

Non-Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 18/11/2020

Certificate No. E0R2020K34

GRN No. 68929977



Stamp Duty Paid : ₹ 1085000

Penalty : ₹ 0

(No. Zero Only)

Seller / First Party Detail

Name: Pradip Jain Etc

H.No/Floor: B/117

Sector/Ward: Na

LandMark: Okhla industrial area phase I

City/Village: New delhi

District: New delhi

State: Delhi

Phone: 98*****48

Others: Mr sanjeev jain and mr rajiv jain and mr ... sons of suminder kumar jain



Buyer / Second Party Detail

Name: Chawan Prakash Etc

H.No/Floor: 44

Sector/Ward: Na

LandMark: Main market

City/Village: New delhi

District: New delhi

State: Delhi

Phone: ...

Others: Mr randhir singh and mr pritam singh sons of shri ram phool

Purpose: ...



verified by scanning this QR Code Through smart p...



4773

SALE DEED Rs. 1,55,00,000/-

Stamp Duty Rs. 10,85,000/- issued by
Haryana Government vide e-Stamp
Certificate No. E0R2020K34 and
GRN No. 68929977 dated 18.11.2020



Type: House of Sector 21-A, Faridabad

Contd. on..2..

Pradip Sanjeev Jain

दिनांक: 07-12-2020

प्लॉट नं: 4773

श्रीर सवंधी विवरण

श्रीर का नाम SALE URBAN AREA WITHIN MC

तहसील/सब-तहसील कटीदाबाद

मालाहास कटीदाबाद

स्थित Sec-21-A upto 500Sq.yds.

शहरी - स्टाडिओसम शेष सीमा के अन्दर

इतिहास साहरी विकास प्राधिकरण क्षेत्र

पता : 532, Sector 21A, Faridabad, Faridabad

अवत का विवरण

क्षेत्रफल

362 Sq.Foot

भूमि का विवरण

विस्तार

416.06 Sq. Meters

प्लान सवंधी विवरण

प्लान 15500060 रुपये

कुल स्टाम्प ड्यूटी की राशि 1085000 रुपये

स्टाम्प नं : 09/2020K24

स्टाम्प की राशि 1085000 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये

ECNolan 70015139

रेजिस्ट्रेशन शुल्क 3 रुपये

Distred By: Tasleem Ahmad Ads

Service Charge 200

यह प्लॉट आज दिनांक 07-12-2020 दिन सोमवार सुबह 11:20:00 AM बजे बीबीएमटी/कुमारी Pradip Jain ए/ कुमारी Sarandeo Kumar Jain निवास B-117 (Mha Industrial Area Ph-1) Nd द्वारा पंजीकृत हेतु प्रस्तुत किया गया।

L. Jain Sanjiv Jain

उपस्थित पंजीकृत अधिकारी (कटीदाबाद)

Ranjit

इसका प्रस्तुतकर्ता
Pradip Jain

प्लॉट में वर्णित क्षेत्र नगर एवं शहरी अर्धविकास विभाग के अधिनियम 1975 की धारा 24 के अन्तर्गत अधिस्थित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोधित प्रमाण पत्र प्राप्त कर लिया गया है।

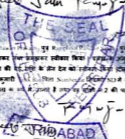
या

प्लॉट में वर्णित क्षेत्र नगर एवं शहरी अर्धविकास विभाग के अधिनियम 1975 की धारा 24 के अन्तर्गत अधिस्थित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनुरोधित प्रमाण पत्र की आवश्यकता नहीं है।

L. Jain Sanjiv Jain Ranjit

उपस्थित पंजीकृत अधिकारी (कटीदाबाद)

