



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL04991848606409J
Certificate Issued Date	: 27-Apr-2011 04:27 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK10097526868800J
Purchased by	: UMESHWAR PRASAD SINGH AND SHUSHILA SINGH
Description of Document	: Article 23 Sale
Property Description	: J-156, SAKET, NEW DELHI
Consideration Price (Rs.)	: 46,00,000
	(Forty Six.Lakh only)
First Party	: ANKUSH NANDA AND ROHIT JINDAL
Second Party	: UMESHWAR PRASAD SINGH AND SHUSHILA SINGH
Stamp Duty Paid By	: UMESHWAR PRASAD SINGH AND SHUSHILA SINGH
Stamp Duty Amount(Rs.)	: 2,30,000
	(Two Lakh Thirty Thousand only)

9679
29/4/11

5653
14



Please write or type below this line

T-128

[Handwritten signatures]

Sushila singh

DOCT



ADIKUSH NANDA
Pano-ABNPN4783C
THE SEAL OF
REGISTRAR SUBDISTRICT
DELHI



ROHIT JINDAL
AFGPJ09758K
THE SEAL OF
REGISTRAR SUBDISTRICT
DELHI



MAGESHWAR PRASAD
AFGPJ09725N
THE SEAL OF
REGISTRAR SUBDISTRICT
DELHI



SUSHIL SINGH
AFGPJ09725N
THE SEAL OF
REGISTRAR SUBDISTRICT
DELHI

SALE DEED

FOR Rs.46,00,000/-

PROPERTY No.	:	J-156
FLOOR	:	ENTIRE FIRST FLOOR
TYPE OF PROPERTY	:	RESIDENTIAL
CITY NAME	:	NEW DELHI
SEGMENT/BLOCK NAME	:	SAKET
TOTAL PLOT AREA	:	104.512 Sq. Mtrs.,
CATEGORY LOCALITY	:	'C'
COLONY SERIAL No.	:	1550
MINIMUM LAND RATE	:	Rs.54,600/- Per Sq. Mtrs.
TRANSACTION VALUE	:	Rs.46,00,000/-
STAMP DUTY PAID @ 2.5%	:	Rs.1,15,000/-
CORPORATIONN TAX @ 2.5%	:	Rs.1,15,000/-
TOTAL DUTY PAID@ 5%	:	Rs.2,30,000/-

This Sale Deed is executed at New Delhi, on this 29th day of April, 2011, by
(1) **MR. ANKUSH NANDA** son of SHRI S.K. NANDA resident of R-1/202, GROUND FLOOR,
HAUZ KHAS ENCLAVE, NEW DELHI and (2) **MR. ROHIT JINDAL** son of SHRI B.R. JINDAL
resident of A-12/12, DLF-I, GURGOAN, HARYANA (**BOTH ARE HAVING EQUAL SHARES**),
hereinafter jointly called the "**VENDORS**" of the one part;

IN FAVOUR OF


(1) **SHRI UMESHWAR PRASAD SINGH** son of LATE SHRI RAGHO PRASAD SINGH &
(2) **SMT. SHUSHILA SINGH** wife of SHRI UMESHWAR PRASAD SINGH both resident of SILLA
WRAT, NORTH SHRI KRISHNA PURI BORING ROAD, PATNA, BIHAR, hereinafter jointly called
the "**VENDEES**" of the other part.

The expression of the terms the VENDORS and the VENDEES, wherever they occur in the
body of this Sale Deed, shall mean and include them, their respective heirs, successors, legal
representatives, executors, administrators, nominees and assignees.

WHEREAS SMT. KRISHNA RANI wife of SHRI CHUKHAND ASHWER DASS is the owner
of the DDA Freehold Property bearing No.J-156, measuring 104.512 Sq. Mtrs., situated at SAKET,
NEW DELHI-110017 vide Conveyance Deed duly registered as Document No.18468, in Addl. Book
No.1, Volume No.420, on pages 138 to 140, dated 19.02.2000, in the office of the Sub-Registrar,
New Delhi which is bounded as under:-

EAST	:	ROAD 30' F/W
WEST	:	SERVICE LANE 15'
NORTH	:	PLOT No.157
SOUTH	:	PLOT No.155

AND WHEREAS thereafter said SMT. KRISHNA RANI sold the above Entire Freehold
Property No.J-156, measuring 104.512 Sq. Mtrs., situated at SAKET, NEW DELHI-110017 to MR.
ANKUSH NANDA son of SHRI S.K. NANDA resident of R-1/202, GROUND FLOOR, HAUZ KHAS
ENCLAVE, NEW DELHI and MR. ROHIT JINDAL son of SHRI B.R. JINDAL resident of A-12/12,
DLF-I, GURGOAN, HARYANA (VENDORS HEREIN) by virtue of Sale Deed duly registered as
Document No.17375, in Addl. Book No.1, Volume No.8945, on pages from 22 to 31, dated
28.11.2008, in the Office of the Sub-Registrar, New Delhi.


