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01/07/2009



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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-DL01477104355305H

: 30-Jun-2009 04:04 PM

: NONACC (BK)/ dl-corpbk/ CORP ROHINI/ DL-DLH

: SUBIN-DLDL-CORPBK02900379376150H

: SMT BABITA JINDAL

: Article 23 Sale

: PROP NO- 237, BLK AND PKT G- 22, SEC- 7, ROHINI DELHI

: 7,80,000

(Seven Lakh Eighty Thousand only)

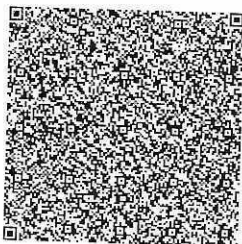
: SMT SHAKUNTALA

: SMT BABITA JINDAL

: SMT BABITA JINDAL

: 31,200

(Thirty One Thousand Two Hundred only)



Please write or type below this line



[SHAKUNTALA]
PAN- AHEPDD0414G

शुद्ध चलावे
Statutory Alert:

1. The authenticity of the e-stamp can be verified at Authorised Collection Centres (ACCs), SHCIL Offices or through the e-stamp portal (SRDs).
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[BABITA JINDAL]
PAN- AINPE6001E

Babita Jindal



: 2 :
e-STAMP CERTIFICATE NO. IN-DL01477104355305H

NAME OF DOCUMENT	:	SALE DEED
NAME OF THE COLONY	:	ROHINI
CATEGORY OF COLONY	:	E
CIRCLE RATE AS PER LIST	:	RS.18,400/- SQ.MTRS.
CONSTRUCTION RATE AS PER LIST	:	RS.6,410/- SQ.MTRS.
PLINTH AREA OF PLOT	:	25.90 SQ. MTRS.
TOTAL PLINTH AREA	:	51.8 SQ. MTRS.
PLINTH AREA UNDER TRANSFER	:	51.8 SQ. MTRS.
STATUS OF BUILDING	:	2 STOREY
YEARS OF CONSTRUCTION	:	1990-2000
USE FACTOR	:	RESIDENTIAL-1
CONSTRUCTION FACTOR	:	PUCCA-1

COMPUATION

:-

(A) 18400 X 25.90 X 1
Rs.4,76,560/-

(B) 6410 X 51.8 X 0.9
Rs.2,98,835/-

(A) + (B) STAMP DUTY PAYABLE ON RS.7,75,395/-
STAMP DUTY PAID RS.7,80,000/-

SALE DEED FOR RS.7,80,000/-

Stamp duty @ 2% ...	Rs.15,600/-
Corpn. Tax @ 2% ...	Rs.15,600/-
Total @ 4% ...	Rs.31,200/-

SALE DEED

This Sale Deed is executed at Delhi, on this 01-07-2009, by :- SMT. SHAKUNTALA DEVI W/O SHRI RAJENDER SINGH R/O 237, BLOCK-G, POCKET-22, SECTOR-7, ROHINI, DELHI-110085, hereinafter called the Vendor.

*** IN FAVOUR OF ***

SMT. BABITA JINDAL W/O SHRI SURESH JINDAL R/O G-22/241-242, SECTOR-7, ROHINI, DELHI-110085, hereinafter called the Vendee.

The expressions of the VENDOR and VENDEE both shall mean and include their respective heirs, successors administrators, executors, legal representatives and assigns of the parties.

Contd.p/3.

शकुन्तला देवी

Babita Jindal

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI

Area of Building 0 वर्ग फुट

Village/City Rohini Sector-7

Building Type

Place (Segment) Rohini Sector-7

Property Type Residential

Area of Property 25.90 वर्ग मीटर

Money Related Detail

Consideration Amount 780,000.00 Rupees

Stamp Duty paid 31,200.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 1.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

S/o W/o

R/o

Smt. Shakuntla Devi

Rajender Singh

G-22/237, Sec-7, Rohini Delhi

in the office of the Sub Registrar, Delhi this 01/07/2009 day Wednesday
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms Smt. Shakuntla Devi

and Shri/Ms Babita Jindal

Who is/are identified by Shri/Smt/Km. Suresh Jindal S/o W/o D/o S.N.Jindal R/o G-22/241-242, Sec-7, Rohini Delhi
and Shri/Smt./Km Rajender Singh S/o W/o D/o Shambhu Dayal R/o 28-C, Nahar pur Village, Rohini 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.780,000.00 Rupees seven lakh, eighty thousand Only