दिनांक 07-12-2020
Pradip Jain



उपस्थित क्षेत्र बीबीएमटी/कुमारी Chetan Kumar पुत्र Ramphool Prasad पुत्र Ramphool Prasad Singh पुत्र Ramphool Prasad सिंह है। प्रस्तुत प्लॉट के अन्तर्गत को दोरी पत्ती में बुजकर तथा अनाधिकृत इस्तेमाल किया। प्रस्तुत के अनुसार 0 रुपये की राशि देना में तब तब तक विक्रय को अटॉ की तथा प्लॉट में वर्णित अधिनियम अटॉ की धारा 24 के अंतर्गत क्षेत्र देना को पंजीकृत किया। दोरी पत्ती की प्रमाण बीबीएमटी/कुमारी Nareb Kumar Jain निवास Ad निवासी Ph-1 ब बीबीएमटी/कुमारी A. K. S. Ph-1 Numbur निवासी ND में की। साथी नं: 1 को इन नम्बर/अधिकार का नं. में अन्तर्गत है तथा यह प्लॉट नं: 2 की प्रमाण करता है।

दिनांक 07-12-2020



उपस्थित पंजीकृत अधिकारी (कटीदाबाद)

L. Jain Sanjiv Jain
Ranjit
Pradip Jain

Sanjiv Jain

This sale deed is made at Faridabad on this 7th day of December 2020 by 1. Mr. PRADIP JAIN (Adhaar Card No. 716279994749 & PAN Card No. AACPJ8735B) 2. Mr. SANJEEV JAIN (Adhaar Card No. 494401046203 & PAN Card No. AACPJ8736C) 3. Mr. RAJIV JAIN (Adhaar Card No. 297873566381 & PAN Card No. AACPJ8733H) & 4. Mr. RAJAN JAIN (Adhaar Card No. 454816759090 & PAN Card No. AAFPJ7369G) Sons of Sh. SURRINDER KUMAR JAIN all C/o B-117, Okhla Industrial Area Phase-I, New Delhi-110020 (hereinafter called the vendors which term shall where the context so admits includes their successors legal representatives and permitted assigns) of the one part; and 1. Mr. CHAWAN PRAKASH (Adhaar Card No. 983562338027 & PAN Card No. ALZPP2060M) 2. Mr. RANDHIR SINGH (Adhaar Card No. 271424121255 & PAN Card No. AAXPS7263E) & 3. Mr. PRITAM SINGH (Adhaar Card No. 279369559777 & PAN Card No. AVLPS0963Q) Sons of Late Sh. RAMPHOOL all R/o H. No. 44, Main Market Badarpur, Kalkaji, New Delhi-110044 (hereinafter called the vendees which term shall where the context so admits includes their successors legal representatives and permitted assigns) of the other part.

WHEREAS the VENDORS Mr. Pradip Jain, Mr. Sanjeev Jain, Mr. Rajiv Jain & Mr. Rajan Jain all sons of Mr. Surrinder Kumar Jain all C/o B-117, Okhla Industrial area Phase-I, New Delhi-110020 area seized and possessed of their own right as a full absolute owners and otherwise well and

 Sanjeev Jain 

Contd. on..3..

sufficiently entitled to piece and parcel of Residential Property Bearing No.532, Sector-21-A, measuring 500 Sq. Yds., of the urban estate, Faridabad, Consisting of one bed room, one drawing-cum-dining , one kitchen and toilets Constructed thereon at Ground Floor with roof rights having its covered area is 562.5 Sq. ft., Construction in the year 2003 (hereinafter called the "said Property") along with all appurtenances falling within the Jurisdiction of Sub-Registrar, Faridabad and wish to sell the same to the VENDEES.

AND WHEREAS the Said VENDORS Mr. Pradip Jain, Mr. Sanjeev Jain, Mr. Rajiv Jain & Mr. Rajan Jain all sons of Mr. Surrinder Kumar Jain all C/o B-117, Okhla Industrial area Phase-I, New Delhi-110020 having purchased this Residential Property Bearing No.532, Sector-21-A, measuring 500 Sq.Yds., Constructed thereon at Ground Floor with roof rights having its covered area is 562.5 Sq.ft., of the urban estate, Faridabad, out of their own money from Mr.Ravinder Bagga Son of Mr.C.L.Bagga and Mrs.kiran Bagga wife of Mr.Ravinder Bagga both Residential of House No.5-M/32, NIT Faridabad, Distt: Haryana, and the sale deed of the said property have been registered in favour of the VENDORS in the office of Sub-Registrar, Faridabad, Vide Document No.25,575, dated 26/02/2009.

