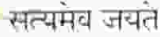
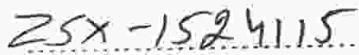


$$\begin{array}{r} 5518 \\ \hline 3696 \\ \hline 311717 \end{array}$$


Government of National Capital Territory of Delhi

ROCKED

95
RMA
RMA
RMA



5229 3126 0526
r type below this line
AN/PS-1278B

8685 2631 4115
BURPS-00782

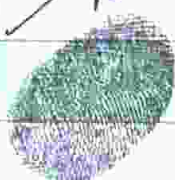


M

44 121 38833



UT-0001884157



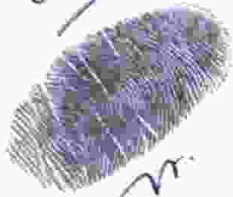
SHAN DAPA &
SEEMANTRI DEHI

SHAI IDARA &

Arpit



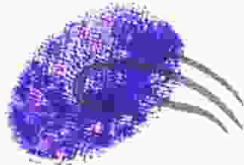
Arpit



vi



Syman



Warning

SHAHDARA
SEEMAPURI DELHI

Arpit

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

Arpit



:: 2 ::

SALE DEED FOR RS.64,00,000/-

For Lady (50% Share)

Stamp Duty.....2%..Rs.64,000/-

Corporation Tax....2%..Rs.64,000/-

Total.....4%..Rs.1,28,000/-

For Gents (50% Share)

Stamp Duty.....3%..Rs.96,000/-

Corporation Tax....3%..Rs.96,000/-

Total.....6%..Rs.1,92,000/-

Total Stamp Duty.....Rs.3,20,000/-

SCHEDULE OF PROPERTY

- (A) FLAT NO. : 9
- (B) AREA UNDER SALE : 40 SQ. MTRS.
- (C) LOCATED AT : POCKET-R, DILSHAD GARDEN,
DELHI-110095
- (D) SR. NO. OF COLONY : 362
- (E) WARD NO. OF COLONY : 83
- (F) CATEGORY OF LOCALITY : F
- (G) TYPE OF STRUCTURE : PUCCA
- (H) LAND USE : RESIDENTIAL

Contd...P/3..

Ample


vi


Suman


Amle



n



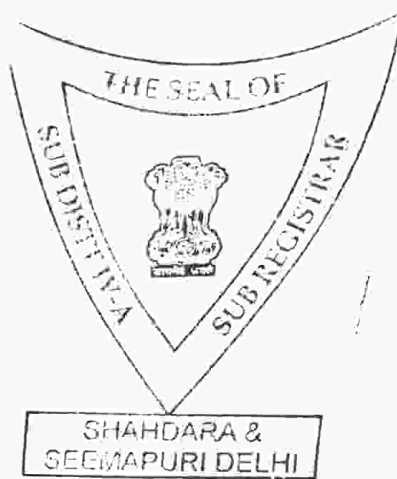
Suman



Zakir



RS & Kama



:: 3 ::

- (I) COVERED AREA OF FLAT : 40 SQ. MTRS.
- (J) NUMBER OF STOREY : FOUR (FLAT UNDER SALE IS BUILT ON GROUND FLOOR)
- (K) CIRCLE RATE OF FLAT : Rs.54,480/- PER SQ. MTRS.
- (L) STATUS OF COLONY : DDA COLONY
- (M) MINIMUM VALUE OF PROPERTY ACCORDING TO CIRCLE RATE: Rs.21,79,200/-
- (N) TRUE & FULL MARKET VALUE OF THE PROPERTY : Rs.64,00,000/-

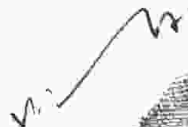
This Sale Deed is hereby executed at Delhi on this 31/07/2017 by SHRI RAKESH GUPTA S/o Shri R.L. Gupta r/o B-8/F-2, Block-B, Dilshad Garden, Delhi-110095, Nationality Indian, hereinafter called the VENDOR.

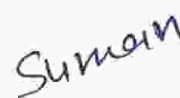
IN FAVOUR OF

(1) SHRI VIRENDRA MOHAN SHARMA S/o Shri P.K. Sharma & (2) SMT. SUMAN SHARMA W/o Shri Virendra Mohan Sharma both R/o 347-B, Pocket-E, G.T.B. Enclave, Delhi-110093, Nationality Indian, hereinafter called the VENDEES.

That the expression of both the Vendor and Vendees shall mean and include their legal heirs, successors, representatives, executors, assigns and nominees of the respective part.

