



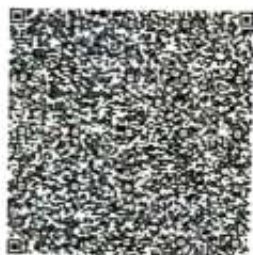
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL03448678644961I
Certificate Issued Date	: 03-Jul-2010 12:34 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK07006607104524I
Purchased by	: SH UMESHWAR PRASAD SINGH
Description of Document	: Article 23 Sale
Property Description	: J-156, SAKET, NEW DELHI
Consideration Price (Rs.)	: 25,00,000
	(Twenty Five Lakh only)
First Party	: MR ANKUSH NANDA AND MR ROHIT JINDAL
Second Party	: SH UMESHWAR PRASAD SINGH
Stamp Duty Paid By	: SH UMESHWAR PRASAD SINGH
Stamp Duty Amount(Rs.)	: 1,50,000
	(One Lakh Fifty Thousand only)



Please write or type below this line



79

[Signature]

[Signature]

[Signature]

[Red stamp]

Statutory Alert:

The e-Stamp is valid only if it is generated by the e-Stamping System of the Government of National Capital Territory of Delhi. The e-Stamping System is available at the following website: www.e-stamp.com



ANKUSH NANDA
ABUPNY4182

ROHIT JINDAL
AFGP 9758K

U. P. SINGH
ADLPS9725N

TZD1224989

SALE DEED

FOR Rs.25,00,000/-

PROPERTY No.	:	J-156
FLOOR	:	ENTIRE SECOND 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.27,300/- Per Sq. Mtrs.
TRANSACTION VALUE	:	Rs.25,00,000/-
STAMP DUTY PAID @ 3%	:	Rs.75,000/-
CORPORATIONN TAX @ 3%	:	Rs.75,000/-
TOTAL DUTY PAID@ 6%	:	Rs.1,50,000/-

[Signature]

[Signature]

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Deed Related Detail

SALE WITHIN MC AREA

Date: 12/07/2010

Deed Name: SALE

Area of Building: 0
Building Type: 0

Money Related Detail

Stamp Duty paid: 150,000.00 Rupees

Consideration Amount: 2,500,000.00 Rupees

Pasting Fee: 100.00 Rupees

Registration Fee: 25,000.00 Rupees

SALE WITHIN MC AREA

S/o W/o

R/o

SK

r-1/202 GR [redacted] has Enclave No.

BR

a-12/12 DLF-I Gurgaon HR

Jindal

Registrar, Delhi this 12/07/2010 day Monday

[Signature]

[Signature]

Registrar Sub Registrar

Registrar V

Delhi New Delhi

Signature of Present

Witnessed by the said Shri/Ms Anurag Nanda, Mr Rohit Jindal

Shri/Ms [redacted] Laxman Prasad Singh

Shri/Ms [redacted] Jivan Thakur S/o W/o D/o P Thakur R/o So/So St. Malviya Ngr ND

Shri/Ms [redacted] Km Navten Mehta S/o W/o D/o Late K G Mehta R/o D-39 Malviya Ngr ND

(Witness) Witness No. II is known to me

Witnesses to the document explained to the parties and understand the conditions and admit them as correct.

Witnesses to the document for Rights as the case in the hand thumb impression of the executant has been affixed in my presence

Witnesses to the document prior receipt and full consideration Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

Witnesses to the document of Rs. [redacted] Rupees [redacted] Rupees

[Signature]
Sub Registrar V
Delhi New Delhi

This Sale Deed is executed at New Delhi, on this 5th day of July, 2010, 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

SHRI UMESHWAR PRASAD SINGH son of LATE SHRI RAGHO PRASAD SINGH
 resident of SILLA WRAT, NORTH SHRI KRISHNA PURI BORING ROAD, PATNA,
 BIHAR, hereinafter called the "**VENDEE**" of the other part.

The expression of the terms the VENDORS and the VENDEE, 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 (VENDOR HEREIN) 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.I, 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.

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 Basement, 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 Second Floor 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(adjoining to J-157) 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.25,00,000/- (Rupees Twenty Five Lacs Only) and on terms and conditions hereinafter appearing..

AND WHEREAS the VENDORS declare and assure the VENDEE:

- (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.
- (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 VENDEE 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 VENDEE.

(e) That the VENDORS do also hereby agree to keep harmless and indemnified the VENDEE 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 VENDEE 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.25,00,000/- (Rupees Twenty Five Lacs Only) which amount has been received by the VENDORS from the VENDEE in following manners:-

AMOUNT	CHEQUE/DD No.	DATE	DRAWN ON
Rs. 6,25,000/-	156321	5/7/10	HDFC LTD. Saket
Rs. 3,75,000/-	156322	5/7/10	do -
Rs. 2,50,000/-	156323	5/7/10	do -
Rs. 6,25,000/-	156324	5/7/10	do -
Rs. 6,25,000/-	156325	5/7/10	do -

Rs.25,00,000/- (TOTAL AMOUNT:- RUPEES TWENTY FIVE 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 VENDEE 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 VENDEE 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 VENDEE, 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 VENDEE, 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 VENDEE 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 VENDEE is ever taken away or goes out from the possession of the VENDEE 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 VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.






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 VENDEE, and thereafter the same shall be paid by the VENDEE.
7. That the VENDEE can get the said Portion assessed individually in his own name 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 VENDEE for the said Portion. The said Electric Meter and Water Meter shall be the property of the VENDEE, who can get the same transferred in his own name in the records of BSES Rajdhani Power Ltd., and DJB, at his 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 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 VENDEE shall have no right on the terrace of the building but he 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 he has 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 VENDEE 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 VENDEE shall ensure not to obstruct open/common areas like driveway, staircase etc., in any manner whatsoever.

14. That the VENDEE 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 VENDEE, 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 VENDEE 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 VENDEE.

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



That no common parts of the said property will be used by the VENDEE 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 VENDEE 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 VENDEE.

IN WITNESSES WHEREOF, the VENDORS and VENDEE 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. Jivan Thakur
Sd/- P. Thakur Rb 80/60
S.F. Madhvi Nagar N.D.
D.N. D-0319930047403(1)

Naveen Mehta
Sd/- K. C. Mehta

Rb 4-3/9 Madhvi Nagar
N.D. GEN T200924365


VENDORS


VENDEE

DRAFTED BY

ROHIT RAJPAL
NR 4 MALWA
NGR N'D

Reg. No. Reg. Year Book No.
 13419 2010-2011 1



1st Party विक्रता 2nd Party कर्ता Witness गवाह

1st Party 2nd Party

Ankush Nanda Mr Rohit Jindal

Shri Umeshwar Prasad Singh

Shri Anil Kumar Naveen Mehta

Certificate (Section 60)

Reg. No. 13419 in Book No. 1 Vol No 10,374

on 29th of this day 12/07/2010 day Monday

all the above mentioned parties have been taken in my presence.

Sub Registrar
 Sub Registrar V
 New Delhi/Delhi



12/07/2010

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.)
- (iv) Plinth area under transfer
(in Sq.mtrs.)
- (v) Year of construction
- (vi) Nature of construction


104.512 Sq.mh
Residential

391 50 mtrs
79 50 mtrs

Pucca - 1.0
Semi Pucca - 0.75
Kacha - 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)

VERIFICATION ()
Name & Signatures of the transferor
MR. ANKUSH NANDA
OTHER

What is stated above is true to the best of my knowledge and belief.
Verified today 5/7/10


Signature of
Transferee


Signature of
Transferor