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

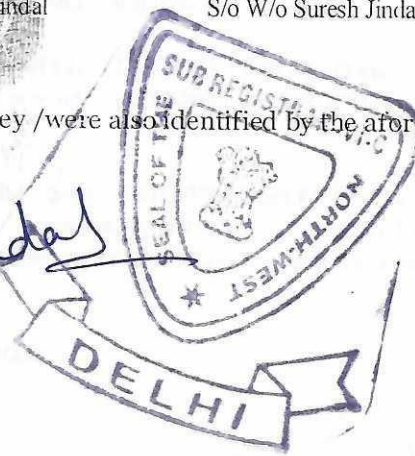
Vendor(s)/Mortgagor(s) by Sh./Ms. Babita Jindal
R/o G-22/241-242, Sec-7, Rohini Delhi

S/o W/o Suresh Jindal

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

Date 23/07/2009

Babita Jindal



Registrar/Sub Registrar
Sub Registrar VI
Delhi/New Delhi

:3:
e-STAMP CERTIFICATE NO.IN-DL01477104355305H

WHEREAS the Vendor is the absolute owner and in possession of FREE HOLD BUILT UP PROPERTY BEARING NO.237, AREA MEASURING 25.90 SQ.MTRS., BLOCK-G, POCKET-22, SECTOR-7, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085, with the proportionate free hold rights of the land under the said property, fitted with separate electric and water connections in working order, which is bounded as under:-

EAST :- OPEN
WEST :- PLOT NO.123
NORTH:- PLOT NO.238
SOUTH:- PLOT NO.236

(hereinafter called the property), by virtue of Conveyance Deed registered as document No.7167, in Additional Book No.I, Volume No.3378, on Pages No.29 to 31, Dt.19.05.2009, duly registered in the office of Sub-Registrar, Delhi.

And Whereas due to the above said facts, and the strength of the documents stated above the Vendor is the absolute owner and occupier of the above said property and fully entitled to use, sell, gift, enjoy, the same in any manner as Vendor likes.

AND WHEREAS the Vendor for her bonafide needs, has agreed to sell the ENTIRE GROUND FLOOR & FIRST FLOOR WITH ROOF RIGHTS PART OF FREE HOLD BUILT UP PROPERTY BEARING NO.237, AREA MEASURING 25.90 SQ.MTRS., BLOCK-G, POCKET-22, SECTOR-7, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085, with the proportionate free hold rights of the land under the said property, fitted with separate electric and water connections in working order, which is bounded as mentioned above, (hereinafter called the property under Sale), and the Vendee has also agreed to purchase, acquire and possess the same from Vendor for a total consideration of Rs.7,80,000/- (Rupees Seven Lac Eighty Thousand only), and the Vendee has also agreed to purchase the same from the Vendor for the above said amount. The entire sale consideration amount has been received by the Vendor from the Vendee, in full and final settlement of sale price, prior to the execution of this Sale Deed, the receipt whereof, the Vendor do hereby again admit and acknowledge before the Sub-Registrar, at the time of execution and registration of this Sale Deed, and nothing remains due out of the sale price, the detail of payment as under:-

Rs.2,50,000/- vide Cheque No.491485, Dt.03.06.2009, drawn on ICICI Bank, Pitampura, Delhi.

Rs.1,50,000/- vide Cheque No.774434, Dt.03.06.2009, Drawn on Punjab National Bank, Sector-7, Rohini, Delhi-110085.

Rs.3,80,000/- IN CASH, Dt.03.06.2009.

STATE OF NORTH CAROLINA

IN SENATE,
JANUARY 1, 1901.
REPORT
OF THE
COMMISSIONER OF THE
LAND OFFICE,
IN RESPONSE TO A
RESOLUTION PASSED
BY THE SENATE,
MAY 1, 1899.

ALBANY, N. Y.:
J. B. LIPPINCOTT & CO.,
PRINTERS.
1901.

THE
LAND OFFICE
OF THE
STATE OF NORTH CAROLINA,
HAS THE HONOR TO
ACKNOWLEDGE THE
RECEIPT OF THE
REPORT OF THE
COMMISSIONER OF THE
LAND OFFICE,
IN RESPONSE TO A
RESOLUTION PASSED
BY THE SENATE,
MAY 1, 1899.

