



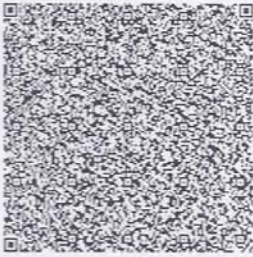
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL09289799340421P
Certificate Issued Date : 24-Jul-2017 11:42 AM
Account Reference : IMPACC (IV)/ dl808703/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL80870319725235874707P
Purchased by : ARUN AHUJA
Description of Document : Article 25 Additional Copy of document
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ARUN AHUJA
Second Party : Not Applicable
Stamp Duty Paid By : ARUN AHUJA
Stamp Duty Amount(Rs.) : 10
(Ten only)



.....Please write or type below this line.....

Registration No. 3429 Addl. Book No. I
Volume No. 491 on Pages 100 to 102
Dated 29/07/1959 day of 1959

sd
Sub-Registrar-III
New Delhi

Copy No. 1595
Tr No. 19/36 P. 301
Date of Payment 24/7/14
Date when copy ready _____
Copy prepared by sd
Remarks if any _____

sd
Checked & verified as per available Records

Counter checked & verified as per available record

sd
Department of Delhi Archives
Govt. of NCT of Delhi

sd
Sub-Registrar-III
New Delhi

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NATHURAM FRIENDS COLONY CO-OPERATIVE HOUSE BUILDING SOCIETY LIMITED?

TRUE COPY 100

THIS DEED OF SALE made on the 28th day of July One thousand nine hundred and fifty nine between the Nathuram Friends Colony Co-operative House Building Society Ltd., a body corporate under the Punjab Co-operative Societies Act (Act II of 1912) as extended to the Province of Delhi, hereinafter called "the Society" (which expression shall, unless the context requires another and different meaning, include its successors and assigns) of the One Part, and Mr. Tirath Ram Ahuja s/o. Mr. Engineers and Contractors of N. Nathuram Friends Colony, New Delhi, hereinafter called "the Vendee" (which expression shall be taken to mean and to include the said MS Tirath Ram Ahuja & Co. Ltd. his heirs, executors, administrators, representatives and assigns, except where the context requires another and different meaning) of the other Part;

WHEREAS by an agreement made on the 20th day of October in the year One thousand nine hundred and fifty four between the Society and the Vendee, the Society undertook to sell to the Vendee all that piece and parcel of land belonging to and owned by the Society, more particularly described in the First Schedule annexed to the said agreement, for the consideration and upon the terms and conditions set out therein;

AND WHEREAS the Vendee has complied with all the terms and conditions of the aforesaid agreement and has completed the building on the piece of land allotted to him on the terms and conditions on which the plan thereof was sanctioned by the Society and paid all costs and charges payable to the Society in respect hereof, and the Society has, on his request and being satisfied that the building has been completed, that the Vendee has complied with the terms and conditions of the said agreement and that it has been paid all sum(s) due to it, has agreed to execute this deed of sale upon the terms and conditions set out herein.

NOW THIS DEED WITNESSETH as follows:-

1. In consideration of the Price of R. 13100/-

راج منٹا کے ماتے اور رقم آئینہ می دیگر وان وصول شدہ

ٹکرم سख्या ۲
کرم اور راجیسٹ
نشا अन्य शु
म तावान

342

Sale for

Rs. 13100

Ag.

x x

10000

800

C. S.

21

21-

(Rupees *Thirteen thousand one hundred and four 1/4 only*) which has been paid by the Vendee and the receipt of which the Society hereby acknowledges, the Society hereby transfers by way of sale to the Vendee who is a member of the Society, All that piece and parcel of land more particularly described in the Schedule hereto TO HOLD the same to the Vendee as absolute owner.

2. The Society hereby covenants with the Vendee as follows:-

- (a) That the premises shall be quietly held and enjoyed and the rents and profits received therefrom by the Vendee, without any interruption or disturbance by the Society or any person claiming through or under the Society.
- (b) The Society will, at the cost of the person requiring the same, execute and do every assurance or thing necessary for further or more perfectly assuring the said property to the Vendee as by him shall be reasonably required.
- (c) The Society has done no act whereby the property hereby sold is encumbered or whereby it is debarred from transferring it to the purchaser.
- (d) The Society hereby covenants that the interest which is hereby transferred to the Vendee subsists and that the Society has the power to transfer it.
- (e) The Society will support any application made by the Vendee for mutation of names for property hereby sold and will at the cost of the Vendee or person requiring same, do all that it may be required to do for obtaining mutation in favour of the Vendee.

