



सत्यमेव जयते

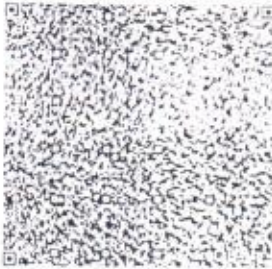
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

RECEIVED  
REGN. FEE RS. 171100  
G.R. VIII DELHI

Certificate No.	: IN-DL33272592701133K
Certificate Issued Date	: 15-Oct-2012 04:18 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GUJRA/ DLH
Unique Doc. Reference	: SUBIN-DLCL-CORPBK66166629400279K
Purchased by	: ABHINAV JINDAL AND OTHERS
Description of Document	: Article 23 Sale
Property Description	: G.F PLOT NO. 8 PCP-VIII LSC MANDAWALI FAZAL PUR I.P EXTN DELHI
Consideration Price (Rs.)	: 1,71,00,000
	(One Crore Seventy One Lakh only)
First Party	: PANKAJ BUILDWELL LTD
Second Party	: ABHINAV JINDAL AND OTHERS
Stamp Duty Paid By	: ABHINAV JINDAL AND OTHERS
Stamp Duty Amount (Rs.)	: 8,55,000
	(Eight Lakh Fifty Five Thousand only)



Please write or type below this line

4AACP71721  
GRF111993L

M-3395-LKO-95  
ACN/15917B A2B11143



for Pankaj Buildwell Ltd.

Authorized Signatory



Signature

1971

Page 1

1971

1971



Sale Deed for Rs.1,71,00,000/-.

Stamp Duty under Article  
23 of Indian Stamp Act,  
@2.5% on Rs.1,71,00,000/-.

..RS.4,27,500/-.

Transfer Duty u/s 147 of  
Delhi Municipal Corporation  
Act., @2.5% on Rs.1,71,00,000/-.

..RS.4,27,500/-.

Total Non-Judicial Stamp.

..RS.8,55,000/-.

DETAILS OF PROPERTY UNDER SALE

NATURE OF PROPERTY	:	COMMERCIAL
LOCATION	:	I.P.Extension
CATEGORY OF OFFICE	:	D.
CONSTRUCTED BY	:	BUILDER
SUPER AREA UNDER SALE	:	108 SQ.MTRS.
DETAILS OF PROPERTY	:	

GROUND FLOOR , SUPER AREA UNDER  
SALE MEASURING 1162 SQ.FTS.,  
WITHOUT ROOF RIGHTS, out of  
said property known as Pankaj  
Corner Plaza-VIII, at LSC, plot  
no.8, Mandawali Fazalpur (near  
Kothari & Prince) I.P.  
Extension, Patparganj, Delhi-  
110092

NUMBER OF FLOORS IN BUILDING	:	FOUR
LAND RATE AS PER GOVT.	:	Three times of Rs.87,200/-,
CONSTRUCTION RATE AS PER GOVT.	:	Rs.7,600/-.
TOTAL VALUE OF SHOP AS PER CIRCLE RATE	:	Rs.78,84,000/-.
CONSIDERATION OF SALE DEED AS PER MARKET VALUE	:	Rs.1,71,00,000/-.
STAMP DUTY PAID @5%	:	Rs.8,55,000/-.

for Pankaj Buildwell Ltd.  
*[Signature]*  
Authorised Signatory

*[Signature]*

*[Signature]*

Jan 1961

Jan 1961



1-1



Negative Agreement

Section

*[Signature]*





# SALE DEED

This Sale Deed is made and executed at Delhi, on 16<sup>th</sup> day of October 2012, by M/s. PANKAJ BUILDWELL LIMITED through its Authorized Signatory Mr. Manoj Kumar son of Shri Hari Prasad Resident of A-3/154-G, Mayur Vihar, Phase III, Delhi, (who is authorized at the board meeting held on 01/05/12) hereinafter called the VENDOR, (which expression shall unless repugnant and opposed to the context hereof include his heirs, nominees, executors, successors, legal representatives, administrators and assigns), of the FIRST PART.