AND TO
ADVISE THAT THE
REPORT HAS BEEN
FORWARDED TO THE
SENATE FOR
CONSIDERATION.

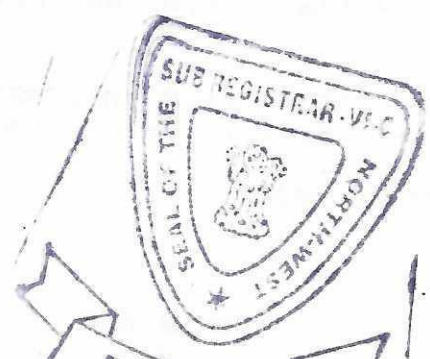
IN WITNESS WHEREOF,
I HAVE HEREUNTO
SET MY HAND AND
THE SEAL OF THE
LAND OFFICE,
AT RALEIGH,
THIS 10TH DAY OF
JANUARY, 1901.

JOHN W. HARRIS,
COMMISSIONER OF THE
LAND OFFICE.

BY _____,
CLERK OF THE LAND OFFICE.

APPROVED AND FORWARDED:
GOVERNOR OF NORTH CAROLINA.

IN WITNESS WHEREOF,
I HAVE HEREUNTO
SET MY HAND AND
THE SEAL OF THE
LAND OFFICE,
AT RALEIGH,
THIS 10TH DAY OF
JANUARY, 1901.



: : 4 : :
e-STAMP CERTIFICATE NO.IN-DL01477104355305H

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of the said sum which the Vendor has received from the Vendee in full and final settlement as stated above, prior to the execution of this Sale deed, the Vendor do hereby acknowledge the receipt of the same, and the Vendor do hereby sell, convey, transfer and assign all her rights, titles and interests in the above said property under sale unto the Vendee with all fittings, fixtures, easements, title, interests, privileges, options rights of EGRESS and INGRESS permanently TO HAVE, TO HOLD, TO USE AND ENJOY THE SAME in any manner, as the Vendee likes absolutely forever.
2. That the Vendor has delivered the peaceful, vacant and physical possession of the property under sale to the Vendee on the spot and the Vendee has occupied the same on the spot.
3. That the Vendor hereby agree that all the previous taxes, dues, charges of the said property such as house tax, electricity, water charges etc. whatsoever due till date shall be paid and borne by the Vendor to the concerned competent authorities, and thereafter the same shall be paid and borne by the Vendee.
4. That all the previous original/photocopies deeds & documents related to the above said property has been handed over by the Vendor to Vendee at the time of the registration of Sale Deed for her use and records.
5. That the Vendor hereby assure the Vendee, that the above said property under sale is free from all sorts of encumbrances such as prior sale, mortgage, gift, lease, suits, cases, decree, injunctions, disputes, litigations, stay order and attachment, notification, acquisition, surety, security, liens, family disputes, proceedings, legal flaws or any registered or unregistered encumbrances etc. whatsoever and if it is proved otherwise then the Vendor shall be liable and responsible for the same.
6. That the Vendor further assure the Vendee, if the said property or any part, portion, share thereof goes out of the possession of the Vendee due to any defect in the title of the Vendor or in any other manner then the Vendor shall be liable and responsible for all such losses, damages, consequences so sustained by the Vendee.
7. That all the expenses of the said sale deed such as Stamp Duty registration charges/fees drafting charges etc. has been paid and borne by the Vendee.

Contd.p/5.

