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INDIA NON JUDICIAL

10/11/2020
Government of National Capital Territory of Delhi

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ate No.

ate Issued Date

1 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-DL04574325804687S
: 09-Nov-2020 05:13 PM
: NONACC (BK)/dlbobbk02/SHAHDRA/DL-DLH
: SUBIN:DLDLBOBBK0214521537123506S
: MANNU AGGARWAL AND MANJU AGGARWAL
: Article 23 Sale
: PART OF PROPERTY NO. 1/560 NEW NO.1/560-C MANSAROVER PARK
G.T ROAD SHAHDARA DELHI-32
: 74,85,000
(Seventy-Four Lakh Eighty Five Thousand only)
: 1 RAKESH JINDAL 2 RAJESH JINDAL 3 YOGESH JINDAL
: MANNU AGGARWAL AND MANJU AGGARWAL
: MANNU AGGARWAL AND MANJU AGGARWAL
: 2,99,400
(Two Lakh Ninety Nine Thousand Four Hundred only)



Please write duty below this line.

SHAHDARA &
SEEMAPURI, DELHI

Rajesh

Rajesh

Manu

SIR 0006861945

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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.

:: SALE DEED ::

STAMP DUTY	2%	RS.1,49,700/-
CORPORATION TAX	2%	RS.1,49,700/-
<hr/>		
STAMP DUTY	4%	RS.2,99,400/-



VENDOR NO.1
(RAKESH JINDAL)
UID 7175 2347 1169
DOB 12/09/1957
PAN No. AAHPJ8878Q



VENDOR NO.2
(RAKESH JINDAL)
UID 5210 4227 6387
DOB 21/12/1960
AFYP 3077M



VENDOR NO.3
(YOGESH JINDAL)
UID 2485 6460 2389
DOB 08/10/1961
AACPJ8002B

SHAHNARA &
SEEMAPURI, DELHI



VENDEE NO.1
(MANNU AGGARWAL)
UID 2989 2838 8080
D.O.B. 30/05/1984
PAN NO. AHFA3751G
M.NO. 9717780002
EMAIL:- JaiLaxmiStreetEnds@yahoo.com



VENDEE NO.2
(MANJU AGGARWAL)
UID 5483 9077 4091
D.O.B. 07/11/1984
PAN NO. APDPA3751G

SHAHNARA &
SEEMAPURI, DELHI

DETAILS OF PLOT/PROPERTY

Plot/Property No. : 1/560, NEW No. 1/560-C,
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. Mtr. (one room)
Land Use : Residential
Cost of Land : $56,640 \times 131.26 \times 1 = 74,34,566.40/-$
Cost of Construction : $8,220 \times 6 = 49,320/-$
Value of Land 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.

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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) SMT. MANNU AGGARWAL WIFE OF SHRI MUKESH AGGARWAL & (2) SMT. MANJU AGGARWAL WIFE OF SHRI ARUN AGGARWAL BOTH R/o A-30, ASHOKA NIKETAN, DELHI-110092, 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 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-C, 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

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

Place (Segment) Mansarovar Park

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

Area of Property 131.26 Sq.Meter

Building Type

Property Type

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, Shahdara,

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

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

between the hours of

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

Signature of Presenter

Execution admitted by the said Shri / Ms.
Rakesh Jindal, Rajesh Jindal, Yogesh Jindaland Shri / Ms.
Mannu Aggarwal, Manju AggarwalWho is/are identified by Shri/Smt/Km. Mukesh Aggarwal S/o W/o D/o Geeta Ram Aggarwal R/o A-30, Ashok Niketan,
Chakrapur, Delhi
and Shri/Smt/Km Subhash Bansal S/o W/o D/o Kashmiri Lal Bansal R/o 49/F/F, Shreshta Vihar, Delhi

(Mannu Aggarwal) 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. Mannu Aggarwal, Manju Aggarwal S/o,W/o,Mukesh Aggarwal, Man Aggarwal

R/o A-30, Ashok Niketan, Delhi, A-30, Ashoka Niketan



SHAHDARA & SEEMANTURI DELHI

DORIS

Revenue Department NCT of Delhi

NIC-DSU

Contd. Page 5th 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.).

