

116.2 Sale

Receipt

Receipt Book (A)

Sub Registrar Office

7,612

SR IVA - SHAHDARA

Duplicate

Registration Date 10/11/2020 3:21:48P1

First Party

Rakesh Jindal

Date of Execution

10/11/2020 12:00:00f

Date of Presentation

10/11/2020 12:00:00f

Type of Deed

SALE WITHIN MC AREA

Consideration Value

5586000.00

Stamp Duty

335160.00

Govt. NCT of Delhi

Registry Fees

55,860.00

Copying Fees

100.00

Total Fees

55960.00

Sub Registrar

SR IVA - SHAHDARA

2497

2



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

7612

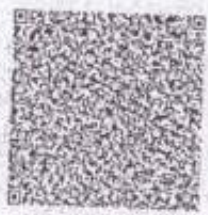
4963

10/11/2020

LOCKED

सत्यमेव जयते
Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)

IN-DL04569367189370S
09-Nov-2020 05:33 PM
NONACC (BK) dlbo55k02/SHAHDAVA-DL-DLH
SUBIN-DL04569367189370S
1 HARIOM ARORA 2 SUMIT ARORA 3 AMIT ARORA
Article 23 Sale
PART OF PROPERTY NO. 1/560 NEW NO.1/560-B MANSAROVER PARK
G.T ROAD SHAHDARA DELHI-32
55,86,000
(Fifty Five Lakh Eighty Six Thousand only)
1 RAKESH JINDAL 2 RAJESH JINDAL 3 YOGESH JINDAL
1 HARIOM ARORA 2 SUMIT ARORA 3 AMIT ARORA
1 HARIOM ARORA 2 SUMIT ARORA 3 AMIT ARORA
3,35,160
(Three Lakh Thirty Five thousand One Hundred And Sixty only)



SHAHDARA & SEEMAPURI, DELHI

Rajni

Sumit

Amit

Amish

SR 0006861943

:: SALE DEED ::

STAMP DUTY	3%	Rs.1,67,580/-
CORPORATION TAX	3%	Rs.1,67,580/-

STAMP DUTY	6%	Rs.3,35,160/-
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VENDOR NO.1
(RAKESH JINDAL)

UID 7175 23475169

DOB 12/09/1957

PAN No. AAHPJ802B

SHAHNARA &
SEEMAPURI, DELHI



VENDOR NO.2
(RAJESH JINDAL)

5210342296787

21/12/1961

AFY 18077M DELHI



VENDOR NO.3
(YOGESH JINDAL)

2485 6460 2383

08/10/1961

AACPJ8002B

SHAHNARA &
SEEMAPURI, DELHI



VENDEE NO.1
(HARISH AROORA)

UID 3749 63200899

DOB 01/05/1955

PAN AAEPAD415H

EMAIL Sumit1030@gmail.com

MOBILE 9999099751



VENDEE NO.2
(SUMIT AROORA)

658297203272

30/05/1981

AFY 18077M DELHI



VENDEE NO.3
(AMIT AROORA)

2979 0044 8338

08/12/1980

AHPJ8002B &
SEEMAPURI, DELHI

Amit

Contd. p/3

DETAILS OF PLOT/PROPERTY

Plot/Property No. : 1/560, NEW No. 1/560-B

Located at : MANSAROVER PARK, G.T. ROAD
SHAHDARA, DELHI-110032

Category of Locality : "F"

Sr. No. of Colony : 1007

Ward no. of Colony : 87

Circle Rate : Rs.56,640/- per Sq. Mtrs.

Construction Cost : Rs.8,200/- per Sq. Mtrs.

Land Area : 97.65 Sq. Mtrs. (116.2 SQ. YDS.)