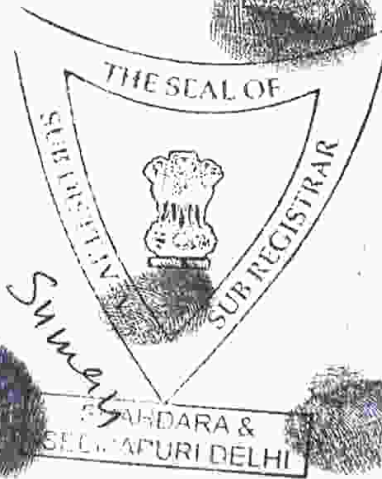



Contd..P/4..



Cupla

5. 12.



Sumet

WHEREAS the Vendor is the actual owner and in possession of a D.D.A. BUILT-UP FREE HOLD FLAT BEARING NO.9, ON GROUND FLOOR, UNDER L.I.G. CATEGORY, AREA MEASURING 40 SQ. MTRS. SITUATED AT IN THE LAY OUT PLAN OF POCKET-R, DILSHAD GARDEN, ILLAQA SHAHDARA, DELHI-110095, (hereinafter called the flat).

AND WHEREAS the Vendor had become the owner of the above said flat by virtue of a CONVEYANCE DEED duly regd. as Doc. No.18293, in Book No.1, Vol. No.3139, on pages 26 to 28, on dated 05/09/2008, in the office of S.R.VII, NEW DELHI.

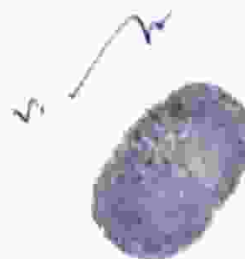
AND WHEREAS at present and on the basis of above said facts and documents, the Vendor(s) is/are the sole, absolute, exclusive and rightful owner of the above said property, and is/are fully competent and has/have full rights and power to sell or transfer the above said property without any coercion undue influence or pressure internal or external upon him/her/them.

AND WHEREAS the Vendor and Vendees shall keep the registering authority harmless and indemnified against any loss, damage and injury sustained on account of registering this Sale Deed.

AND WHEREAS it is also declared by the Vendor and Vendee that the said property 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 is booked for unauthorized construction, parties will be self liable and responsible and registration of instrument will stand null and void.

AND WHEREAS the Vendor(s) for his/her/their bonafide needs and requirements has agreed to sell the above said property with all rights, titles, interest unto the Vendee(s) without any coercion, undue influence, inducement, threat or pressure internal or external upon him/her/them and the Vendee(s) has/have agreed to purchase the same, for a total consideration of Rs.64,00,000/-(Rupees Sixty Four Lacs only) including TDS.





Contd..P/5..


S No. 5518

Date 31/07/17

Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

Tehsil/Sub Tehsil SR IVA - SHAHDARA

Village/City Dilshad Garden

Place (Segment) Dilshad Garden

Property Address House No.: Flat No 9 (G/F) PKT-R, Road No.: Dilshad Garden

Area of Property 40.00 Sq.Meter

Building Type

Property Type Residential

Money Related Detail

Consideration Amount :6,400,000.00 Rupees

Stamp Duty Paid 320,000.00 Rupees

Value of Registration Fee 64,000.00 Rupees

Pasting Fee 100.00 Ruppess

This document of SALE

Presented by : Sh/Smt

Rakesh Gupta

S/o W/o

R L Gupta

R/o

B-8/F-2, Block-B, Dilshad Garden, Delhi

in the office of the Sub Registrar, Delhi this 31/07/2017 11:29:38AM day Monday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR IVA - SHAHDARA
Delhi/New Delhi

Execution admitted by the said Shri / Ms.
Rakesh Gupta

and Shri / Ms.
Virendra Mohan Sharma, Suman Sharma

Who is/are identified by Shri/Smt/Km. Sudhir Kumar Kashyap S/o W/o D/o Shambhu Dayal R/o 142-B, PKT-E, GTB Enclave, Delhi
and Shri/Smt./Km Raja Kumar Dass S/o W/o D/o Shibo Dass R/o 22-A, PKT-A, Dilshad Garden 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. 6,400,000.00 Sixty Four Lakh Only

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. Virendra Mohan Sharma, S/o, W/o, P K Sharma, Virendra Mohan Sharma
Suman Sharma

R/o ,347-B, PKT-E, GTB Enclave, Delhi, 347-B, PKT-E, GTB Enclave, Delhi

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

Date 31/07/2017 12:02:20

Registrar/Sub Registrar
SR IVA - SHAHDARA
Delhi/New Delhi

Revenue Department NCT of Delhi

NIC-DSU

SHAHDARA &
CEEMAPURI DELHI

AND WHEREAS the entire amount has/have been received by the Vendor(s) from the Vendee(s), hereby acknowledges the receipt of the payment before the sub registrar concerned, Delhi and thus nothing remains due to receive out of sale price.

