



Indian-Non Judicial Stamp Haryana Government



Date : 23/01/2019

Certificate No. POW2019A133

GRN No. 43443351



Stamp Duty Paid : ₹ 420000

(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Sushma Sharma

H.No/Floor: 2829

Sector/Ward: 38c

LandMark: Chandigarh

City/Village: Chandigarh

District: Chandigarh

State: Chandigarh

Phone: 9815103353



Buyer / Second Party Detail

Name: Jitender Yadav

H.No/Floor: C31

Sector/Ward: 14

LandMark: Bel officers colony

City/Village: Panchkula

District: Panchkula

State: Haryana

Phone: 9467906185

Others: Smt kiran yadav wife of sh jitender yadav

Purpose: Sale Deed in respect of Plot No 729 Sector 26 Urban Estate Panchkula

3578
1

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

SALE DEED

SALE DEED IN RESPECT OF RESIDENTIAL PLOT NO.729
SECTOR-26 URBAN ESTATE PANCHKULA, PLOT AREA -215.60
SQ.MTRS.

CONSIDERATION AMOUNT : Rs. 70,00,000/-

Stamp Duty Rs. 4,20,000/- issued vide Certificate No POW2019A133
dated- 23-01-2019 through E-Stamping System, Govt. of Haryana.

T.D.S. Deposited Rs. 70,000/- vide Challan No 00235, Acknowledgement No.
AF8763602 dated 23-01-2019 amount Rs. 35,000/- & Challan No 00269
Acknowledgement No. AF8764361 dated 23-01-2019 amount Rs. 35,000/-.

This SALE DEED is made at Panchkula on this 23rd day of Jan., 2019.



Jitender
Yadav
Sharma


.....p/2

प्रलेख न:3518

दिनांक:24-01-2019

डीड संबंधी विवरण		
डीड का नाम SALE WITH IN MC AREA		
तहसील/सब-तहसील पंचकूला	गांव/शहर पंचकूला	स्थित 23,24,25,26
भवन का विवरण		
भूमि का विवरण		
निवासीय	215.6 Sq. Meters	
धन संबंधी विवरण		
राशि 7000000 रुपये	कुल स्टाम्प ड्यूटी की राशि 420000 रुपये	
स्टाम्प नं : POW2019A133	स्टाम्प की राशि 420000 रुपये	
रजिस्ट्रेशन फीस की राशि 35000 रुपये	EChallan:43444455	पेस्टिंग शुल्क 3 रुपये
Drafted By: SANJEEV KUMAR		Service Charge:200

यह प्रलेख आज दिनांक 24-01-2019 दिन गुरुवार समय 2:23:00 PM बजे श्री/श्रीमती/कुमारी SUSHMA SHARMA पत्नी SUKHDEV SHARMA निवास 2829 SEC 38 C CHD द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता
SUSHMA SHARMA


उप/सयुक्त पंजीयक अधिकारी (पंचकूला)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आवश्यकता नहीं है।


दिनांक 24-01-2019
SUSHMA SHARMA


उप/सयुक्त पंजीयक अधिकारी (पंचकूला)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी JITENDER YADAV पुत्र KIRORI LAL KIRAN YADAV पत्नी JITENDER YADAV हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 4430000 रुपये की राशि विक्रेताने मेरे समक्ष क्रेता को अदा की तथा प्रलेख में वर्णित अंश की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी HARI RAM KASHAV ADV पिता — निवासी PKL व श्री/श्रीमती/कुमारी PAWAN KUMAR JOSHI पिता HANS RAJ JOSHI निवासी 2107/15 PKL ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 24-01-2019




उप/सयुक्त पंजीयक अधिकारी (पंचकूला)

BETWEEN

1. **Smt. Sushma Sharma (Aadhar No. 6068 5583 4045) (Pan No. AFKPS9485E)** wife of **Sh Sukhdev Sharma, Resident of House No. 2829, Sector-38-C, Chandigarh** (hereinafter referred to as the Vendor, which term shall where the context so admits include her respective heirs, executors, successors, assignees, legal representatives and administrators etc.) of the one part ;

AND

2. **Sh. Jitender Yadav (Aadhar No. 2898 5668 0774) (Pan No. ACPY3992E)** son of **Sh. Kirori Lal & Smt. Kiran Yadav (Aadhar No. 6187 0414 8019) (Pan No. AGBPY2671E)** wife of **Sh. Jitender Yadav, Both Resident of Flat No C-31, BEL Officers Colony, Sector - 14, Urban Estate, Panchkula (Hr.)** (hereinafter referred to as the Vendees, which term shall where the context so admits include their respective heirs, executors, successors, assignees, legal representatives and administrators etc.) of the other part of this deed;

WHEREAS the said Vendor is sole and absolute owner and Re-allottee of **Residential Plot No.729, Sector-26, Urban Estate, Panchkula , measuring 215.60 Sq.Mtrs.** duly Re-allotted in the name of the said Vendor by the Estate Officer, HSVP, Panchkula Vide Re-allotment Letter No. ZO004/EO012/UE020/REALL/0000001094 dated 23-12-2016.

AND WHEREAS the said property is free from all sorts of encumbrances and attachments, demands, charges, claims, sale, WILL, gift, mortgage, litigations, disputes etc. till to date and the said property is free hold property.

AND WHEREAS the said Vendor has agreed with the said Vendees for the absolute sale of his above said property in favour of the said Vendees for a sum of **Rs.70,00,000/- (Rupees Seventy Lakh only)** and the said Vendees have also agreed to purchase the same.