Sushila Singh

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil Sub Registrar V

Area of Building 0 वर्ग फुट

Village/City Saket

Building Type

Place (Segment) Saket

Property Type Residential

Area of Property 104.50 वर्ग मीटर

Money Related Detail

Consideration Amount 4,600,000.00 Rupees

Stamp Duty paid 230,000.00 Rupees

Value of Registration Fee 46,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

Presented by Sh./Smt

ANKUSH NANDA

Rohit Jindal

S/o W/o

S.K. Nanda

B.R. Jindal

R/o

R 1/202 G.F. Hauz Khas Enclave N.D.

A 12/12 DLF I Gurgaon Hr

in the office of the Sub Registrar, Delhi this 29/04/2011 day Friday
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms ANKUSH NANDA, Rohit Jindal

and Shri/Ms Umeshwar Pd.Singh, Sushila Singh

Who is/are identified by Shri/Smt/Km. Naveen Mehta S/o W/o D/o K.G. Mehta R/o H 3/9 Malviya Ngr N.D.
and Shri/Smt./Km Gaurav Rajpal S/o W/o D/o Vijay Rajpal R/o N 36 Malviya Ngr N.D.
(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) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.4,600,000.00 Rupees forty six lakh Only
The Balance of entire consideration of Rs. _____ Rupees _____ has been paid to the

Vendor(s)/Mortgagor(s) by

Sh./Ms. Umeshwar Pd.Singh,

S/o W/o R.P.Singh Umeshwar Pd. Singh

R/o Willa Wratt North Shri Krishna Puri Boring Road Patna Bihar Willa Wratt North Shri
Krishna Puri Boring Road Patna Bihar

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

Date 05/05/2011

Registrar/Sub Registrar
Sub Registrar V
Delhi/New DelhiAND WHEREAS
got the necessary approvals
residential building comprising
its complete T.

AND WHEREAS after having purchased/acquired the said property, the said VENDORS got the necessary approvals and plans sanctioned from the concerned authority and constructed a residential building comprising of Stilt, Ground Floor, First Floor, Second Floor and Third Floor with its Complete Terrace Rights (Up to Sky limits) on the said plot with their own funds and resources.

AND WHEREAS in manner aforesaid VENDORS became the absolute owner and in physical possession of Entire Built-up Property No.J-156, measuring 104.512 Sq. Mtrs., situated at SAKET, NEW DELHI-110017

AND WHEREAS the VENDORS for their bonafide needs and requirements has agreed to sell **Entire First Floor (with Fully Furnished) of the said Freehold Built-up Property No.J-156, plot of land measuring 104.512 Sq. Mtrs., situated at SAKET, NEW DELHI-110017 with One Servant Quarter in Stilt Area and Parking rights for One Car in Driveway**, (hereinafter called the said portion of the said property), with super structure, fixtures, fittings, necessary amenities like Separate Electricity Meter, Water Meter/Connection, Overhead Tank, Under Ground Water Storage Tank, along with proportionate, undivided and indivisible ownership rights/share in the freehold land underneath, together with the right to use/avail the common Lift, entrance, passages, staircases, services and other common facilities and amenities provided in the building and easements, privileges and appurtenances thereto, (hereinafter collectively referred to as "the said portion of the said Property") for a total sale consideration of Rs.46,00,000/- (Rupees Forty Six Lacs Only) and on terms and conditions hereinafter appearing..

AND WHEREAS the VENDORS declare and assure the VENDEES:

- (a) That the title of the VENDORS are absolute clear marketable title and that the "said portion" of the said property is free from all sorts of encumbrances, viz, mortgage, prior sale, gift, exchange, court injunction, award, litigation, lien or charge etc.



-4- Sushila Singh

(b) That the "said portion" of the said property is their absolute and exclusive self acquired property and the same is neither the subject matter of any minority HUF (Hindu undivided family) nor does it belongs to Joint Hindu Family and no part of the "said portion" of the said property is owned by any minor and/or no minor have any rights, title, interest and claim or concern of any nature whatsoever with the "said portion" of the said property.

(c) That they are fully competent and authorized to sell the "Said Portion" to the VENDEES and further their family members/heirs have got no objection for the said sale.

(d) That prior to this Sale Deed, they have not entered into any kind of agreement of any nature whatsoever with any body else, in respect of the "said Portion of the said Property" hereby agreed to be sold to the VENDEES.

(e) - That the VENDORS do also hereby agree to keep harmless and indemnified the VENDEES from and against all losses, damages, cost or expenses which they may sustain or incur by reason of any wrong representation made by the VENDORS in respect of any arrears of taxes, charges, fees or cesses due thereof .

