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7615  
4965  
10/11/2020



# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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सत्यमेव जयते

Certificate No.	: IN-DL04571552331930S
Certificate Issued Date	: 09-Nov-2020 05:35 PM
Account Reference	: NONACC-BKV dibo55k02/SHAHDRV/DL-DLH
Unique Doc. Reference	: SUBIN-DL-DEBOBBK0214524892934082S
Purchased by	: 1 RAJ BALA BANSAL 2 DIVYA BANSAL
Description of Document	: Article 23 Sale
Property Description	: PART OF PROPERTY NO. 1/560 NEW NO.1/560-D MANSAROVER PARK G.T ROAD SHAHDARA DELHI-32
Consideration Price (Rs.)	: 74,85,000 (Seventy Four Lakh Eighty Five Thousand only)
First Party	: 1 RAKESH JINDAL 2 RAJESH JINDAL 3 YOGESH JINDAL
Second Party	: 1 RAJ BALA BANSAL 2 DIVYA BANSAL
Stamp Duty Paid By	: 1 RAJ BALA BANSAL 2 DIVYA BANSAL
Stamp Duty Amount (Rs.)	: 2,99,400 (Two Lakh Ninety Nine Thousand Four Hundred only)



Please write on the back of this certificate



SHAHDRV &  
SEEMAPUR DELHI

Rajiv

Raj Bala Divya Bansal

SR 0006861944

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



**:: SALE DEED ::**

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STAMP DUTY	2%	RS.1,49,700/-
CORPORATION TAX	2%	RS.1,49,700/-

STAMP DUTY	4%	RS.2,99,400/-
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VENDOR NO. 1  
(RAKESH JINDAL)  
UID 717523478169  
DOB 12/09/1957  
PAN NO. AAASR10077D  
SEEMAPURI, DELHI



VENDOR NO. 2  
(RAJESH JINDAL)  
5219 42278787  
21/12/1960  
AFYP126737M  
SHAHNARA &  
SEEMAPURI, DELHI



VENDOR NO. 3  
(YOGESH JINDAL)  
2485 6460 2383  
08/10/1961  
AACPJ8002B  
SEEMAPURI, DELHI



VENDEE NO. 1  
(RAJ BALA BANSAL)  
UID 2704250487532  
DOB 01/01/1965  
PAN AFFF36161H (AFFF3646H)  
C.A.NO. 101195460  
M.NO. 9810819687  
EMAIL:- Mail.Diyabansal001@  
Gmail.Com



VENDEE NO. 2  
(DIVYA BANSAL)  
3220 0352 0005  
12/08/1987  
AKMPG6628G  
SHAHNARA &  
SEEMAPURI, DELHI

Contd. Page 3<sup>rd</sup> of the Sale Deed

**DETAILS OF PLOT/PROPERTY**

Plot/Property No. : 1/560, NEW No. 1/560-D,  
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 : 131.26 Sq. Mtrs. (157 SQ. YDS.)  
Plinth/Covered Area : 6 Sq. Mtrs. (one room)  
Land Use : Residential  
Cost of Land :  $56,640 \times 131.26 \times 1 = 74,34,566.40/-$   
Cost of Land :  $8,220 \times 6 = 49,320/-$   
Value of Property According to  
Circle Rate : Rs.74,83,886.40/-  
Stamp Duty Paid on : Rs.74,85,000/-  
DDA/MCD Resolution No. : 1423/Stg. Dated 09/11/1981.

Contd. p/4

Raj Bala  
Dinesh Bansal

Dr. S. S. S.

Raj Bala

Raj Bala



*Raj Rande*

This Sale Deed is hereby made and executed at Delhi on this 10<sup>th</sup> 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

*Divya Bansal*

(1) SMT. RAJ BALA BANSAL WIFE OF SHRI SUBHASH BANSAL R/o 49, SHRESHTHA VIHAR, DELHI-110092 & (2) SMT. DIVYA BANSAL WIFE OF SHRI VIKAS BANSAL R/o 49, FIRST FLOOR, SHRESHTHA VIHAR, DELHI-110092, hereinafter called the VENDEES. *Divya*

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 157 SQ. YDS., i.e. 131.26 SQ. MTRS., OUT OF ENTIRE AREA 314 SQ. YDS., OUT OF KHASRA NO. 1165/351, 1172/948/352-353-355, BEARING PART OF PLOT/PROPERTY No.1/560, NEW No. 1/560-D, CONSISTING WITH 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 *Sgt*

EAST	:-	Property No.1/559
WEST	:-	Part of Property No.1/560
NORTH	:-	Part of Property No.1/560
SOUTH	:-	G.T. Road, Shahdara