Plinth/Covered Area : 6 sq. mtrs. (one room)

Land Use : Residential

Cost of Land : 56,640 x 97.65 x 1 = Rs.55,30,896/-

Cost of Construction : 8,220 x 6 x 1 = Rs.49,320/-

Value of Property According to Circle Rate : Rs.55,80,216/-

Stamp Duty Paid on : Rs.55,86,000/-

DA/MCD Resolution No. 1423/Stg. Dated 09/11/1981.

Contd. p/4

Amit

Signature

Signature

This Sale Deed is hereby made and executed at Delhi on this 10th day of November 2020, By (1) SHRI RAKESH JINDAL S/o LATE SHRI RAJA RAM JINDAL R/o 1/560, MANSAROVER PARK, G.T. ROAD, SHAHDARA, DELHI-110032, (2) SHRI RAJESH JINDAL S/o LATE SHRI RAJA RAM JINDAL R/o 1, TOP FLOOR, VIGYAN VIHAR, ANAND VIHAR, DELHI-92 & (3) SHRI YOGESH JINDAL S/o LATE SHRI RAJA RAM JINDAL R/o 1/560, MANSAROVER PARK, G.T. ROAD, SHAHDARA, DELHI-110032, hereinafter called the VENDORS.

IN FAVOUR OF

(1) SHRI HARI OM ARORA SON OF SHRI RAM LAL (2) SHRI SUMIT ARORA & (3) SHRI AMIT ARORA SONS OF SHRI HARI OM ARORA ALL R/o 1/9418, GALI No.7, WEST ROHTASH NAGAR, SHAHDARA, DELHI-110032, hereinafter called the VENDEES.

The expressions of the VENDORS and the VENDEES herein used shall mean and include them/their respective legal heirs, representatives, administrator, successors, executors, nominees and assignees etc.

WHEREAS THE VENDORS are the Absolute Owners and in physical possession of PIECE OF LAND AREA MEASURING 116.2 SQ. YDS., i.e. 97.65 SQ. MTRS., OUT OF KHASRA NO. 1165/351, 1172/948/352-353-355, BEARING PART OF PLOT/PROPERTY NO.1/560, NEW No. 1/560-B, CONSISTING ONE ROOM HAVING ITS COVERED AREA 6 SQ. MTRS. THEREON AND WITH THE RIGHT TO CONSTRUCT UPTO THE LAST STOREY, SITUATED AT IN THE AREA OF VILLAGE CHANDRAWALI alias SHAHDARA, IN THE ABADI OF MANSAROVER PARK, G.T.ROAD, ILLAQA SHAHDARA, DELHI-110032, WHICH IS BOUNDED AS UNDER

EAST :-	Part of Property No.1/560
WEST :-	Part of Property No.1/560
NORTH :-	Part of Property No.1/560
SOUTH :-	G.T. Road, Shahdara

Having been acquired the said property by the Vendors through Relinquishment Deed duly Regd. as Doc. No.2691, Book No.I, Vol. No. 3359, on pages 64 to 71 on dated 10/08/2020 in the office of S.R.IV-A, Delhi, executed by all other legal heir of Sh. Raja Ram Jindal S/o Late Sh. Ram Chander (in respect of area measuring 352 sq. yds.).

Contd..P/5



Date 10/11/2020

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Vehsil/Sub-Tehsil SR IVA - SHAHDARA

