

6270

5000Rs



पच हज़ार रुपये FIVE THOUSAND RUPEES

81500/

Sale deed for Rs. 7,00,000/-

SALE DEED

This Sale Deed is executed at Baghpat on this fifth day of October, 1990 by Shri Ashok Kumar Khanna son of Shri Madan Mohan Khanna R/O F-437 B, New Rajinder Nagar, New Delhi and Dr. Basant Lal Chaudhary son of Dr. Ram Sarup Chaudhary R/O B-63, New Rajinder Nagar, New Delhi, hereinafter called the 'Vendors', in favour of M/s Gopi Pictures Private Limited, title name 'Surva Talkies' through its Managing Director Sri Subodh Kumar Arva son of Shri Brahm Dutt R/O G-Alok, Hapur, U.P. hereinafter called the 'Vendee'.

The expressions of the Vendors and Vendee both shall mean and include their heirs, successors, executors and assigns.

*Ashok Kumar Khanna*  
*Dr. Basant Lal Chaudhary*  
*Subodh Kumar Arva*  
श्री. अशोक कुमार खन्ना  
श्री. आशा लाल चौधरी  
श्री. ए. ए. ए. अरवा  
सत्यमेव जयते

10  
...दि... 5... 10... को...  
को रिकॉर्ड किया गया

₹ 7,00,000/-

श्री. राजेश्वरी मल्लिकार्जुन राव  
951/ 12/ 263/ 2400

अशोक कुमार (वर्मा) पुत्र श्री मदन मोहन वर्मा  
व्यापारिक नि. B-437/B न्यू राजेंड नगर नई दिल्ली  
5/10/90

203  
मधुशुक्ति /  
5/10/90

अशोक कुमार (वर्मा) पुत्र श्री  
मदन मोहन वर्मा नि. 34 व बसना लाल चौधरी पाल  
श्री. राजेश्वरी मल्लिकार्जुन राव नि. B-63 न्यू राजेंड नगर नई दिल्ली  
7,00,000/-

श्री. अशोक कुमार (वर्मा) पुत्र श्री मदन मोहन वर्मा  
व्यापारिक नि. B-63 न्यू राजेंड नगर नई दिल्ली  
7,00,000/-

श्री. अशोक कुमार (वर्मा) पुत्र श्री मदन मोहन वर्मा  
व्यापारिक नि. B-12 श्री. ना. वि. ल. शा. भू. म. ग.  
म. 6 श. 18

Ashok/Khera  
Bansal  
Sudesh Singh  
5/10/90



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:2:

Whereas the Vendors are co-owners, occupiers and in absolute possession of 'ASHOKA CINEMA' comprising of one Cinema Hall consisting of 510 seats, Court-Yard, Shed, Office and latrine constructed upon land measuring 12 biswas 10 biswansis, part of Khasra No. 2852 (0-9-0) and 2854 (0-8-10), situated in the revenue estate and abadi of village Khekra, Tehsil Baghat, District Meerut and bounded as under:-

East: Main Road

West: Other's property

North: House of Sh. Surat Singh

South: Other's property

*Ashok Khanna*

*Blasod...  
Subod...*

रु १३.१२ अविभाजित

५/११/२०१५

श्री. सुनील कुमार

२१२०१०१० (०१०१००)  
२०१५ ११-११-२०१५  
०११



:3:

which was purchased by the vendors from S/Sri Faqir Chand Tyagi and others, through a registered Sale Deed as No. 1255 dated 11.8.1982 registered in the Office of Registrar at Delhi and now the Vendors are fully entitled to sell and transfer the said Cinema alongwith all its fittings/fixtures/Assets and others equipments etc. therein, without any hindrances, claims or titles of the others.

*Arif Khan*

*Subert Singh*



:4:

And whereas the Vendors for their bonafide needs and legal requirements have agreed to sell and the Vendee has also agreed to purchase the said Cinema, alongwith all its fittings/fixtures/installations/machinery/equipments etc. etc. for a total sum of Rs. 7,00,000/- (Rupees seven lacs only) out of the entire consideration a sum of

*He had/He was*

*W. S. Srinivas*

*S. Srinivas*



:5:

Rs. 1,50,000/- have been received by the Vendors from the Vendee through Draft Nos 020581 of Rs.75000/- in favour of Dr. Basant Lal Chaudhary and 020582 of Rs. 75000/- in favour of Ashok Kumar Khanna dated 17.7.90 of Bareilly Corporation Bank Ltd., Sadar Bazar Delhi respectively, as an advance money which the Vendors hereby acknowledge the same to have been

*Ashok Khanna*

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*Basant Lal Chaudhary*

*Ashok Kumar Khanna*



:6:

received at the time of registration of this Sale Deed, before Sub-Registrar at Baghat and the Balance amount of Rs. 5,50,000/- (Rupees five lacs fifty thousands only) shall be paid by the Vendee to the Vendors at the time of Registration of this Sale Deed, before Sub-Registrar, at Baghat

*Aradh K. Anand*

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*Blasclary*

*Subodh K*



:7:

through Bank Draft Nos. QRB 063566 of Rs. 2,25,000/-  
 QRB 063564 of Rs. 40,000/- and QRB 063565 of Rs. 10,000/-  
 in favour of Dr. Basant Lal Chaudhary and Bank Draft  
 Nos. QRB 063569 of Rs. 2,25,000/-, QRB 063567 of  
 Rs. 40,000/- and No. QRB 063568 of Rs. 10,000/- in  
 favour of Ashok Khanna, all these six Bank Drafts  
 of Punjab National Bank, C. Place, New Delhi dated  
 4.10.1990.

