
2886 9/5/03

...Mortgager (s) ...s prior ...
...Rs. ...
Rupees four Lac ...Thousand only
The balance ...deration of ...
Rs. ...
Rupees ...
...been paid to the Vendor (s)/
Mortgager (s) by ...
S/o W/o ...
R/o ...
Vendor (s)/Mortgager (s) in my presence.
He/They is/are also identified by the aforesaid ...
...(s).

Sub-Registrar-II
New Delhi
9/5/03

Veena Rani





Mukesh Kulsani









02BB 461168

Whereas the Vendor is the owner and lessee of 1/2 undivided share, measuring about 50 sq. yds. (Eastern Side) now know as property No.3324A, which is a part of property bearing No.3324, Gali No.26, built on lease hold Plot No.10, in Block-B, situated at Beadon Pura, Karol Bagh, New Delhi, measuring about 100 sq. yds., Khasra No.2635/2616, and which is bounded as under:-

NORTH : BANK STREET.

SOUTH : GALI NO.26.

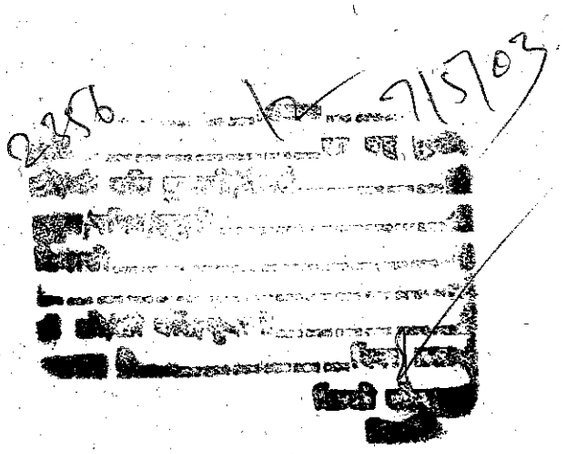
EAST : PROPERTY NO.3325.

WEST : PART OF PROPERTY NO.3324.

by virtue of the Sale Deed regd. as document No.3234, in Addl. Book No.I, Volume No.10498, on pages 78 to 86, on 16-07-2002, in the Office of the Sub-Registrar, New Delhi, read

Contd...4/-

Veena Rani Mukhi Ram





1000Rs.



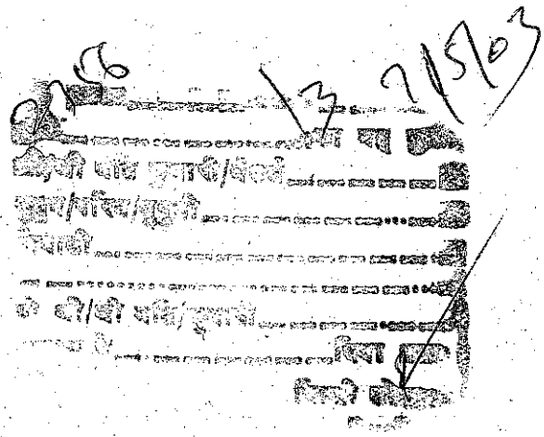
with Lease Deed regd. as document No.1084, in Addl. Book No.I, Volume No.36, on pages 45 to 50, on 11-12-1941, in the Office of the Sub-Registrar, New Delhi.

And whereas the Vendor for her bonafide needs and requirements has agreed to sell the said share in the said property and the Vendees have agreed to purchase the same for a total sum of Rs.4,50,000/- (Rupees four lac and fifty thousand only).

Contd...5/-

Verma Rani

Mukesh Chadha



1000Rs.



NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs.4,50,000/- (Rupees four lac and fifty thousand only) which sum has been received by the Vendor from the Vendees, in the following manners:

a) Rs.2,25,000/-vide Cheque No.933851, dated 08-05-2003, paid by Mr. Mukesh Soni;

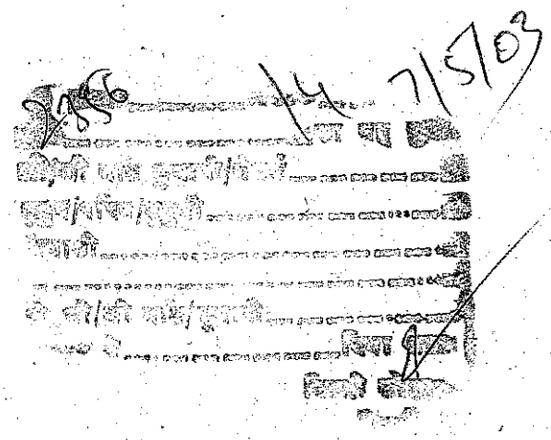
b) Rs.2,25,000/-vide Cheque No.934576, dated 08-05-2003, paid by Mr. Murari Lal Soni;

both drawn on Standard Chartered Bank, Karol Bagh, New Delhi-110005, and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said share in said property in full and final settlement from the Vendees.

Contd...6/-

Vednar92

Mukesh Soni



1000Rs.