Village/City Mansarovar Park

Place (Segment) Mansarovar Park

Property Address House No.: 1/560 (New No 1/560-B), Road No.: Mansarovar Park

Area of Property 97.65 Sq.Meter

Building Type

Property Type

Money Related Detail

Consideration Amount :5,586,000.00 Rupees

Stamp Duty Paid 335,160.00 Rupees

Value of Registration Fee 55,860.00 Rupees

Pasting Fee 100.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

Rakesh Jindal

Rajesh Jindal

Yogesh Jindal

S/o W/o

Late Raja Ram Jindal

Late Raja Ram Jindal

Late Raja Ram Jindal

R/o

1/560, Mansarovar Park, GT Road, Shahdara, Delhi

1, Top Floor, Vigyan Vihar, Anand Vihar, Delhi

1/560, Mansarovar Park, GT Road, Shahdara, Delhi

between the hours of

the office of the Sub Registrar, Delhi this 10/11/2020 12:00:00AM day Tuesday

Signature of Presenter

Registrar/Sub Registrar
SR IVA - SHAHDARA
Delhi/New DelhiAdmitted by the said Shri / Ms.
Rakesh Jindal, Rajesh Jindal, Yogesh JindalShr / Ms.
Om Arora, Sumit Arora, Amit Arorais/are identified by Shri/Smt/Km. Mukesh Aggrawal S/o W/o D/o Geeta Ram Aggrawal R/o A-30, Ashok Niketan,
Karpur, Delhi
Shri/Smt./Km Subhash Bansal S/o W/o D/o Kashmiri Lal Bansal R/o 49/F/F, Shreshtha Vihar, Delhi

Original 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.
I/We have read that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presenceMortgagor(s) admit(s) prior receipt an entire consideration Rs. 5,586,000.00 Fifty Five Lakh Eighty Six
Thousand Only
Balance of entire consideration of Rs. Rupees has been paid to theMortgagor(s) by. Sh./Ms. Hari Om Arora, Sumit Arora, S/o, W/o, Ram Lal Hari Om Arora, Hari Om Arora
Amit Arora
/9418, G No. 7, West Rohtash Nagar, Shahdara, Delhi, 1/9418, G No. 7, West Rohtash Nagar, Shahdara, Delhi, 1/9418, G
West Rohtash Nagar, Shahdara, Delhi

Revenue Department NCT of Delhi

NIC-DSU

Page 5th of the Sale Deed

And whereas the above said Relinquishment Deed has rectified through Rectification Deed duly Regd. as Doc. No. 4897, Book No.I, Vol. No. 3453 on pages 145 to 147 on dated 06/11/2020 in the office of S.R.IV-A, Delhi.

And whereas above said Vendor No.2, (Sh. Rajesh Jindal) is the General Attorney of Sh. Rakesh Jindal S/o Late Sh. Raja Ram Jindal vide F.G.P.A duly Regd. as Doc. No. 1237, Book No.IV, Vol. No. 996 on pages 104 to 110 on dated 06/11/2020 in the office of S.R.IV-A, Delhi (in respect of area measuring 59 sq. yds.).

Having been purchased the area measuring 176 sq. yds., by the above said Sh. Rakesh Jindal S/o Late Sh. Raja Ram Jindal from Smt. Saroj Jindal W/o Sh. Raja Ram Jindal vide Sale Deed duly Regd. as Doc. No. 253, Book no.I, Vol. No.2922 on pages 61 to 70 on dated 15/01/1997 in the office of S.R.IV, Delhi and thereafter said Sale Deed Rectified through Rectification Deed duly Regd. as Doc. No. 3384, Book No.I, Vol. No. 3000, on pages 174 to 177 on dated 03/12/1997 in the office of S.R.IV, Delhi.

And whereas above said Vendor No.2, (Sh. Rajesh Jindal) is the General Attorney of Sh. Yogesh Jindal S/o Late Sh. Raja Ram Jindal vide F.G.P.A duly Regd. as Doc. No. 1239, Book No.IV, Vol. No. 996 on pages 116 to 122 on dated 06/11/2020 in the office of S.R.IV-A, Delhi (in respect of area measuring 59 sq. yds.).

Having been purchased the area measuring 176 sq. yds., by the above said Sh. Yogesh Jindal S/o Late Sh. Raja Ram Jindal from Smt. Saroj Jindal W/o Sh. Raja Ram Jindal vide Sale Deed duly Regd. as Doc. No. 254, Book no.I, Vol. No.2922 on pages 71 to 80 on dated 15/01/1997 in the office of S.R.IV, Delhi and thereafter said Sale Deed Rectified through Rectification Deed duly Regd. as Doc. No. 3385, Book No.I, Vol. No. 3000, on pages 178 to 181 on dated 03/12/1997 in the office of S.R.IV, Delhi.

