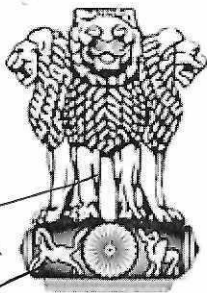


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14/12/09  
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Government of National Capital Territory of Delhi

e-Stamp

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Certificate No.

: IN-DL02198012502842H

Certificate Issued Date

: 10-Dec-2009 04:32 PM

Account Reference

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

Unique Doc. Reference

: SUBIN-DLDL-CORPBK04389769847849H

Purchased by

: SURESH JINDAL

Description of Document

: Article 23 Sale

Property Description

: 238, PKT- 22, BLK - G, SEC- 7, ROHINI DELHI

Consideration Price (Rs.)

: 7,80,000

(Seven Lakh Eighty Thousand only)

First Party

: SMT SHAKUNTALA DEVI

Second Party

: SURESH JINDAL

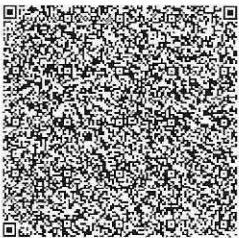
Stamp Duty Paid By

: SURESH JINDAL

Stamp Duty Amount(Rs.)

: 46,800

(Forty Six Thousand Eight Hundred only)



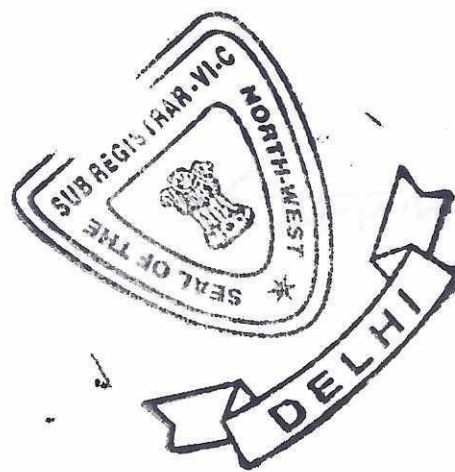
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Guar

**Statutory Alert:**

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site: [www.statelstamp.com](http://www.statelstamp.com)



e-STAMP CERTIFICATE NO.IN-DL02198012502842H



VENDOR  
SMT. SHAKUNTALA DEVI  
PAN-AHERD0414G

NAME OF DOCUMENT  
NAME OF THE COLONY  
CATEGORY OF COLONY  
CIRCLE RATE AS PER LIST  
CONSTRUCTION RATE AS PER LIST  
PLINTH AREA OF PLOT  
TOTAL PLINTH AREA  
PLINTH AREA UNDER TRANSFER  
STATUS OF BUILDING  
YEARS OF CONSTRUCTION  
USE FACTOR  
CONSTRUCTION FACTOR  
COMPUATION



BUYER  
ROHINI  
I.D.NO. 184532

SALE DEED  
ROHINI  
E  
RS.18,400/- SQ.MTRS.  
RS.6,410/- SQ.MTRS.  
25.90 SQ. MTRS.  
51.8 SQ. MTRS.  
51.8 SQ. MTRS.  
2 STOREY  
1990-2000  
RESIDENTIAL-1  
PUCCA-1

(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 @ 3% ... Rs.23,400/-  
Corpn. Tax @ 3% ... Rs.23,400/-  
Total @ 6% ... Rs.46,800/-

Contd.p/3.

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*[Signature]*

शकुन्तल देवी

Babita Gupta

शकुन्तल देवी



Swan

Ma Mohan  
Pethar

SALE DEED

This Sale Deed is executed at Delhi, on this 14.12.2009, by :- SMT. SHAKUNTLA 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 \*\*\*

SHRI SURESH JINDAL S/O SHRI SAT NARAIN JINDAL R/O 238, BLOCK-G, POCKET-22, 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.

WHEREAS the Vendor is the absolute owner and in possession of FREE HOLD BUILT UP PROPERTY BEARING NO.238, 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.122  
SOUTH:- PLOT NO.237

(hereinafter called the property), by virtue of Conveyance Deed registered as document No.15473, in Additional Book No.I, Volume No.3519, on Pages No.124 to 126, Dt.30.10.2009, 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.