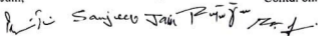
 Sanjeev Jain. T 240 J m Contd. on..4..


AND WHEREAS the VENDORS for their Personal needs and requirements have agreed to sell the said property including power connection, water and sewer connection and electric meter installed in the said Property and security deposit to the VENDEES and the VENDEES have agreed to purchase the said Residential Property Bearing No.532, Sector-21-A, measuring 500 Sq.Yds., of the urban estate, Faridabad for a total sale consideration of Rs.1,55,00,000/- (Rupees One Crore fifty Five Lakh only). The VENDEES have agreed to bear all the expenses for the completion of sale of the said property such as cost of stamp, Registration fees and execution charges and any others charges ect.

PAYMENTS SCHEDULE

- 1) Rs. 5,00,000/- vide Cheque No. 178086 dated 05.08.2020 drawn on Oriental Bank of Commerce, MCIE Mathura Road, New Delhi in favour of Mr. Rajan Jain;
- 2) Rs. 5,00,000/- vide Cheque No. 304447 dated 22.08.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Pradip Jain;
- 3) Rs. 5,00,000/- vide Cheque NO.992599 dated 22.08.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajiv Jain;
- 4) Rs. 5,00,000/- vide Cheque No. 992597 dated 22.08.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Sanjeev Jain;
- 5) Rs. 7,50,000/- vide Cheque No. 992602 dated 07.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajan Jain;

Contd. on..5..

 Sanjeev Jain

- 6) Rs. 7,50,000/- vide Cheque No. 561488 dated 07.10.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Pradip Jain;
- 7) Rs. 7,50,000/- vide Cheque No. 992601 dated 07.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajiv Jain;
- 8) Rs. 7,50,000/- vide Cheque No. 992600 dated 07.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Sanjeev Jain;
- 9) Rs. 12,11,250/- vide Cheque No. 992606 dated 26.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajan Jain;
- 10) Rs. 4,38,000/- vide Cheque No. 992604 dated 26.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Sanjeev Jain;
- 11) Rs. 9,20,500/- vide Cheque No. 561491 dated 26.10.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Pradip Jain;
- 12) Rs. 12,11,250/- vide Cheque No. 992605 dated 26.10.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajiv Jain;
- 13) Rs. 7,73,250/- vide Cheque No. 178103 dated 28.10.2020 drawn on Oriental Bank of Commerce, MCIE Mathura Road, New Delhi in favour of Mr. Sanjeev Jain;
- 14) Rs. 2,90,750/- vide Cheque No. 178102 dated 26.10.2020 drawn on Oriental Bank of Commerce, MCIE Mathura Road, New Delhi in favour of Mr. Pradip Jain;


 Sanjeev Jain Pradip Jain Contd. on..6..


- 15) Rs. 4812/- vide Cheque No. 205283 dated 04.11.2020 drawn on Punjab National Bank, MCIE Mathura Road, New Delhi in favour of Mr. Sanjeev Jain;
- 16) Rs. 3000/- vide Cheque No. 992609 dated 04.11.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Sanjeev Jain;
- 17) Rs. 1875/- vide Cheque No. 561496 dated 04.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Sanjeev Jain;
- 18) Rs. 7375/- vide Cheque No. 561495 dated 04.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Pradip Jain;
- 19) Rs. 2312/- vide Cheque No. 205282 dated 04.11.2020 drawn on Punjab National Bank, MCIE Mathura Road, New Delhi in favour of Mr. Pradip Jain;
- 20) Rs. 1562/- vide Cheque No. 205285 dated 04.11.2020 drawn on Punjab National Bank, MCIE Mathura Road, New Delhi in favour of Mr. Rajan Jain;
- 21) Rs. 6250/- vide Cheque No. 992611 dated 04.11.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Rajan Jain;
- 22) Rs. 18,75/- vide Cheque No. 561497 dated 04.11.2020 drawn on State Bank of India, Greater Noida, in favour of Mr. Rajan Jain;
- 23) Rs. 1562/- vide Cheque No. 205284 dated 04.11.2020 drawn on Punjab National Bank, MCIE Mathura Road New Delhi in favour of Mr. Rajiv Jain;
- 24) Rs. 6250/- vide Cheque No. 992610 dated 04.11.2020 drawn on Indian Overseas Bank, Badarpur, New Delhi in favour of Mr. Raiiv Jain;

 Sanjeev Jain Punjab Contd. on..7..


