

हरियाणा HARYANA

096782

SALE DEED OF RS.35,00,000/-

STAMP PAPERS:	RS.2,45,000/-
STAMP VENDOR:	DISTRICT TREASURY, FARIDABAD.
SR. NO. OF STAMP PAPERS:	9151
DATE OF PURCHASE	
OF STAMP PAPERS:	31.12.2007.
SELLER:	Shri S.C.Lakhanpal
PURCHASERS:	Shri M.P.Jain and Smt. Sushma Jain
NATURE OF PROPERTY:	Residential
SITUATION OF PROPERTY:	Sector-14, Urban Estate, Faridabad.
COLLECTOR RATE :	Rs.5,000/- per Sq. yard

PHOTOGRAPH OF SELLER:

PHOTOGRAPH OF PURCHASERS.



Contd.....P/2

*Lakhanpal*

L.T.I.



20000 + 15000 = 245000

No.: 9151 Date: 31/12/07  
 Name: M.P. Jain & Co. N.N. Lal Jain & Co.  
 R/o: F-21  
 for S/dead Rs.: 35000/-  
 Seller of Land Sh.: S.C. Lakhanpal

प्रलेख नः 21641

दिनांक 03/01/2008

डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील फरीदाबाद	गांव/शहर फरीदाबाद	स्थित Sec-14 {Above 350 Sq.yds.}
भवन का विवरण		
600 Sq. Feet	श्रेणी क	
भूमि का विवरण		
निवासीय	597.22 Sq. Yards	
धन संबंधी विवरण		
राशि 3,500,000.00 रुपये	स्टाम्प ड्यूटी की राशि 245,000.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	

Drafted By: Rajkumar Verma

यह प्रलेख आज दिनांक 03/01/2008 दिन गुरुवार समय 10:00 बजे श्री/श्रीमती/कुमारी S.C Lakhanpal पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी N.C Lakhanpal निवासी N.D द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री S.C Lakhanpal

Sub Registrar पंजीयन अधिकारी  
 FARIदाबाद

उपरोक्त विज्ञापन श्री/श्रीमती/कुमारी M.P Jain ब्रेताहाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0.00 रुपये की राशि ब्रेता ने मेरे समक्ष विज्ञापन को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया।

दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी R.C chauhan पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी ADV निवासी D court fbd व श्री/श्रीमती/कुमारी Ashok Jain पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी N.N Lal निवासी fbd ने की।

साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 03/01/2008

Sub Registrar पंजीयन अधिकारी  
 FARIदाबाद

श्री/श्रीमती/कुमारी Sushma Jain

R. C. Chauhan

Place: Faridabad

Sub Registrar पंजीयन अधिकारी  
 FARIदाबाद

श्री/श्रीमती/कुमारी Sushma Jain



हरियाणा HARYANA

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:: 2 ::

THIS INDENTURE OF SALE DEED is hereby executed at Faridabad on this 3rd day of January, 2008, by Shri **S.C.Lakhanpal** son of Late Shri N.C.Lakhanpal, Resident of Flat No. D-31, Neelamber Apartments, Rani Bagh, New Delhi, [hereinafter called the EXECUTANT/ SELLER/

*S.C. Lakhanpal*

Contd....P/3.





हरियाणा HARYANA

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:: 3 ::

VENDOR] in favour of Shri **M.P.Jain** son of Late Shri N.N.Lal Jain and **Smt. Sushma Jain** wife of Shri M.P.Jain, Residents of H.No. 398, Sector-14, Urban Estate, Faridabad, Distt. Faridabad, [hereinafter called the PURCHASERS/VENDEES].

Contd.....P/4.



हरियाणा HARYANA

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:: 4 ::

NOW WHEREAS I, above named executant, am absolute and undisputed owner in possession of the residential House bearing its No. **1159**, situated in Sector-**14**, Urban Estate, Faridabad, Tehsil and Distt. Faridabad, area measuring **597.22** Sq. yards, vide Registered

Contd.....P/5.





हरियाणा HARYANA

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:: 5 ::

Conveyance Deed bearing document No.11960, Dated 18.9.2007, duly registered in the office of Sub Registrar, Faridabad. The said house consists constructions of two rooms, one kitchen, one toilet on the ground floor over an area approx. 600 Sq. Ft.

*Signature*

Contd....P/6.



हरियाणा HARYANA

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:: 6 ::

AND WHEREAS I, above named Vendor/seller have all the powers to sell the said House and there is no legal restriction of whatsoever kind for selling the said House. I am in need of money to meet the domestic as well as business requirements and therefore, I above named

Contd.... P/7.





हरियाणा HARYANA

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:: 7 ::

executant/Vendor have sold the above said House along with its all rights of whatsoever kind to said Shri M.P.Jain and Smt. Sushma Jain - Purchasers for a total sale consideration of Rs.35,00,000/- [Rupees Thirty Five Lac only] which I have received from the said purchasers in the following manner :-

Contd.....P/8.