Contd.p/4.

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| Deed Related Detail                     |                                  |
|-----------------------------------------|----------------------------------|
| Deed Name SALE                          | SALE WITHIN MC AREA              |
| <b>Land Detail</b>                      |                                  |
| 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        |                                  |
| <b>Money Related Detail</b>             |                                  |
| Consideration Amount 780,000.00 Rupees  | Stamp Duty paid 46,800.00 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

237 Pkt-22 Sec-7 Rohini Delhi

in the office of the Sub Registrar, Delhi this 14/12/2009 day Monday  
between the hours of

Signature of Presenter

Execution admitted by the said Shri/Ms Smt Shakuntla Devi

Registrar Sub Registrar

Sub Registrar VI

Delhi/New Delhi

and Shri/Ms Suresh Jindal

Who is/are identified by Shri/Smt/Km: Babita Gupta S/o W/o D/o Suresh Jindal R/o 238 Pkt-22 Sec-7 Rohini Delhi  
and Shri/Smt./Km Manmohan Pathako S/o W/o D/o Ramji Dutt R/o G-22/308 Sec-7 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. Suresh Jindal

S/o W/o Narain Jindal

R/o 238 Pkt-22 Sec-7 Rohini Delhi

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

Date 22/12/2009

Registrar Sub Registrar

Sub Registrar VI

Delhi/New Delhi

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.238, 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), IN CASH 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.

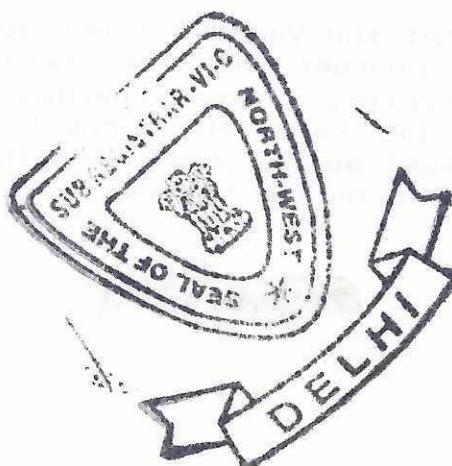
NOW THIS SALE DEED WITNESSETH AS UNDER :-

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.

Contd.p/5.

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*[Signature]*



e-STAMP CERTIFICATE NO.IN-DL02198012502842H

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.

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.

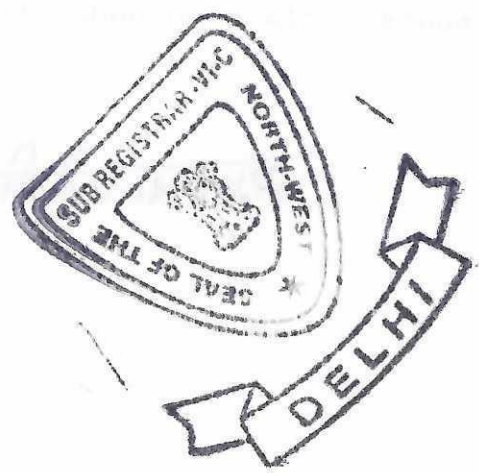
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Shilpa

STATE OF NORTH CAROLINA

IN SENATE,  
January 10, 1911.  
REPORT  
OF THE  
COMMISSIONER OF THE  
GENERAL LAND OFFICE,  
IN RESPONSE TO A  
RESOLUTION PASSED  
BY THE SENATE,  
MAY 15, 1909,  
RELATIVE TO THE  
LANDS BELONGING TO  
THE STATE OF NORTH  
CAROLINA.



1:61:  
e-STAMP CERTIFICATE NO.IN-DL02198012502842H

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.

16. That the Vendee occupant occupaire the Ground Floor & First Floor with roof rights portion of Vendee shall use the passage leading from the ground floor to the roof of upper floor portion for maintenance of water tank and dish antenna installed on roof of upper floor for which the Vendor or occupier of upper floor portion shall not raises any objection.

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Contd.p/7.

*[Signature]*

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