3. The Vendee hereby covenants as follows:-

- (a) That he shall conform to all rules, regulations and bye-laws of the Society for the time being in force and in the event of the area sold being hereafter included within the limits of any municipal or

other local body, with the rules and regulations thereof in any way relating to buildings to be erected or re-erected on the said land.

TRUE COPY

- (b) That the Vendee shall not use the said land for any purpose, except building erected and to be erected for purpose of residence, and that he shall maintain the said land and building thereon in a clean and sanitary condition, according to the rules of the Society and in accordance with such instructions as are issued by the Society from time to time.
- (c) That the Vendee shall, forthwith inform the Society in writing, by a letter separately sent by registered post acknowledgement due, to the address of the Secretary of the Society for the time being, of any change of address or of any devolution or transfer of the rights hereby acquired. Any notice or communication addressed by the Society to the Vendee shall be deemed to have been properly served and received by the Vendee if it is addressed to the last address so intimated by the Vendee.
- (d) All taxes, land revenue, rates and assessment, that are or may hereafter be imposed upon the said land or any building to be constructed on the said land, under any enactment for the time being in force shall be paid by the Vendee.
- (e) The Vendee shall at all times make payment for any service such as construction, repairing and maintenance of roads, bridges, common fences, playgrounds, water works, electric supply, drainage, sanitary constructions, etc. A certified copy of the Resolution passed by the Managing Committee of the Society shall be proof conclusive as between the Society and the Vendee of the amounts payable by him on this account, and the said Vendee shall pay the same without demur.

101

اندرج معالجہ کے لئے
بیت اور رقم تحریری
رٹا وان رسول مشر

تم سہولتیاں
رکھم اور راجسٹری
م تہذا انجمنہ شولک
پراپت ناوان

(f) The cost, if any, of execution, stamp or registration of this deed shall be borne by the Vendee.

IN WITNESS WHEREOF the parties hereunto have set their hands to these presents in the presence of witnesses signing hereunder and under the common seal of the Society.

FOR AND ON BEHALF OF THE NATHU RAM FRIENDS COLONY CO-OPERATIVE HOUSE BUILDING SOCIETY LTD., BY ITS SECRETARY.

WITNESS.

Shri. Charan Singh
Honorary Secretary

PRESIDENT.

VENDEE.

Shri. [Signature]

ATTESTING WITNESS.

Shri. [Signature]
S. B. [Signature]

THE SCHEDULE ABOVE REFERRED TO.

Plot No. 11, in the western side of Nathu Ram Friends Colony, Mathura Road New Delhi, Area measuring about 4300 sq. Yds. more or less.

Boundaries:-

- East - Society's main road and Central grassy lawn.
- West - Society's service road 22' wide and Railway Track.
- North - Banglow of Shri Kausel Rajburi sub-plot No. 12.
- South - Society's 15' wide service road sub-plot No. 10 & 11 of [unclear].

FIS [unclear]
NEW [unclear]



TRUE COPY

102

رج معاملة
در تمام جزئی و دیگر
ان امور مشرفه

क्रम संख्या
म और रजिस्
शा अन्य शु
तावान

2428

A. B. Shri. Nataran Ram
President of Friends Colony
Co. op. House Bldg. Society Friends
Colony

28th July, 1959
1241 P.M. N. Allhi

Tuesday

NRK

50/Prisingh
REGISTRATION
OFFICE

28/7/59

Executives admitted by the
said A. B. Shri. Nataran Ram
& Shri. Shri Charan Singh,
Secretary of the Society, Ver 1959
& Shri. Gurath Ram Ahuja &
Shri. Panna Mal of Friends Colony,
Vendor, who were known to
me. Vendor admits a prior
receipt of Rs. 13104/- thirteen

thousand one hundred & four

4d / Jussingli

SUB REGISTRAR,
NEW DELHI.

28/7/59

Shri Charan Singh

Shri K

Shri K

Registered as no. 3429 in
Add. Book no. 1 Vol. no. 491 on
pages 100 to 102 this 29th
day of July, 1959.

SUB REGISTRAR,
NEW DELHI.

29.7.59

Compared

Shri K
Shri K



SUB REGISTRAR
NEW DELHI