A n R.L.T. in 1-1

::5::
e-STAMP CERTIFICATE NO.IN-DL01477104355305H

8. That now the Vendor admit that he/she has been left with no right, title, interest or concern of any nature whatsoever in the said property under sale.
9. That the Vendee has now become the sole and absolute owner of the said property under sale by way of this Sale Deed and shall be fully entitled, empowered, authorised to use, enjoy, occupy, hold, sell, mortgage, gift, exchange, leaseout or to transfer or to dispose off the same or to make any additions, alterations, changes therein in any manner as also the Vendee shall deem fit and proper to do so as her own property without any claim, demand, objection, interference of the Vendor or any of her legal heirs or any other person(s) claiming under the Vendor.
10. That the Vendee can get the said property under sale mutated and transferred in the records of Municipal Corporation of Delhi, NDPL/DJB and concerned dept. on the basis of this registered Sale Deed, or its Certified copy, and the Vendor will render all possible help and will sign and execute the necessary deeds and documents necessary in connection with the mutation of the said property in favour of the Vendee.
11. That the Vendor hereby declare and assure that the aforesaid property hereby sold is the exclusive property of the Vendor and that none else except the Vendor has right, title and interests therein and the title which is hereby transferred, subsists of the Vendor has full power, good title, absolute authority and is fully competent to sell & transfer the same.
12. That the Vendor and Vendee are the Citizens of India.
13. That now the Vendor, her heirs, successors and assigns has now been left with no claim, rights, title, interest or concern whatsoever in the said property hereby conveyed. In case any legal heirs of the Vendor come forward and make a claim of the said Property or any portion thereof then his/her/their claims shall be considered as null, void and ineffective.
14. That the Vendor shall do or cause to be done each and every act and execute all sorts of documents for effecting a complete transfer of the said property hereby conveyed/transferred in favour of the Vendee at the request and costs of the Vendee.
15. That the legal heirs of the Vendor and the Vendee shall be bound with the terms and conditions of this Sale Deed.

Contd.p/6.

Babita jindal

STATEMENT OF THE SUB-REGISTRAR, NORTH-WEST

I, the undersigned, being the Sub-Registrar of the North-West District, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the said District.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said District, at the City of Cape Town, this 1st day of January, 1901.

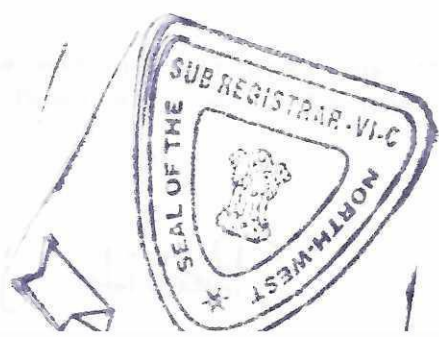
JOHN H. BARNARD,
Sub-Registrar, North-West District.

The following is a true and correct copy of the original as the same appears in the records of the said District.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said District, at the City of Cape Town, this 1st day of January, 1901.

JOHN H. BARNARD,
Sub-Registrar, North-West District.

The following is a true and correct copy of the original as the same appears in the records of the said District.



e-STAMP CERTIFICATE NO.IN-DL01477104355305H

IN WITNESS WHEREOF, the Vendor and Vendee has signed this Sale Deed at Delhi, on the day month and year first above written, in the presence of the following witnesses :-

WITNESSES

1. Suresh

SURESH JINDAL
S/O SHRI S.N. JINDAL
R/O G-22/241-242,
SECTOR-7, ROHINI,
DELHI-110085.
D.L.NO.P08102003364880 ✓

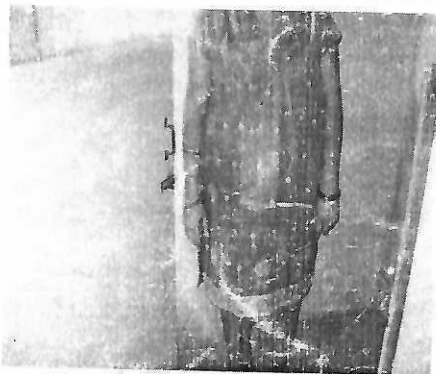
VENDOR शिवहरा देव

2. Rajendar Singh

RAJENDER SINGH
S/O SHRI SHAMEHU DAYAL
R/O 2B-C, NAHAS PUR VILLAGE,
ROHINI, DELHI-110085.
I.D.NO.KSP0737694

VENDEE Babita Jindal

Reg. No. 7289 Reg. Year 2009-2010 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Party विक्रेता :- Smt. Shakuntla Devi

IInd Party क्रेता :- Babita Jindal

Witness गवाह Suresh Jindal, Rajender Singh

Certificate (Section 60)

Registration No. 7,289 in additional Book No. 1 Vol No 2,976
on page 192 to 197 on this date 23/07/2009 day Thursday
~~and left thumb impressions has have been taken in my presence.~~

ate 23/07/2009

Sub Registrar
Sub Registrar VI
New Delhi/Delhi