हरियाणा HARYANA

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:: 8 ::

Rs. 5,00,000/- Vide D.D. No. 759823, Dated 1.1.2008, drawn on  
Punjab National Bank, NIT Faridabad.

Rs.30,00,000/- Vide D.D. No. 913347, Dated 26.12.2007  
drawn on HDFC Bank Ltd., K.G.Marg, New Delhi.,

Rs. 35,00,000/- Total

thus, I have received the entire sale consideration of the said House from  
the said purchasers and now nothing remains balance on account

Contd....P/9.



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:: 9 ::

of sale consideration of the said House. I have handed over the vacant physical possession of the said sold House at the spot to the said purchasers and now, said purchasers have become the absolute owners in possession of the above said sold House bearing its No. **1159**, situated in Sector-**14**, Urban Estate, Faridabad, Tehsil and Distt. Faridabad, area measuring **597.22** Sq. yards and I, above named executant and my legal heirs have left with no right, title or concern with the said House. The

*Calcutta*

Contd.....P/10.





हरियाणा HARYANA

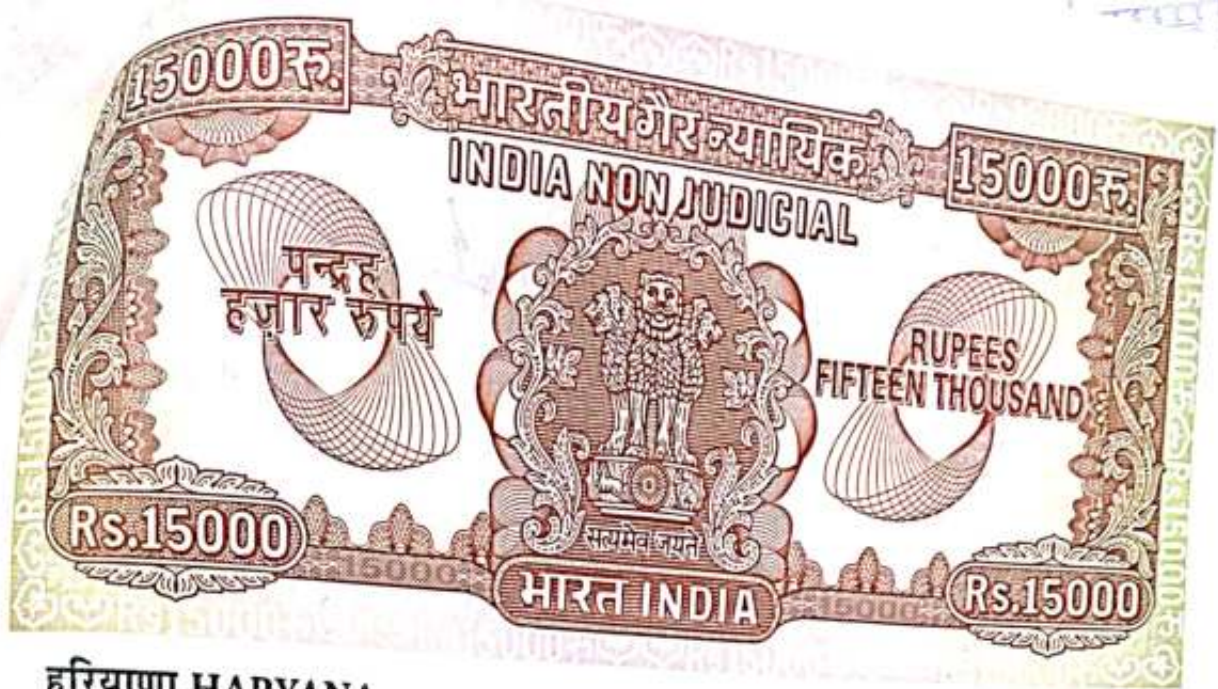
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:: 10 ::

said House is free from all sorts of encumbrances of whatsoever kind and in case, any litigation of whatsoever kind or any defect in the title over the above said sold House would arise in future, then, I, above named executant, my legal heirs and my other moveable and immovable properties of whatsoever kind shall be liable and responsible for the same and shall also abide to make good all or any losses, damages, expenses etc. suffered by the said purchasers. I shall get the ownership

*cal haryana*

Contd....P/11.



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:: 11 ::

of the said House transferred in favour of said purchasers in all the concerned records of rights, otherwise, said purchasers shall have all the rights to get the said House transferred in their names in pursuance of this Sale Deed by representing themselves on my behalf. No litigation of whatsoever kind is pending against the above said House in any Court of law in India nor any loan of any bank or financial institution is pending or outstanding against the said House. I have handed over all the

Contd....P/12.