AND WHEREAS the aforesaid assurances of the VENDORS, the VENDEES have agreed to purchase/acquired the Said Portion of the Said Property from the VENDORS.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of this Sale Deed and in consideration of a total sum of Rs.46,00,000/- (Rupees Forty Six Lacs Only) which amount has been received by the VENDORS from the VENDEES in following manners:-



Sushila singh

AMOUNT	CHEQUE/DD No.	DATE	DRAWN ON
RS/- 3,70,000	→ Cash		
RS/- 3,70,000	→ Cash		
RS/- 19,30,000/-	007276	28/04/11	HDFC BANK LTD
RS/- 19,30,000/-	007275	28/04/11	id/o

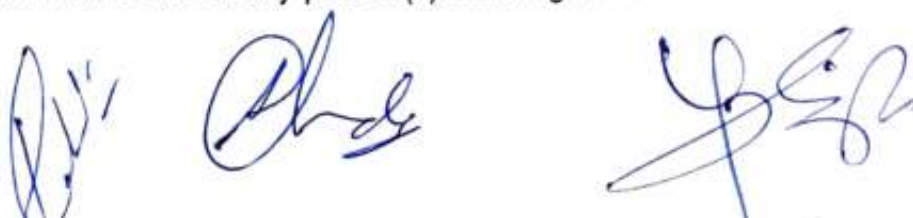
Rs.46,00,000/- (TOTAL AMOUNT:- RUPEES FORTY SIX LACS ONLY)

In full and final settlement, the receipt of which the VENDORS admit and acknowledge hereby. Nothing is left due to be paid by the VENDEES to the VENDORS against the said Portion.

2. That the VENDORS have handed over the vacant and physical possession of the said portion, hereby sold, to the VENDEES at the time of execution and registration of this Sale Deed, who have assumed its possession and is now the lawful owners of the same.

3. That now the VENDORS do hereby sell, convey, grant, transfer and assign all their rights, titles, interests, claims, benefits in the said portion with super-structure standing therein, alongwith proportionate, undivided, indivisible and impartible share of ownership rights in the freehold land beneath the same, including easements and appurtenances, whatsoever, pertaining to the said portion TO HAVE AND TO HOLD THE SAME unto the VENDEES, ABSOLUTELY AND FOREVER.

4. That the VENDORS (including their heirs, executors, administrators, representatives, successors and assigns) admit that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the said portion of the said property, hereby sold, and the same has become the absolute property of the VENDEES, with the right to use, enjoy sell, gift, mortgage, lease and transfer the same by whatever means they like without any demand, objection, claim or interruption by the VENDORS or any person(s) claiming under or in trust for him.



5. That the VENDORS have assured the VENDEES that the said Portion of the Said Property is freehold in nature and is free from all other kinds of encumbrances, such as prior sale, mortgage, gift, Will, loan, surety, security, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, hypothecation, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever, and if it is proved otherwise, or if the whole or any part of the said portion of the said property, hereby conveyed to the VENDEES is ever taken away or goes out from the possession of the VENDEES on account of any legal defect in the ownership and the title of the VENDORS, then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEES and keep the VENDEES indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEES.

6. That the VENDORS shall pay and clear the House Tax, Water and Electricity charges and other dues & demands of the concerned authorities, in respect of the said Portion, upto the date of handing over the vacant and physical possession of the said portion to the VENDEES, and thereafter the same shall be paid by the VENDEES.

7. That the VENDEES can get the said Portion assessed individually in their own names in the records of M.C.D for the payment of individual house tax.

8. That the passage, stairs and other common facilities and amenities in the said property shall be remain common for all the occupants of the building. The maintenance expenses for such facilities and amenities shall be shared by all the occupants of the building in proportionate shares.

9. That VENDORS have provided a separate BSES Rajdhani Power Ltd., electricity Meter for electric supply and a separate DJB Water Connection along with Water Tank for exclusive use of the VENDEES for the said Portion. The said Electric Meter and Water Meter shall be the property of the VENDEES, who can get the same transferred in their own names in the records of BSES Rajdhani Power Ltd., and DJB, at their own costs and expenses.