## IN FAVOUR OF:

SHRI ABHINAV JINDAL SON OF SHRI OM PRAKASH JINDAL & (2) SMT. MEGHNA AGARWAL WIFE OF SHRI ABHINAV JINDAL RESIDENT OF FLAT NO. P-3, THIRTEEN FLOOR, AMRAPALI GREEN, A BLOCK, PLOT NO.1/3, VAIBHAV KHAND INDIRAPURAM, GHAZIABAD, U.P. Hereinafter called the VENDEE, (which expression shall unless repugnant and opposed to the context hereof include his heirs, nominees, executors, successors, legal representatives, administrators and assigns), of the SECOND PART.

WHEREAS THE Property bearing Plot No.8, at LSC site measuring 108.00 sq.mts., situated in the layout plan of Mandawali Fazalpur near Kothari & Prince, I.P. Extension, Delhi-110092, which is bounded as under:

NORTH:	Piazza	EAST:	Plot No.9
SOUTH:	Piazza	WEST:	Plot No.7

Was acquired/purchased by M/s Pankaj Buildwell Limited from the President of India (the Lessor) through Lease Admin Officer, DDA (the Lessee) on leasehold rights vide perpetual Lease Deed registered in the Office of Sub-Registrar, New Delhi, on 9.8.2005 as Document No.10939, in Additional book No.1, Volume No.1639, on Pages No to 42 to 47.

for Pankaj Buildwell Ltd.

Authorized Signatory

Meghna Agarwal

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VIII

Village/City Mandawali

Building Type

Place (Segment) Mandawali

Property Type Commercial

Property Address House No.: 8, Road No.: Mandawali

Area of Property

Money Related Detail

Consideration Amount 17,100,000.00 Rupees

Stamp Duty paid 855,000.00 Rupees

Value of Registration Fee 171,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

Ms Pankaj Buildwell Ltd

A-3/154/G Mayapuri Vihar 3 Delhi

in the office of the Sub Registrar, Delhi this 16/10/2012 day Tuesday  
between the hours of

Registrar Sub Registrar

Sub Registrar VIII

Delhi New Delhi

Signature of Presenter

Execution admitted by the said Shri/Ms Ms Pankaj Buildwell Ltd

and Shri/Ms Abhinav Jindal, Meghna Agarwal

Who is/are identified by Shri/Smt/Km. Sachinandan S/o W/o D/o G.N.Khan R/o 817C Nvay Khand GZB

and Shri/Smt./Km Devinder S/o W/o D/o G.N.Khan Lal R/o 234 Bulandshahar UP

(Marginal Witness), Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or right as the case may be) hand thumb impression of the executant has been affixed in my presence.

Vendor(s) Mortgagee(s) prior receipt of entire consideration Rs. 17,100,000.00 Rupees One Crore Seventy One Lakh

Only The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees has been paid to the

Vendor(s)/Mortgagor(s) by Sh. Ms. Abhinav Jindal, Meghna O.P. Jindal Abhinav Jindal

R/o P-3 Amarapalli Green Vaibhav Khand Indrapuram GZB Amarapalli Green Vaibhav Khand Indrapuram GZB

vendee(s) /Mortgagee(s) in my presence. He/They /were also identified by the aforesaid witnesses.

Registrar Sub Registrar

Sub Registrar VIII

Delhi New Delhi



AND WHEREAS after acquiring the said plot of land the said M/s Pankaj Buildwell Limited constructed a commercial building on the said plot of land out his own funds and resources after getting the building plans sanctioned from Delhi Development Authority, and named the building as "Pankaj Corner Plaza-VIII". The said plot and building constructed thereon shall hereinafter referred to as the "said property" which shall include subsequent construction, addition and alteration.

AND WHEREAS the said M/s Pankaj Buildwell Limited (the Vendor herein) also applied for the conversion of the leasehold rights of the said property, to the President of India, through Delhi Development Authority (DDA) and that upon the application made to the DDA, DDA converted the leasehold ownership rights into freehold and granted freehold ownership rights of the said property in favour of the said M/s Pankaj Buildwell Limited (the vendor herein) vide certificate registered in the office of Sub-Registrar-VII, New Delhi on 19 day of March 2007 as No.4899, in Additional Book No.1, Volume No.2447, Folio No. 200.