Contd. p/6

Amrit
Amrit
Rajesh Jindal
Amrit
Amrit
Amrit

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

Date 10/11/2020 16:15:59

Registrar/Sub Registrar
SRIVA - SHAHDARA
Delhi/New Delhi



AND WHEREAS all the previous attorneys are alive and not revoke and in working manner till today.

AND WHEREAS for their fundamental needs and requirements the Vendors have agreed to sell the above said plot along with land beneath, with all rights titles and interest unto the said VENDEES and the VENDEES have agreed to purchase the same for a Total consideration of **Rs.55,50,300/- (RUPEES FIFTY FIVE LAKH FIFTY THOUSAND THREE HUNDRED ONLY)** the entire sale consideration amount has been received by the Vendors from the VENDEES.

DETAILS OF PAYMENT:-

DETAILS OF Rs. 18,50,100/- VENDEE No. 1

Rs. 6,16,700/- Ch. No. 000078, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000079, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000080, Dtd. 09/11/2020, all cheque drawn at Kotak Mahindra Bank, Delhi in favor of Rakesh Jindal & Yogesh Jindal.



DETAILS OF Rs. 18,50,100/- VENDEE No. 2

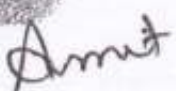
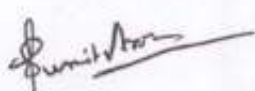
Rs. 6,16,700/- Ch. No. 000053, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000054, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000055, Dtd. 09/11/2020, all cheque drawn at Kotak Mahindra Bank, Delhi in favor of Rakesh Jindal & Yogesh Jindal.



DETAILS OF Rs. 18,50,100/- VENDEE No. 3

Rs. 6,16,700/- Ch. No. 000060, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000061, Dtd. 09/11/2020
Rs. 6,16,700/- Ch. No. 000062, Dtd. 09/11/2020, all cheque drawn at Kotak Mahindra Bank, Delhi in favor of Rakesh Jindal & Yogesh Jindal.

Contd. p/7



Reg. No.
4963

Reg. Year
2020-2021

Book No.
1/



Ist Party



IInd Party



Witness

Ist Party

Rakesh Jindal , Rajesh Jindal , Yogesh Jindal

IInd Party

Hari Om Arora , Sumit Arora , Amit Arora

Witness

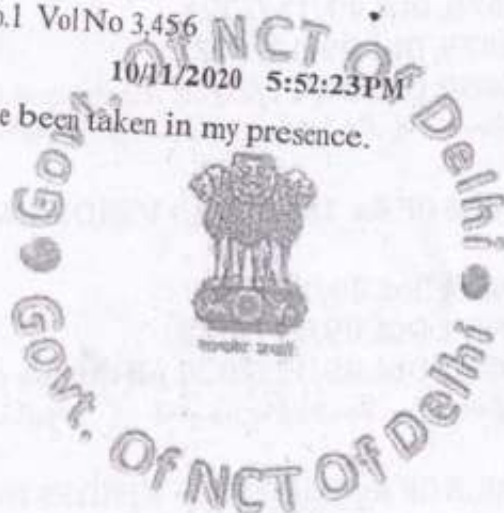
Mukesh Aggrawal, Subhash Bansal

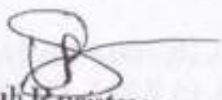
Certificate (Section 60)

Registration No.4,963 in Book No.1 Vol No 3,456
on page 133 to 144 on this date 10/11/2020 5:52:23PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