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Rajesh Jindal

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Rajesh Jindal

Contd. Page 6th 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 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. 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. 10,00,000/- ch No. 000056 dt 09/11/20 in favour of Rakesh Jindal
Rs. 10,00,000/- ch No. 000055 dt 26/10/20
Rs. 10,00,000/- ch No. 000054 dt 16/10/20 in favour of Yogesh Jindal

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

Rs. 10,00,000/- ch No. 000050 dt 16/10/20 in favour of Rakesh Jindal
Rs. 5,00,000/- ch No. 000049 dt 27/08/20
Rs. 5,00,000/- ch No. 000051 dt 16/10/20
Rs. 5,00,000/- ch No. 000048 dt 27/05/20 in favour of Contd. p/7
Rs. 5,00,000/- ch No. 000052 dt 09/11/20 in favour of Yogesh Jindal.

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Spd

Reg. No. 4964 Reg. Year 2020-2021 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Rakesh Jindal , Ragesh Jindal , Yogesh Jindal

IInd Party Mannu Aggarwal , Manju Aggarwal

Witness Mukesh Aggarwal, Subhash Bansal


Certificate (Section 60)

Registration No.4,964 in Book No.1 Vol No 3,456
on page 145 to 156 on this date 10/11/2020 5:53:03PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 10/11/2020 18:19:32




Sub Registrar
SR IVA - SHAHDARA
New Delhi/Delhi



2079333104964

UNDERTAKING

SR IVA - SHAHDARA

er:- 7614

10/11/2020 2:06:43PM

Mannu Aggarwal

S/W/D/O

Mukesh Aggarwal

R/O

A-30, Ashoka Niketan, Delhi

Mobile No.

9717780002

do herby

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-C), 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.

Mannu

Signature of Buyer

Name of Buyer-

Mannu Aggarwal

Mobile No-

9717780002

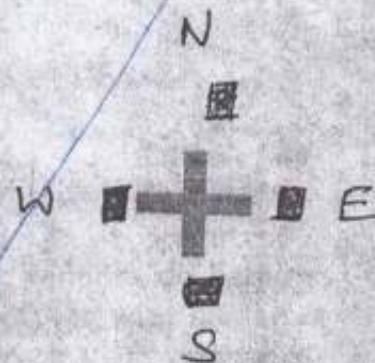
Mannu

PART OF
PROPERTY NO. 1/560

LAND AREA 157
Sq yds. i.e.
131.26 Sq mt
covered 68 pmt.

PART OF
PROPERTY
NO. 1/560

PART OF
PROPERTY
NO. 1/560



Area :- 157 SQ YARDS
131.26 Sq. MTS.

G.T. ROAD SHANDARA

PLAN OF PROPERTY NO. 1/560-C, PART OF
PROPERTY NO. 1/560, MANSAROVER
SITUATED AT PARK, G.T. ROAD, SHANDARA
DELHI-32

FOR- Sale deed

(TRACED BY)

Note: Area, Boundary and size declared by the Vendor
& Vendee Both the Parties Checked the Said Plan.
The Drafterman (Sanjeev Handa) will not be responsible
if any litigation dispute, court case, mortgage etc.

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S. K. HANDA ASSOCIATES
REGD. BUILDING SUPERVISOR
M.O. LICENCE NO. 5303
107/834 EAST ANAND NAGAR
DELHI-110017

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 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.

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[Signature]

[Signature]

[Signature]

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.

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Signature

Signature

Signature

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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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
Sh. Geeta Ram Aggarwal
R/o A-30, Ashok Niketan
Shakropu Delhi
Disto. 989001815213

2. Shri Subhash Bansal Sh.
Sh. Kashmiri Lal Bansal
R/o 49, First floor,
Shreshtha vihar Delhi
Disto 43 926490 4875 manjy

VENDORS

VENDEES

Mannu

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