AND WHEREAS the vendor has agreed to sell and the vendee has agreed to purchase the GROUND FLOOR, SUPER AREA UNDER SALE MEASURING 1162 SQ.FTS., WITHOUT ROOF RIGHTS, out of said property known as Pankaj Corner Plaza-VIII, at LSC, Mandawali Fazalpur (near Kothari & Prince) I.P. Extension, Patparganj, Delhi-110092, with structure, fixtures, fittings. Along with undivided and indivisible freehold ownership rights in the land underneath together with the right to use/avail common entrance, passages, staircase, service and facilities provided in building and easements attached thereto, (hereinafter collectively referred to as the 'SAID PORTION' of the said property), for a total consideration of Rs.1,71,00,000/- (RUPEES ONE CRORE SEVENTY ONE LAKH ONLY)

for Pankaj Buildwell Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*

*[Signature]*  
Meghna Agarwal





NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in consideration of Rs. Rs. 1,71,00,000/-, (RUPEES ONE CRORE SEVENTY ONE LACS ONLY), which sum has been received by the vendor from the vendees, as entire sale consideration, in full and final settlement, as per details below:

Rs. 10,00,000/-, Ch.No. 000001 Dated 28/04/2012 Drawn on B.O.I.

Rs. 70,00,000/-, Ch.No. 000053 Dated 11/10/2012 Drawn on B.O.I.

Rs. 91,00,000/-, P.O. No. 291329 Dated 11/10/2012 Drawn on ICICI Bank Ltd.

2. That the vendor(s) do hereby sell, convey, transfer and assign all their rights titles and interest in the said portion of the said property, alongwith the common services and facilities, undivided ownership rights in the land, all rights of easement, latent or patent, enjoyed or reputed to be enjoyed in connection with the said portion of the said property, as also all rights in the fixtures in fittings, electricity connection, water connection and whatsoever appurtenant to the said portion of the said property unto the vendee herein, absolutely and forever.
3. That the vendor has already handed over the vacant physical possession of the said portion of the said property to the vendee, just before execution of this sale deed.
4. That the vendor do hereby grant to the vendee undivided, indivisible and impartible ownership rights in the plot of land of the building at LSC site situated at Mandawali Fazalpur, near Kothari & Prince, I.P. Extension, Patparganj, Delhi-110092 as also in common facilities to hold the same jointly and in common with the other purchaser/s and owner/s of other shops/portions in the aforesaid building.

For Pankaj Buildwell Ltd.  
*[Signature]*  
Authorised Signatory

*[Signature]*

*[Signature]*  
Meghna Aggarwal



5. That save and except in respect of the said demised property and save except in respect of legitimate use of portion of the building, such as entrance and passages etc., which are intended for common use and convenience of the buyers as aforesaid, the vendee shall have no claim or right of any nature whatsoever, except to commonly use with the other occupants of the building.

6. That the Vendor, do hereby declare and assure the Vendee that the demised property (said portion of the said property) hereby sold, conveyed and assigned is free from all sorts of encumbrances such as prior sale, Gift, mortgage, claims, lien, disputes, litigation, suits, notification, acquisition, charges, surety and security or any other registered or unregistered encumbrances and if it is proved or this fact is found otherwise as a result of which a part or whole of the said portion of the said property goes out from the hands of vendee, or the vendee becomes liable for any loss on account of the aforesaid, then the vendor will be liable to make good all the losses, damages and expenses suffered by the vendee. However the vendee has accepted and prima-facie satisfied with the title of the said portion of the said property as well as its construction, design, coverage and fixtures and fittings provided therein.

7. That the vendor further assures the vendee that they are the exclusive owner of the said portion of the said property and such they are fully competent to sell the same to the vendee and if any one else claim any right, title and interest in the said portion of the said property as owner or otherwise, then the vendor shall be liable and responsible to make good the losses thus suffered by the vendee.