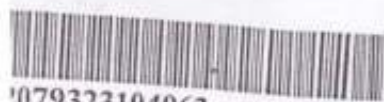
Date 10/11/2020 18:19:17




Sub Registrar
SRIVA - SHAHDARA
New Delhi/Delhi



10/11/2020



1079323104963

Revenue Department NCT of Delhi

DORIS

NICDSU

PART
P/NB
1/560

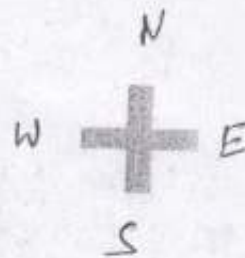
LAND AREA

116.2 Sq yds.

ie- 97.65 Sq
mt

Covered 6 Sq mt

PART OF
P.No 1/560



Area :- 116.2 Sq yds
97.65 Sq. MTS.

CIT. ROAD SHADARA

PLAN OF PROPERTY NO. 1/560-B, PART OF
PROPERTY NO 1/560
SITUATED AT
MANSA ROVER PARK, CIT. ROAD
SHADARA, DELHI-32

OR- Sale Deed

(TRACED BY)

e: Area, Boundary and size declared by the Vendor.
Both the Parties Checked the Said Plan.
Sanjeev Handa will not be responsible
for any litigation dispute, court case, mortgage etc.

S.K. HANDA ASSOCIATES
REGD. BUILDING SUPERVISOR
MIG-2 LICENCE NO. S-201
107/1346, EAST AZAD NAGAR
DELHI-51 PH. 13310176367

Amrit

Signature

Contd. Page 7th of the Sale Deed

NOW THIS SALE DEED IS WITNESSETH AS UNDER:

1. That the Vendors have already received the entire sale consideration amount from the Vendees at the spot.
2. That in consideration of the said amount the Vendors do hereby sell, convey, transfers, assigns, the aforesaid plot with all their rights, titles, interests, privileges, easements and appurtenance thereto the Vendees and Vendees will hold, use and enjoy the same without any hindrance, claim titles of others.
3. That the Vendors have handed over the actual, physical peaceful and vacant possession of the said plot to the Vendees and the Vendees have also occupied the same on the spot.
4. That all the expenses and costs of this Sale Deed have been borne and paid by the Vendees.
5. That up to the date of registration of this Sale Deed all the dues, taxes and other out going if any regarding the said plot shall be paid by the Vendors and thereafter the same will be paid by the Vendees.
6. That all the original copies or photo copies of title deeds and documents relating to the said plot have been handed over by the Vendors to the Vendees at the time of registration of this Sale Deed.
7. That the Vendors and Vendees have obtained the necessary no objection certificate from the Tehsildar, Delhi, under Section 8 of the Delhi Land and Restriction Transfer Act, 1972, if required.


Contd..p/8

Contd..p/8

8. That the Vendors hereby assures to the Vendees that the above said plot under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Lien, Notification, Acquisition etc. etc.
9. That the Vendees can get the said plot under sale mutated and assessed/transfer in their own names in the office of DDA/EDMC/ DJB/ BSES(YPL), or any other Govt. deptt./ Autonomous bodies or any other competent authority on the basis of this registered Sale Deed or its certified copy in the absence of the Vendors at their own costs and expenses and Vendors hereby undertake to provide and assist the Vendees in getting the same done from the office of concerned authorities/Deptt. if required in future.
10. That the Vendors hereby assure to the Vendees that the said plot under sale has not been notification or acquired by the Govt. under any scheme.
11. That after execution of this Sale Deed, the Vendees have become owner of the said plot by way of this Sale Deed, and shall be entitled, empowered, authorized, to use, occupy and enjoy, mortgage, gift exchange, lease out or to transfer or to dispose-off the same in any manners as they may likes.
12. Now the Vendors their heirs, successors and assigns have been left with no claim, title, rights or concern in the said plot hereby, conveyed in case any legal heirs of the Vendors comes forwarded and make a claim in the said plot or any portion thereof, then their claims shall be considered as NULL & VOID and ineffective in any competent court of law.
13. That the Vendors and Vendees are the Indian citizens.