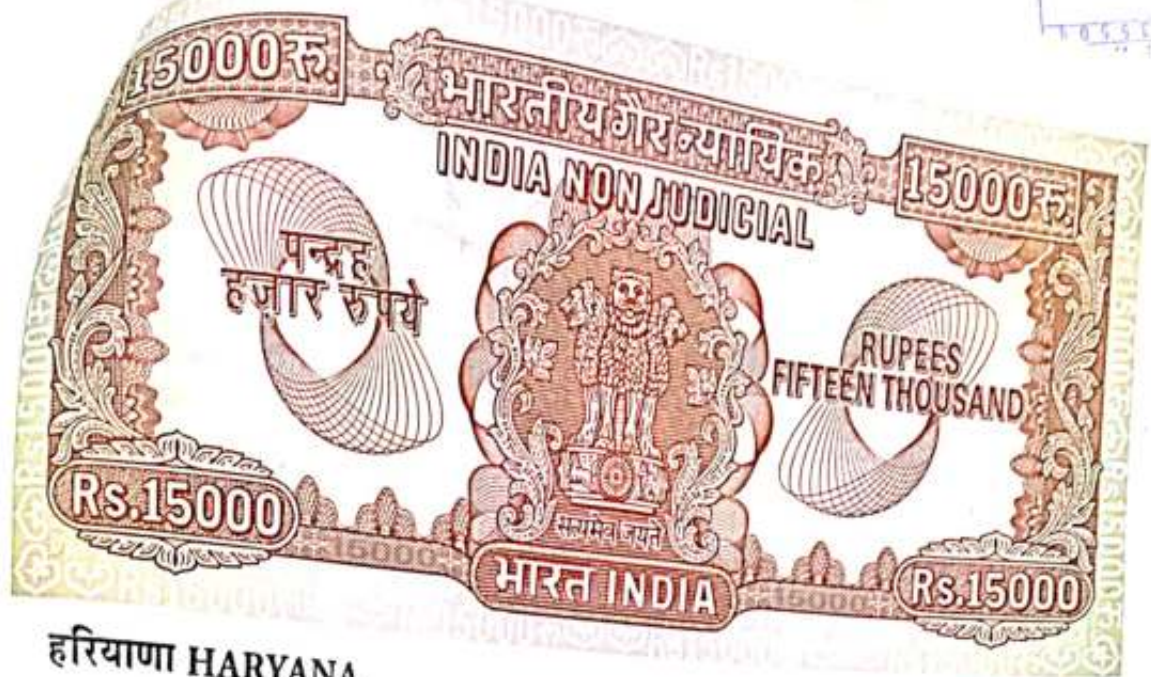
हरियाणा HARYANA

034316

:: 12 ::

relevant original documents of the said House to the said purchasers. I, above named seller/vendor and my legal heirs shall abide by the contents of this Sale Deed. The expenses of this sale deed and Stamp Papers etc. have borne by the said purchasers. I shall also be liable and responsible for all or any dues of the said House of whatsoever kind payable till date and from today onwards, the said purchasers shall be liable and responsible for the same. This document has been drafted as per the instructions of executant and said purchasers.

Contd....P/13.



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034315

:: 13 ::

IN WITNESS WHEREOF, I above named seller/ Vendor have signed this Indenture of Sale Deed on this 3rd day of January, 2008, at Faridabad, in the presence of witnesses, after understanding the contents of this sale deed and confirming the same to be true and correct.

WITNESSES:

1.

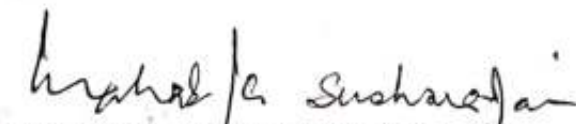
 R. C. Unnathi  
Advocate  
Dist. Courts FAR.

EXECUTANT/SELLER

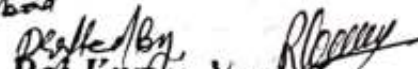
  
S.C. LAKHANPAL

PURCHASERS.

2. Ashok Jain & late  
M.M. Lal Jain R/o 597/15A,  
Faridabad.

  
M.P. JAIN & SMT. SUSHMA JAIN

3. Ashwani Bhardwaj  
R/o 1360/15, Faridabad

  
Raj Kumar Verma

Document Writer  
FARIDABAD

SR. No.....01..... Date...3-1-08



Reg. No. 21641 Reg. Year 2007-2008 Book No. 1

Cont. No.: 9151  
Date: 31/12/07

Distt. Treasurer  
Treasury, Faridabad



विक्रेता



क्रेता



गवाह

विक्रेता

S.C Lakhampal

क्रेता

M.P Jain

Sushma Jain

गवाह 1:- R.C chauhan

गवाह 2:- Ashok Jain

#### प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 21,641 आज दिनांक 03/01/2008 को वही न: 1 जिल्द न: 0 के पृष्ठ न: 23 पर पंजीकृत किया गया तथा इसको एक प्रति अतिरिक्त वही सख्या 1 जिल्द न: 2 के पृष्ठ सख्या 70 से 72 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं।

दिनांक 03/01/2008

उप/संयुक्त पंजीयन अधिकारी  
फरीदाबाद

21641  
3-1-08  
3-1-08

Sub Registrar  
FARIDABAD