for Pankaj Buildwell Ltd.  
*[Signature]*  
Authorised Signatory

*[Signature]*

*[Signature]*



RECEIVED BY THE DIRECTOR OF THE BUREAU OF THE ARMY



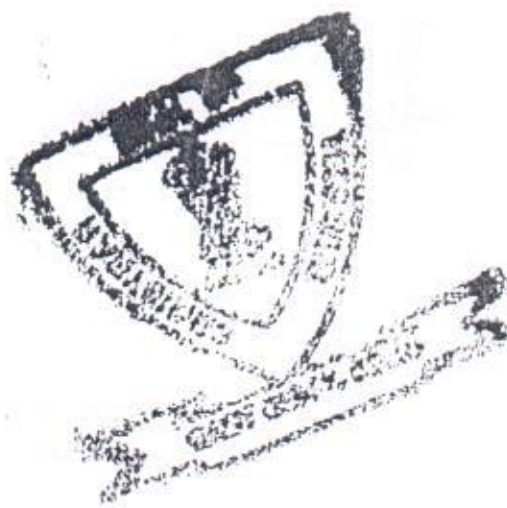
8. That the Vendee shall be liable and bound to pay proportionate maintenance charges, if any, on time directly to the Association/Committee/Builder.
9. That, if and when the vendee sells the shop in future, the vendee shall take no dues certificate from the vendor, and shall submit to the vendor the copy of sale deed executed between vendee and new owner for future maintenance bills.
10. That the said property shall be used by the vendee as permissible by DDA, and no structural alteration or change in elevation control shall be done by the vendee.
11. That the vendor have been left with no right interest or title in the said portion of the said property, henceforth the vendee shall be the rightful and absolute owner of the same and shall peacefully and quietly hold, possess, occupy and enjoy the same and enjoy all the rights, profits, benefits and proceeds thereof with the exclusive right to sell or transfer the same without any claim, demand denial, hindrance, interruption or eviction of or by the vendor or any other person claiming through or under him/them and shall always keep the vendee secure, harmless and indemnified against all losses and detriments, occasioned to or be proffered by any one, in respect to the said portion or of the said property or any part thereof and shall make good and losses unto the vendee.
12. That the vendor would be liable to pay all levies, Municipal Taxes and Electricity Bills and other demands payable to the appropriate authorities in respect of the said portion of the said property upto the date of booking of the above floor and thereafter the same shall borne and paid by the vendee.

For Pankaj Buildwell Ltd.

*Pankaj Buildwell Ltd.*  
Authorised Signatory

*[Signature]*

*Meghna Aggarwal*





13. That the vendee will get the said portion of the said property transfer, mutated and assessed in their own name in the records of MCD and concerned authorities on the basis of this sale deed or its certified true copy.
14. That if due to natural calamity i.e. flood, earthquake and war etc., the said building is totally destroyed and any compensation or benefit is given by the Government, then the Vendee shall be entitled for the undivided and equal share in the benefits including land. In case the construction has to be raised a fresh after destruction of the building due to natural calamity, then in that eventuality the matter regarding construction of the building shall be resolved/decided by mutual consent of all the owners of the different portions of the said building. But the present floors owned by the different owners will remain same.
15. That the vendor and vendee are citizen of India.
16. That the vendee has paid the stamp duty, transfer duty and registration fee in respect of the sale deed.

IN WITNESS WHEREOF, the vendor and the vendee have signed and executed this sale deed at the place, day, month and year first written above in the presence of the following witnesses.

SACRED WITNESSES:

SACHI NANDANI KHAN  
2W GEN KHAN  
R/O B77A. NIMRA KHAN-2  
G2B/CP  
AOIPK 2060M  
-or Pankaj Buildwell Ltd.  
Authentic Signatory  
VENDOR

VENDEE

2. DEVI ANDER. 20 MOTHER COL  
R/O 234. BURANJHAT  
UP  
NIFC 1099 4/UP

Meghna Aggarwal

Devendra

Reg. No.

21388

Reg. Year

2012-2013

Book No.

1



Ist Party



IInd Party



Witness

Ist Party

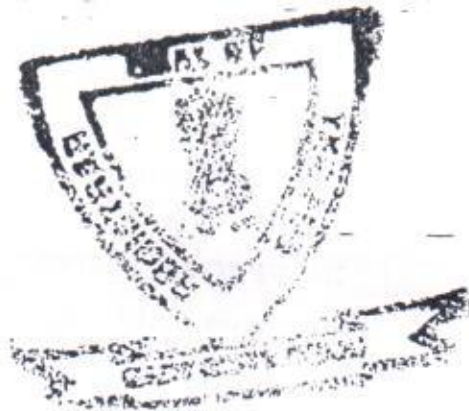
IInd Party

Ist Party

Ms Pankaj Buildwell Ltd

IInd Party

Abhinav Jindal, Meghna Agarwal



Witness

Sachinandan, Devinder

**Certificate (Section 60)**

Registration No. 21388

in Book No. I Vol No 6,832

on page 41 to 48, on this date

16/10/2012 4:58:13PM

day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 16/10/2012 17:05:36

Sub Registrar

Sub Registrar, VIII

New Delhi, Delhi