Contd..p/9

Amith
Rajinder
Official

The block contains several handwritten signatures and fingerprints. On the left, there is a signature that appears to be 'Amith' and another signature that is partially cut off. In the center, there is a large, bold signature that reads 'Rajinder'. Below this, there is a signature that reads 'Official'. To the right of the 'Official' signature, there is a large, stylized signature that is difficult to decipher. There are also several fingerprints scattered around the signatures, including one large fingerprint below the 'Amith' signature and another large fingerprint below the 'Official' signature.

Page 9th of the Sale Deed

14. That the Vendors hereby assures to the Vendees that they will only be responsible for all the details mentioned above and terms and conditions of Sale Deed.
15. That both the parties have signed this Sale Deed, after understanding the said terms and conditions of this Sale Deed, for sale and purchase of the said plot without under pressure, coercion, influence from any side in the presence of their peace of mind and in good health, and both the parties fully understood that what is wrong and what is right.
16. That the above said plot under Sale is neither acquired nor any acquisition proceedings have been initiated under the Land Acquisition Act, there is no bar or any legal complication for the transfer of the said plot by the Vendors unto the Vendees by way of this Sale Deed.
17. And whereas Vendors have assured the Vendees that the above said land has not been violated any by laws of M.C.D and have not booked by M.C.D in any proper way.
18. Further, it is hereby declared that the plot in question is not an awarded land, G.S. land or Govt. land in this regard if any dispute is arises the registering authority shall not be held responsible and parties shall bear the all losses to the Govt.
19. It is declared by both the parties that the said plot has never been booked by MCD/DDA/STF or any other Government Authority for unauthorized construction. If at any point of time, it is noticed that the said property/plot is booked for unauthorized construction, parties will be self liable and responsible and registration of instrument will stand null and void.

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mit An
Anrit
Ar
Rajiv
Ar
Ar



20. And whereas I shall keep the registering authority harmless and indemnified against any loss damage and injury sustained on account of registering of this document.
21. That all the contents of this Sale Deed has been done as per provided the documents and statement of both the parties i.e. Vendors and Vendees to the Drafted person/Advocate/ Document Writer and the Vendors and Vendees have read, listen and understood all contents of this Sale Deed with their vernacular Language and satisfied with the Drafting/ Documentation of this deed for the same the Drafted person/Advocate/Document Writer will not be responsible for any type of dispute, litigation, mortgage, whatsoever in any manner but for the same the Vendors and Vendees themselves responsible of all type of litigation in all manner.

IN WITNESSES WHEREAS THE VENDORS & VENDEES have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:-

WITNESSES:-

1. Shri Mukesh Aggarwal
Sri. Girdhar Ram Aggarwal
To A-36, Ashok Niketan
Shakun pur del 92
Mno. 989001815213

2. Shri Subhash Bansal To
Sri. Sri Kashmiri Lal Bansal
To 49, First Flr.
Shreshtha Vihar del 92

Mno 438264904875

VENDORS

VENDEES

DRAFTED BY
S. ANKHA
(ADVOCATE)
REGD. NO-D-4614/10
M.No.9212451393

UNDERTAKING

SR IVA - SHAHDARA

10/11/2020 1:59:11PM

Amber:- 7612

Hari Om Arora

S/W/D/O

Ram Lal

1/9418, G No. 7, West Rohtash Nagar, Shahdara, Del

Mobile No. 9999099751, do hereby

Undertaker as Follows:-

1. I am the buyer of the property as detailed below:-


Details of property:-

House No. 1/560 (New No 1/560-B), Road
No. Mansarovar Park



2. The mobile no. mentioned by me belongs to me.

3. I have no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies/public utilities for changes of name/mutation in their record.


Signature of Buyer

Name of Buyer-

Hari Om Arora

Mobile No-

9999099751