*Rajbala* *Divya Bansal* *Raj Jindal* *Sgt*

*Contd..P/5*



Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IVA - SHAHDARA

Village/City Mansarovar Park

Building Type

Place (Segment) Mansarovar Park

Property Type

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

Area of Property 131.26 Sq.Meter

Money Related Detail

Consideration Amount :7,485,000.00 Rupees

Stamp Duty Paid 299,400.00 Rupees

Value of Registration Fee 74,850.00 Rupees

Pasting Fee 100.00 Rupees

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, Shahda

1, Top Floor, Vigyan Vihar, Anand Vihar, De

1/560, Mansarovar Park, GT Road, Shahda

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

between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.  
Rakesh Jindal, Rajesh Jindal, Yogesh Jindaland Shri / Ms.  
Raj Bala Bansal, Divya BansalWho is/are identified by Shri/Smt/Km. Mukesh Aggrawal S/o W/o D/o Geeta Ram Aggrawal R/o A-30, Ashok Niketan,  
Shahdara, Delhi  
and Shri/Smt./ Km Subhash Bansal S/o W/o D/o Kashmiri Lal Bansal R/o 49/F/F, Shreshtha Vihar, Delhi

(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. 7,485,000.00 Seventy Four Lakh Eighty Five Thousand Only

The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ has been paid to the

Vendor(s) Mortgagor(s) by. Sh./Ms. Raj Bala Bansal, Divya Bansal S/o, W/o, Subhash Bansal, Vikas Bansal

R/o 49, Shreshtha Vihar, Delhi, 49, FF, Shreshtha Vihar, Delhi, Shreshtha Vihar, Delhi

Revenue Department, NCT of Delhi



NIC-DSI



Contd. Page 5<sup>th</sup> of the Sale Deed

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.).

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.).

Contd. p/6

Rajbala  
Ding Bansal

Sh. Rajesh Jindal

Sh. Rajesh Jindal

Sh. Rajesh Jindal



Contd. Page 6<sup>th</sup> of the Sale Deed

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.

AND WHEREAS all the previous attorneys are alive and not revoked 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.60,00,000/- (RUPEES SIXTY LAKH ONLY)** the entire sale consideration amount has been received by the Vendors from the VENDEES.

DETAILS OF PAYMENT:-

DETAILS OF Rs. 30,00,000/- VENDEE No.1

Rs. 5,00,000/- ch No. 157644 dtd 25/08/20,  
Rs. 5,00,000/- ch No. 270253 dtd 09/11/20.  
Rs. 5,00,000/- ch No. 257645 dtd 25/08/20  
Rs. 5,00,000/- ch No. 270254 dtd 09/11/20  
Rs. 5,00,000/- ch No. UTR No. BK102120307157736 dtd 2/11/20  
Rs. 5,00,000/- UTR No. BK102120314298197 dtd 09/11/20

DETAILS OF Rs. 30,00,000/- VENDEE No.2

Rs. 10,00,000/- RTGS NO. CB INR 52020102010004523 dtd 20/10/20  
Rs. 10,00,000/- RTGS NO. CB INR 52020102010004523 dtd 20/10/20  
Rs. 5,00,000/- RTGS NO. CB INR 52020082510003267 dtd 25/08/20  
Rs. 5,00,000/- RTGS NO. 52020102010004625 dtd 26/10/20

Contd. p/7

Rajbala Singh Bainsal

*[Signature]*

*[Signature]*

*[Signature]*



Reg. No. 4965 Reg. Year 2020-2021 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Rakesh Jindal , Rajesh Jindal , Yogesh Jindal

IInd Party Raj Bala Bansal , Divya Bansal

Witness Mukesh Aggrawal, Subhash Bansal

Certificate (Section 60)

Registration No.4,965 in Book No.1 Vol No 3,456  
on page 157 to 168 on this date 10/11/2020 5:53:27PM  
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 10/11/2020 18:19:50



Sub-Registrar  
SR IVA - SHAHDARA  
New Delhi/Delhi

LOCKED



2079733104965



**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 sells, conveys, 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

Rajkumar

Singh Bainsal

Shedai

Rajkumar

Contd. Page 8<sup>th</sup> of the Sale Deed

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

Rajbala Singh Bansal  
S. Lal  
Rajendra  
[Fingerprints]



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.

Contd..p/10

Rajbala

Dingabansal

Rajbala

Rajbala

Rajbala

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. Adv. 9890 01815213 *Mukesh*

*Sh. Mukesh Aggarwal*

*Sh. S. Gopal Ram Aggarwal*

*Hb A-30, Ashok Niketan*

*Shakti Park, Delhi-92*

2. *Sh. Subham Bansal*

*Sh. S. Rashmizir Lal Bansal*

*Hb 49 P/R Shreegauri Vihar*

*Delhi-92*

*Adv. 438264904875*

*Singh Bansal*

*Rajbala*

VENDORS'

VENDEES



# UNDERTAKING

SR IVA - SHAHDARA

Number:- 7615

10/11/2020 2:12:57PM

I Raj Bala Bansal, S/W/D/O Subhash Bansal  
, R/O 49, Shreshtha Vihar, Delhi  
, Mobile No. 9810819687, do hereby

Undertaker as Follows:-

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

Details of property:-

House No. 1500 (New No 1/560-D), Road  
Near 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.

*Rajbala*

Signature of Buyer

Name of Buyer-

Raj Bala Bansal

Mobile No-

9810819687

*Rajbala*