*Ashok Khanna*

*Subodh K. Singh*



:8:

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount, the Vendors do hereby sell, convey, transfer and assign the aforesaid property Cinema along-with all its machinery/apparatus/assets/installations/fittings/fixtures etc. etc.

*Ashok Kumar*

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*Shankar*

*Suresh K. S.*

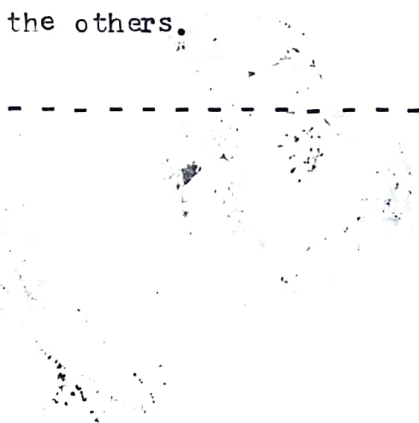


:9:

*Aruckh Khera*

thereto alongwith all their rights, titles, interests, options, easements, appurtenances and privilages etc. thereto to the Vendee and the Vendee will hold, use, enjoy, construct, sell and transfer the said property under sale without any hindrances, claims or titles of the others.

*Subodh...*





:10:

- Ashok Kumar*
2. That the Vendors have delivered the actual physical and peaceful vacant possession of the said Cinema alongwith all its assets/ machinery/apparatus/installations etc. etc. thereto as mentioned above to the Vendee and the Vendee has also occupied the same on the spot.
- Bhaskar Singh*
3. That all the expenses of this Sale Deed such as stamp duty, registration fees, typing charges and others, have been paid and borne by the Vendee.
- Subodh Singh*
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: 11 :

4. That upto the date of Registration of this Sale Deed, all the electric bills, water bills, house tax, penalties, challans, Salary, Provident Fund and Bonus of Employees/Labourers and other outgoings etc., if any, in respect of the said Cinema, shall be paid by the Vendors and thereafter the same shall be paid by the Vendee.
5. That the Vendee can get the said Cinema and all other connections such as Electric/Water/Telephone etc. if any, mutated in his own name by presenting this Sale Deed in all the offices concerned and the Vendors will do the needful

*Alka Sharma*

*Shankar*

*Shankar*



:12:

help for the same and will be ready to sign, present and to give statements for the mutation of the said properties under sale in favour of the Vendee without any extra charges or amounts etc. thereto.

6. That the Vendors, have delivered all the relevant documents pertaining to the said (Cinema) to the Vendee at the time of Registration of this Sale Deed.

*Arulselvan*

*B. S. Srinivasan*

*S. Srinivasan*



:13:

7. That the Vendors shall not create any charge or amounts claims or titles etc. thereto in respect of the said Cinema and others assets/installation/constructions/apparatus/machinery etc. etc. from the vendee after the date of registration of this Sale Deed.
8. That the Vendee will hold, use, enjoy, construct, sell and transfer the said Cinema and others property under sale in any manners without any hindrances, objections, claims, titles, etc. etc. thereto of the others.

*Blind signature*

*Signature*



:14:

9. That the Vendors hereby assure the Vendee that the said Cinema under sale alongwith all its assets/apparatus/machinery/installations etc. are free from all sorts of encumbrances such as sale, agreement to sell, mortgage, equitable mortgage, gift, lease, lien, decree, notification, acquisition, attachment, litigation, legal flaws, notices,
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*Arshad Khan*

*Subscribed by*



: 15:

charges, security, surety, burden and family disputes etc. etc. if it is proved or in whole or part of the said properties under sale does out from the possession of the Vendee then the Vendors and their both moveable and immoveable properties will be liable to indemnify all the losses,

*Subodh Singh*



:16:

costs, damages and expenses incurred by the Vendee, in all respects, otherwise the Vendee will be empowered to recover the same from the Vendors and their both moveable and immoveable properties through the court of law under specific performance Act at the costs and expenses of the Vendors,

*Alok Kumar*

*Subodh Singh*

5000Rs.



:17:

in all respects.

10. That the Vendors and their legal heirs, successors, nominee(s), representatives and assigns etc. shall have no rights, titles, interests, claims, shares etc.

*Ashok Kumar*

*Subodh Singh*



*A. Lakshman*

:13:

etc. whatsoever may be in respect of the said properties under Sale, after the date of registration of this Sale Deed, under any circumstances.

In Witness whereof the Vendors have signed

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*Prasanna Subudhy*



:19:

this Sale Deed on the date, month and year first above written, in the presence of the following witnesses:-

*Ashok Kumar*

VENDORS: 1 *Ashok Kumar*

*Sachin*  
Witness: 1 *Sachin Kumar*  
*Plot No. 10/1, Sector 10, Gurgaon*  
*Dist. Gurgaon, Haryana*  
Address:

2. *Subodh*  
*Subodh*

Witness: 2 *Suraj*  
Address:

*Subodh*

*Suraj Kumar*  
B-12, Shanti Villa Shambhu  
Drafted by: S. Kumar Jain, Advocate, Meerut

*Suraj*  
*Suraj*

Typed by: Suraj Ehan, Baghpat Suraj Ehan

*Subodh*

*[Faint handwritten notes]*

*[Faint handwritten notes]*

2170  $\frac{24}{29}$  6270  
10/12/90

*[Handwritten signature]*