- 25) Rs. 1875/- vide Cheque No. 561498 dated 04.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Rajiv Jain;
- 26) Rs. 13,75,000/- vide Cheque No. 878425 dated 27.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Sanjeev Jain;
- 27) Rs. 13,75,000/- vide Cheque No. 878424 dated 27.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Pradip Jain;
- 28) Rs. 13,75,000/- vide Cheque No. 878426 dated 27.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Rajiv Jain;
- 29) Rs. 13,75,000/- vide Cheque No. 878428 dated 27.11.2020 drawn on State Bank of India, Greater Noida in favour of Mr. Rajan Jain;

- That the VENDORS doth hereby admit and acknowledge. And the VENDORS doth hereby sell, convey, transfer and assign by way of absolute sale of Residential Property Bearing No.532, Sector-21-A, measuring 500 Sq.Yds., Constructed thereon at Ground Floor with roof rights having its covered area is 562.5 Sq.ft., of the urban estate, Faridabad, with all their rights, title and interest etc. into the said VENDEES who shall hereinafter become the absolute owner of the said property and shall enjoy absolute rights of ownership and privileges.
- That the VENDORS represents to the VENDEES that the said property in hereby conveyed is free all sorts of encumbrances, charges, legal flaws, lien, taxes, dues, demands, liabilities, notices, injunctions, dispute, prior sale, Agreement to Sell, notifications, mortgages, gifts, court decrees and attachments etc. etc. and that the VENDORS has free and unfettered rights to sell the property to the VENDEES.

 Sanjeev Jain Rytj - Contd. on..8..



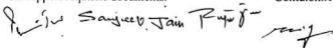
- That the VENDORS have irrevocably transferred absolutely all their rights and interest to the VENDEES to the extent of piece and parcel of Residential Property Bearing No.532, Sector-21-A, measuring 500 Sq.Yds., of the urban estate, Faridabad, together with all rights, titles, interest, easement privileges, ways, passage, benefit and advantages of rights and appurtenances thereto unto the VENDEES TO HAVE AND TO HOLD said property hereby conveyed unto the VENDEES all the estate rights, titles, interest of the VENDORS in or upon the said piece of land acquired by the VENDORS under the Sale Deed mentioned here-in-above and that no one except the VENDEES have any rights, claims, interest whatsoever in the said property hereby conveyed or any thereof.
- That the VENDORS hereby covenants to the VENDEES the absolute interest which the VENDORS own and possesses in the said property and that VENDORS have free and good title, interest and rightful power and absolute authority to grant, convey, transfer or assign the same in any manner whatsoever.
- That the property is neither acquired nor the government under the land acquisition Act or any other law has initiated any acquisition proceedings and that none/nobody has any charge or lien on the said property.
- That it shall be lawful for the VENDEES for all times after registration of this Sale Deed to enter upon the said property and hold and enjoy the same and every part thereof with every right and appurtenances whatsoever in any manner whatsoever without interruption, disturbances, claims or demands whatsoever from the VENDORS.
- That the VENDORS shall be responsible for payments of any or all dues payable to any person in respect of the above said property till the execution of this Sale Deed of the said property in favour of the VENDEES.

Contd. on..9..