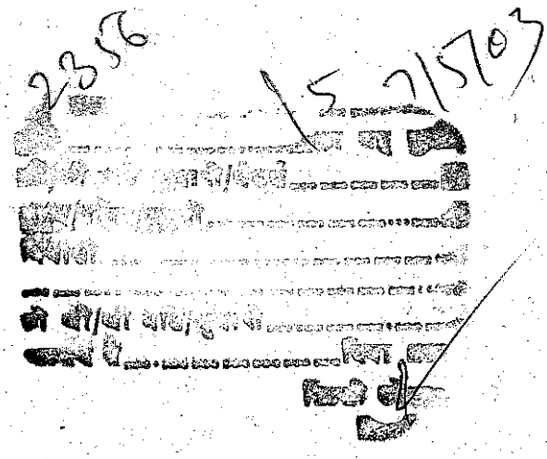
2. That the Vendor hereby as owner and lessee of the said share in the said property sells, grants, conveys, transfers and assigns alongwith the lease hold right, super structure built thereon, and assures that the Vendor's rights title and interest as owner and lessee of the said share in the said property alongwith all the rights, privileges, easements and appurtances, whatsoever in the said share in the said property, belong or usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said share in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEES, absolutely and forever.

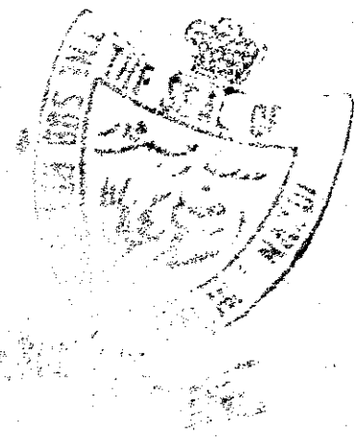
Veena Rani

Mukesh Chhabra

Contd...7/-

2356 / S 7/5703





500Rs.

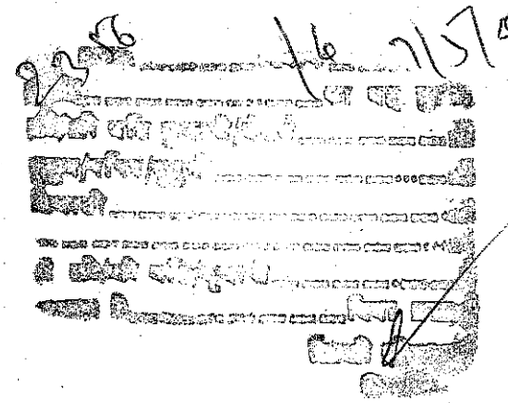


3. That the possession of the said share in the said property hereby sold is already with the Vendees, therefore, proprietory possession has been given by the Vendor to the Vendees through this Sale Deed.

4. That the Vendor has assured the Vendees that the said share in the said property hereby sold is free from all kind of encumbrances, such as sale, gift, mortgage, court litigation, dispute, charge, lien etc. and the share in the said property hereby sold is free from all legal and other defects and the Vendor is fully competent to transfer the same.

Contd...8/-

Veena Rani





5. That the Vendor now admits that she has been left with no right, title and interest of any nature whatsoever in the said share in the said property and the Vendees have become the absolute owners and lessees of the same, they shall now enjoy and utilise the said share in the said property in any manner without any interruption or disturbances by the Vendor or any person claiming title through or under them.

6. That the Vendor hereby declare that the said share in the said property hereby sold is the exclusive property of the Vendor and that none else except the Vendor has any right, title and interest therein and the title which is hereby transferred, mutated and substituted and the Vendor has full power, good title and absolute authority to transfer the same.

7. That the Vendor hereby further covenants with the Vendees that in case the share in the said property hereby sold or any part thereof is lost to the Vendees on account of any legal defect in the Vendor right to transfer the same or the possession or quiet enjoyment of the said share in the said property by the Vendees in any way disturbed on account of litigation started by anyone claiming title thereof or on account of some act or omission of the Vendor or anyone else claims title paramount to the Vendor then the Vendor will be liable and responsible for all the losses and damage, costs and expenses sustained by the Vendees.

Veena Rani

Contd...9/-

Mukhtiar Singh



8. That the Vendor hereby agree that she will pay all kind of dues, demands, taxes, lease money, etc. if any which are payable in respect of the said share in the said property upto the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendees.

9. That the Vendees can get the said share in the said property transferred, mutated and substituted in their own names in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true Copy.

10. That the Vendees shall abide by all the terms and conditions of the said Lease Deed.

11. That the Vendor has delivered the original documents and papers in respect of the said share in the said property to the Vendees on the execution of this Sale Deed.

12. That the Vendor has not sub-divided the aforesaid plot number and khasra number by this Deed, therefore this Sale Deed does not contravene the terms and conditions of the Lease Deed.

13. That the Vendees shall be co-lessee in respect to the undivided lease hold rights of land with other owners they shall not claim the specific/defined share in the land by way of partition as a matter of right on the basis of this Deed.

14. That the parties herein are the Citizen of India.

Veena Rani

Contd...10/-

Mukesh Child Saini



15. That the Vendees have paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

In witness whereof the Vendor and the Vendees have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES:-

1.

(HANS RAJ)
S/o Late Shri Telu Ram
R/o 4821/44, Reghar Pura,
Karol Bagh, New Delhi-5.
DL/07706B/093325, 10-11-95,
Karol Bagh, New Delhi.

2.

VENDOR

VENDEE

PRAMJIT SINGH
Advocate
3417/2, Reghar Pura,
Karol Bagh, N. Delhi.

3624 1

No. ..... Additional Book No.

No. 1072 No. Pages 119-128

Day of

Sub-Registrar-III

9/11-3