.....p/3

Jitender Yadav
Sushma

AND WHEREAS the necessary Conveyance Deed of the plot had already been registered under Serial No.1568 Book No. 1 Dated 28-09-2015 in the office of Sub-Registrar, Panchkula and Estate Officer, HSVP Panchkula has also issued **"NO OBJECTION CERTIFICATE/PERMISSION TO TRANSFER"** of the above said Property vide Memo No. ZO004/EO012/UE020/TRANS/0000001204 Dated- 04-01-2019.

NOW THIS SALE DEED FURTHER WITNESSETH AS FOLLOWS :-

1. That in pursuance of the above agreement and in consideration of the said amount of **Rs.70,00,000/- (Rupees Seventy lakh only)** Out of which an amount of **Rs. 25,00,000/- (Twenty Five Lakh only)** vide Cheque No. 703389 dated- 04-12-2018 drawn on Canara Bank, BEL Panchkula has already been paid by the said Vendees to the Vendor as an earnest money and T.D.S. Deposited **Rs. 70,000/-** vide T.D.S. Deposited **Rs. 70,000/-** vide Challan No 00235, Acknowledgement No. AF8763602 dated 23-01-2019 amount **Rs. 35,000/-** & Challan No 00269 Acknowledgement No. AF8764361 dated 23-01-2019 amount **Rs. 35,000/-** by the said Vendees on behalf of said Vendor and Balance amount **Rs. 44,30,000/- (Rs. Fourty Four Lakh Thirty thousand only)** vide D.D./Banker Cheque No. 099017 Dated 23/01/2019 for Rs 44,30,000/- = C Rupees forty four lakh thirty thousand only drawn on State Bank of India is to be paid by the said Vendees to the said Vendor before the Sub-Registrar Panchkula at the time of registration of this SALE DEED.

2. That the said Vendor hereby, conveys, assigns and transfers by way of sale of all her rights, titles and interests in respect of her above mentioned property **UNTO THE SAID VENDEES (her/their heirs, executors, assigns, successors, legal representatives and administrators) TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNER/s** thereof for ever.



Intender
Rodav

.....p/4

Sharma

3. That the said Vendor has already delivered the actual physical and entire vacant possession of the said Residential Plot to the said Vendees .
4. That the Vendor has also delivered to the said Vendees DEED OF CONVEYANCE/ALLOTMENT LETTER AND ALL OTHER concerned documents and papers of the said property under sale at the times of execution/ registration of this sale deed for their records and reference.
5. That the said Vendees hereafter peacefully hold, use and enjoy the said property as their own property without any hindrance, interruption, claim or demand by or from the Vendor or any other person whom-so-ever under or through her.
6. That the said Vendor hereby assure the said Vendees that there is no dispute against the said property and further the said Vendor is sole and absolute owner of the above said property and the said Vendor is fully competent and authorised to sell/transfer the said property to the said Vendees and she has not done anything wrong whereby the Vendees may suffer any loss or damages due to the purchase of this property.
7. That the said Vendor has also assured the said Vendees that there is no defect in the title of the said Vendor to the said property. In case the said Vendees are deprived of the possession of the said property or any portion thereof on account of any defect in the title of the said Vendor, then the said Vendor and her estates and her persons shall be liable to compensate the said Vendees in full and for such losses and damages arising therefrom. The said Vendor also undertakes to execute, sign all such papers and documents regarding the said property, if such necessity arises at any later stage on the request of the Vendees without any hesitation, demand and delay.
8. That the above said property is fully paid and is free from all encumbrances i.e. sale, gift, WILL, mortgage, claim, charges, litigation, disputes etc.etc.
9. That the said Vendor do hereby agree to save harmless and keep idemnified the Vendees and against all losses, cost or expenses which Vendees may sustain or incur by reasons of any claim being made by anybody.

contd.5...


Jitender
Bodav
Sharma


10. That the Vendor has paid all levies, imposed by the Estate Officer, HSVP Panchkula for non construction of building within the stipulated period and have cleared all other dues/ charges to the HSVP Panchkula. There is no such dues/penalty/interest outstanding on account of such matters. If, however, any such due/penalty is found pending then the said Vendor shall be liable to pay the same without any delay and hesitation.

11. That all the expenses on the Sale Deed i.e. cost of the stamp papers and registration charges have been borne by the said Vendees.


12. That now the said Vendees shall be bound by all the terms and conditions of the Deed of Conveyance/Allotment letter etc. in future.

IN WITNESS WHEREOF both the parties have put their signatures on this Deed at Panchkula on the day, month and year mentioned above in the presence of marginal witnesses.


WITNESS NO.1

HARI RAM KASHAV
Advocate
Distt. Courts Panchkula

WITNESS NO.2

Pawan Kumar Joshi
S/o H. S. Hans Raj Joshi
SCO 22/11-PKL
2107/15-PKL
A No- 7303 7156 2271


VENDOR



VENDEES


S. S. Kumar
No- 32
Date 25/11/19

Reg. No.

Reg. Year

Book No.

3518

2018-2019

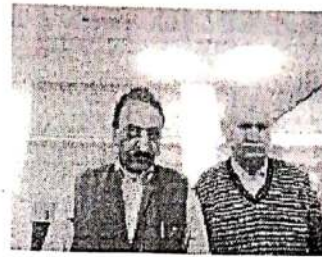
1



विक्रेता



क्रेता



गवाह



उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- SUSHMA SHARMA

Sushma

क्रेता :- JITENDER YADAVKIRAN YADAV

Jitender Yadav

गवाह 1 :- HARI RAM KASHAV ADV

Hari Ram Kashav

गवाह 2 :- PAWAN KUMAR JOSHI

Pawan Kumar Joshi

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 3518 आज दिनांक 24-01-2019 को बही नं 1 जिल्द नं 505 के पृष्ठ नं 142.5 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 157 के पृष्ठ संख्या 77 से 80 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 24-01-2019

उप/सयुक्त पंजीयन अधिकारी (पंचकूला)