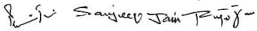

Sanjeev Jain

- That if because of any act or deed committed by the VENDORS prior to the date of the execution of this sale deed or prior to the date of registration of sale deed, the VENDEES are obliged to pay an amount after legal authentication and valid proof to any third person or persons or may be in any way prevented from enjoying the rights of the property which is subject matter of the sale deed, the VENDORS undertake to pay and shall pay to the VENDEES such amount including the cost of litigation and liquidity damages involved in that matter. Further, if due to any flaw in the title of the said property, the VENDEES suffers and loss, the VENDORS shall make good such loss or losses through their assets and shall keep the VENDEES fully indemnified.
- That all taxes levies, charges, House Tax, water and sewerage charges and electricity bills, municipal Corporation Charges or any other dues in any government department in connections with the property till the date of this deed and on the basis of law, rules and regulations prevailing on the aforesaid date accruing arising or falling due to any local authority and government have been paid by the VENDORS and the same are their responsibility, any expenses incurred after the date of this deed shall be the responsibility of the VENDEES including any payments, charges etc. under the laws, rules and regulations promulgated after the date of this deed retrospectively or prospectively or otherwise, however, in case any claim by the local government or authority are as a result of the action prior to the purchase of this property by the VENDEES, all such claims will be borne by the VENDORS and the VENDEES will not be responsible at any later stage. The VENDEES will be empowered and entitled to recover and receive any dues in any case towards any authority with respect to this property.
- That the VENDEES are authorized to get the mutation affected in their own name by presenting this sale deed or its certified true copy in the office of the appropriate authorities and that the VENDORS shall sign and support requisite documents.

Contd.on..10..

 Sanjeev Jain R. J.

- That the VENDORS shall from time to time upon written request by the VENDEES and at the cost of VENDEES acknowledge execute such other documents or documents which are within the rights of the VENDORS to perfect titles and make good of all such things and lawful acts, deeds and things whatsoever for further better or more efficiently effective transfer of the property hereby conveyed and transferred to the VENDEES
- That the VENDORS have handed over actual physical and vacant peaceful possession of the Said Residential Property (as and where and basis) to the VENDEES at the time of execution and registration of this Sale Deed.
- That VENDORS hereby undertakes to sign requisite documents by and appear in person as required by the VENDEES at all points of time as and when desired by the VENDEES for the purpose of transfer etc. and the VENDORS shall render all help and will sign and execute the necessary deeds and documents in connections with the transfer favouring the VENDEES in future if required.
- That the VENDORS have assured the VENDEES that if the whole or any part of the said property is taken away from the possession of the VENDEES for want of title or any other legal defects, then the VENDORS shall be liable and responsible to repay their costs, damages, legal charges and any other incidental charges of the VENDEES.
- That all the prior deeds of sale and all other original relevant documents which are in the possession of the VENDORS related to this property have been handed over to the VENDEES at the time of execution and registration of this sale deed.
- That all the expenses for preparation, execution and registration charges of this sale deed have paid and borne by the VENDEES.

 Sanjeev Jain  Contd. on..11..

- That the VENDEES have full rights to dispose off/sale the said property to any person in future.
- That the VENDORS have already applied the transfer permission of the said property in favour of the VENDEES from the office of The Estate Officer, HUDA, Faridabad.

IN WITNESS WHEREOF the VENDORS have executed this Sale Deed by putting their hands and the VENDEES had accepted the same on the day, month and year as already above mentioned in the presence of the following Witnesses:

WITNESSES:

1. *Kumar Tomar*
 No. 1234 Kumar Tomar
 Adv.
 Dist Court Farid

Sanjeev Jain
 VENDOR
Raj

2. *Sanjay Kumar*
 Tinkard dambarkar
 A 92C, Tinkard dambarkar
 N.P.C. No. 65
 9810035197

VENDEE
Raj

Printed by
Tad
 7/12/2020

TASLEEM AHAMAD
 DIST. COURT, FARIDABAD



विक्रेता



क्रेता



गवाह

Pradip Jain उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- Pradip Jain Etc _____

क्रेता :- Chawan PrakashRandhir SinghPritam Singh _____

गवाह 1 :- Naresh Kumar Tanwar _____

गवाह 2 :- Tilak Raj _____

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 4773 आज दिनांक 07-12-2020 को बही नं 1 जिल्द नं 89 के पृष्ठ नं 52 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न 136 के पृष्ठ सख्या 43 में 45 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा चिपे सामने किये है।



दिनांक 07-12-2020

उप/सयुक्त पंजीयन अधिकारी(फरीदाबाद)