



AC No 177116



00AA 011875

DL/04/047/012333

SALE DEED VALUED OF RS.1,75,000/-

STAMP DUTY RS.05,250-00

CORP TAX RS.08,750-00

TOTAL OF RS.14,000-00

This deed of Sale is here by executed on this
30 TH day of December, 1996, at Delhi, by SMT.
SAROJ JINDAL W/O SHRI RAJA RAM JINDAL R/O 1/560
G.T.ROAD SHAHDARA DELHI-110032, hereinafter
called the "EXECUTANT" An Indian.

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S. Jindal





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ON BEHALF OF

SHRI RAJA RAM JINDAL S/O LATE LALA RAM JINDAL,
Vide G.P.A. duly executed on 31-1-1991, at
Delhi, Who is also General Attorney of Smt.
Gurbachan Kaur W/o Shri Buta Singh, Vide G.P.A.
Regd. as Document NO.309, Bolk No. IV. Volume
No.211, On Page No.300 to 302 on 31-5-1979, in
the office of Chief S.R.Ghaziabad, U.P., herein-
after called the " V E N D O R " An Indian.

IN FAVOUR OF

SHRI RAKESH JINDAL S/O SHRI RAJA RAM JINDAL R/O
1/560 G.T.ROAD SHAHDARA DELHI-110032, hereinaf-
ter called the " V E N D E E " An Indian.

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The expression of the Vendor and the Vendee shall mean and include their legal heirs, executors, administrators, successors, legal representatives and assign respectively.

Whereas the Executant is the General Attorney and inpossession of a builtup property, part of property No.1/560, Land measuring 176-Sq.Yds., out of khasra No.1165/351 and 1172/948/352 -353 -355, Consisting of Builtup property Situated at Village Chandrawali in the abadi of G.T.Road Shahdara Delhi-110032. and bounded as under:-.

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EAST.....Self Gali.

WEST.....Property NO.1/561.

North.....Remaining portion.

South....Part of property No.1/560 sold to Shri
Yogesh Jindal.

Having been acquired the above said builtup
property the Vendor by virtue of inheritance,
The said property is not acquired by the
M.C.D./D.D.A...

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And Whereas the Executant has agreed to sell the above said builtup property to the Vendee and the Vendee has agreed to purchase the same from the Executant for a total sale consideration amount of Rs.1,75,000/- (Rs.One Lac Seventy Five Thousand only)/-. The entire amount has been received by the Executant from the Vendee, in full and final settlement of the said property, and which is admitted by the Executant before the Sub-Registrar, Sub-Distt. No.4, Seelam Pur, Delhi, at the time of execution and presentation of this Sale Deed, Receivsing Amount Detailed as under:-

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NOW THIS DEED WITNESSETH AS UNDER:-

1. That the actual physical vacant possession of the said property has been delivered to the Vendee by the Executant on the spot.
2. That the all expenses of this Sale Deed likes stamp papers, Registration charges, etc., have been paid and borne by the Vendee.
3. That in consideration of the said a sum of Rs.1,75,000/- (Rs.One Lac Seventy Five Thousand only)\-.The Executant doth hereby sells, transfer, conveys and assign to the said Vendee with all her rights, titles, interests whatsoever She hold over the said property in favour of the Vendee on the basis of this Sale Deed in all respects.

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4. That the Vandee will be sole and absolute owner of the said property and will also use, enjoy, hold, keep let, sublet, sell, transfer, gift, mortgage, contract, construct, Will, etc., the same as absolute owner of the said buildup property property and the same as absolute owner of the said property and the Executant/ Vendor shall have no interests whatsoever henceforth..

5. That the Executant/Vendor shall have no objection if the above said Vandee mutate the property in his own name on the basis of the Sale Deed in the Revenue Records likes house tax deparments of MCD Shahdara Zone, D.E.S.U., Water supply, etc, as absolute owner.

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6. That all dues and demands like house tax bills, water tap charges, electricity charges, and other dues on the above said property shall be paid and borne by the Executant uptil the date of execution of this Sale Deed and hereafter shall be paid and borne by the Vendee..
7. That the Original previous documents or its photo copies of the said builtup property have been handed over to the Vendee by the Executant on today..
8. That The Executant hereby declare and assures the Vendee, the said property has been sold and transferred by the Executant in favour of the Vendee and no body has any right, title and interests or claim, therein and the title which is being transferred subsists and the Executant has full powers, good title and absolute aughtority to transfer the same. The Executant is selling said builtup property for

Sd/-



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her use, benefit and legal necessity, personal use business, etc.

9. That The Executant covenants with the Vendee that the said property which is hereby under sale is free from all sorts of encumbrances such as Mortgage, Lien, Loan from any Govt. or any Private Agency, Gift, decess, Charges, Sale, litigations, dispute, court injunction, attachments, stay order, pledge, etc., and there is no defect in her title of ownership, if the said property under sale in whole or any part thereof goes out of the Vendee then the Executant shall be liable to indemnify the Vendee, to extent of losses sustained by the Vendee alongwith all other legal expenses incurred by the Vendee in this Regards.

Sd/-

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10. That the Vendor is still alive and General Attorney or General Attornies are also still alive and General Power of Attorney/Attornies are not revoked till date.

11. That this Sale Deed is hereby executed by the Executant voluntarily in favour of The Vendee in full senses without any pressures, coercion and undue influence of any other kinds from other.

IN WITNESS WHERE OF THE EXECUTANT has signed on this deed on the day, month and year first above written.

WITNESSES:-

1. 

EXECUTANT

MAHESH KUMAR
S/o. Suresh Kumar
B.A. - 196, Gali No. 6,
Sagar, Indraprastha,
New Delhi-110028.



(Smt. Saroj Jindal)

2. 

RAMESH
Advocate
Soelam Pur Court