10. That the VENDORS have also provided a Functioning/Working Lift in the said building for the common use of the Owner/Occupants of the Ground Floor, First Floor, the Second Floor and the Third Floor of the Said building. The maintenance expenses, Salary of the liftman, electricity consumption charges shall be shared by them, proportionately.
11. That the VENDEES shall have no right on the terrace of the building but they shall have unfettered right to access to the terrace for installation, re-installation of TV Antennas and Overhead Water Storage Tanks on the Terrace of the said building and they have the unfettered right to get it repaired, reinstalled and cleaned at all reasonable time.
12. That the Sale Deed includes a transfer by way of ownership by the VENDORS to the VENDEES of proportionate, undivided freehold ownership rights of land and the VENDORS hereby confirm the same.
13. That all the occupants of the building including the VENDEES shall ensure not to obstruct open/common areas like driveway, staircase etc., in any manner whatsoever.
14. That the VENDEES can get the said Portions transferred and mutated in their own names in the records of DDA, L&DO, M.C.D., Electric Company, D.J.B., or any other concerned authority at their own cost and expenses, on the basis of the Sale Deed or its certified true copy.
15. That the VENDORS have delivered all the original title documents pertaining to the said portion and the Photostat copies of all the original documents pertaining to the aforesaid property, to the VENDEES, on signing of this Sale Deed.
16. 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 Govt. then the VENDEES shall be entitled for the respective undivided share in the benefits land. In case the construction has to be raised afresh after destruction of the building due to natural calamity, then in that eventuality the matter regarding reconstruction of the building shall be resolved/ decided by mutual consent of all the owners of the different portions of the said building along with VENDEES.


Sushila Singh

FORM-A

Name of Office of Registrar/Sub-Registrar

V

2. Name & Father's name of the transferor

AMKUSH NANDA S/O S.K. NANDA
SOTHER R/O R-1/202 HA02
KIAS ENCLAVE N.D

3. Address of the transferor

4. Name & Father's name of the transferee

UMESHWAR PRASAD SINGH S/O
LT. R.P. SINGH SOTHER R/O
SILLA WRAT NORTH SHAT
KRISHNA PURI BORING ROAD
PATNA BIHAR

5. Address of the transferee

6. If the property was transferred
earlier (Yes/No)(a) If yes amount of consideration
thereof7. Amount of consideration of the
percent transfer

Rs. 460,000/-

8. Other information

A. In case of Agricultural land :

(i) Name of the Revenue Estate

(ii) Name of village

(iii) Khasra Number (s)

(iv) Area of Land under transfer

(in hect/Sq. mtr.)

(1 Acre= Sq.mtrs,

ha= Sq. mtr.

1 Biswa = Sq. mtrs,

B. In case of non-agriculture

(1) Location to the property :-

(a) Name of the colony / locality -

(b) Sl. No. of the colony/locality -
in the list colonies/localities -

(c) Category of the colony / locality -

SAKET

1550

C

(If the name of colony/ locality is not included in the list of colonies/localities the category of the
nearest colony / locality may be mentioned).

104.5

SAMTH

(ii) Area in Sq. mtrs.

(iii) Land use

RESI

(iv) Land marks, if any with the
help of which the property
can be located.

C. In case of built-up property other than flats

- (i) Total area of the plot
- (ii) Land use
- (iii) Total plinth area of the property (sq. mtrs.)

104.5
(PSSI)
391
79

50 mtrs
50 mtrs

- (iv) Plinth area under transfer (in Sq.mtrs.)

- (v) Year of construction

- (vi) Nature of construction

Pucca

Semi Pucca

Kacha

-1.0
-0.75
-0.51

D. In case of Flats

- (i) Constructed by DDA/Co-operative Group Housing Society - (CGHS/Private Builder)

- (ii) Plinth area of the flat (in sq. mtrs.)
- (iii) Whether number of storeys in the building of your flat exceeds four or not. (yes / No)

104.5

VERIFICATION

Name & Signatures of the transferor

SHARDA SINGH

What is stated above is true to the best of my knowledge and belief.

Verified today.....29/11/11.....

Sharda Singh

Signature of
Transferee

Signature of
Transferor

That the VENDORS hereby agree to sign and execute any required documents for more confirming the ownership title of the VENDEES and for transfer of ownership title in the records of Municipal Corporation of Delhi or any other concerned authorities.

18. That no common parts of the said property will be used by the VENDEES or other/occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

19. That the VENDORS and VENDEES are Indian Nationals.

20. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.

21. That all the expenses of this Sale Deed viz, Corporation Tax, Stamp Duty, registration fee, etc. have been borne and paid by the VENDEES.

IN WITNESSES WHEREOF, the VENDORS and VENDEES have signed and executed this Sale Deed on the day, month and year first above written, in the presence of the following witnesses.

WITNESSES:

1. Haveru Mehra SL
R/S. K. G. Mehra R/S
R/S. H. S. L. Adviga Nayaz
N.O.
ECR T200924365

2.

G. S. RAJRAJ
S. S. RAJRAJ
R/S. N. L. RAJRAJ
R/S. N. L. RAJRAJ
R/S. N. L. RAJRAJ

10308202328728


VENDORS

Sushil Singh


VENDEES

DRAFTED BY
R. H. T. RAJRAJ