NOW THIS DEED WITNESSETH AS UNDER:

1. That the vendor(s) has/have received a sum Rs.64,00,000/- (Rupees Sixty Four Lacs only) including TDS, as the total consideration of the above said property from the said vendee (s), which is admitted by the vendor(s), before the sub registrar concerned at Delhi, at the time of presentation and registering the sale deed, regarding the above said property.

DETAILS OF PAYMENT ARE AS UNDER:

- a) Rs.64,000/- paid towards TDS.
- b) Rs.48,45,000/- vide Pay Order No.264300, dated 20/07/2017, issued by Punjab & Sind Bank, Roshanara Road, Delhi-110007.
- c) Rs.2,00,000/- Vide Cheque No.944015, dated 10/04/2017, drawn on Punjab & Sind Bank, Roshanara Road, Delhi-110007.
- d) Rs.4,50,000/- Vide Cheque No.000031, dated 11/04/2017, drawn on Punjab & Sind Bank, Sahibabad, Ghaziabad, U.P.

- e) Rs. 191,000/- (RS: ONE LAKH NINETY ONE THOUSAND ONLY) NEFT 4TR NO: PSIBH17210668945 DATED 29/07/17
- f) Rs. ~~650,000~~ 6,50,000/- (RS: SIX LAKH FIFTY THOUSAND ONLY) RTGS NO: PSIBH17210661601 DATED 29/07/2017

Contd..P/6..

Ampl


W.


Symon




Ist Party

Ist Party

Rakesh Gupta



IIInd Party



Witness

IIInd Party

Virendra Mohan Sharma, Suman Sharma

Witness

Sudhir Kumar Kashyap, Raja Kumar Dass

Certificate (Section 60)

Registration No.3,696 in Book No.1 Vol No 2,457
on page 70 to 78 on this date 01/08/2017 3:12:48PM
and left thumb impressions has/have been taken in my presence.

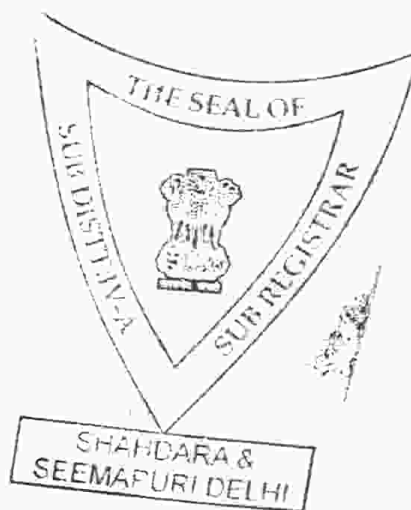
day Tuesday

Sub Registrar

SR IVA - SHAHDARA

New Delhi/Delhi

Date 01/08/2017 15:48:27



LOCKED

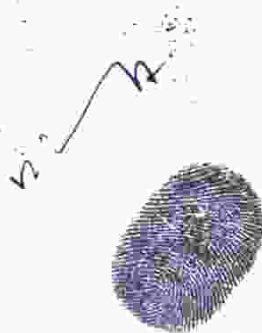


177982273696

That the Vendor(s) assure/s the Vendee(s) that the property under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charges, security, surety, dispute, complications, litigation, attachments, notices, wills, legal flaws, and there is no legal defect in the title of the Vendor(s) regarding ownership and if found or proved otherwise and/or if the Vendee(s) is deprived off the said property which is under sale, at any time, in future after execution of this Sale Deed, in full or in part thereof, owing to the above reason or reasons whatsoever it may be in respect of the said property under sale, the Vendor(s) hereby undertake before the Vendee(s) that he/she/they shall be entirely remain liable and responsible to indemnify the Vendee(s) for the same in all manner by all his/her/their movable and immovable properties and all other assets in proportion to loss suffered by the Vendee.

3. That in consideration of the above said amount, the Vendor(s) hereby conveys, transfers and assigns all his/her/their rights, titles and interest whatsoever in the above said property under sale, in favour of the Vendee(s) absolutely completely and forever.
4. That the Vendee(s) shall have full rights to get the aforesaid property mutated in his/her/their own name in the records of M.C.D. and/or any other concerned authority/department by presenting this Sale Deed or its photo copy.
5. That the Vendee(s) shall be entitled to get Electric & water connections in his/her/their own name from the concerned department on the basis of this Sale Deed.
6. That the aforesaid property under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACT, therefore there is no bar or any legal complication for the transfer of the said property by the Vendor(s) unto the Vendee(s) by way of this present sale deed.







Contd..P/7..

L.I.G.

FLAT

GROUND FLOOR

GROUND FLOOR



Area :- 40
Sq. MTS.

PLAN OF PROPERTY NO. 9
SITUATED AT POCKET-R DILSHAD DIV.
DELHI-95

FOR SHRI RAKESH GUPTA

(TRACED BY)

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

S.K. HANDA ASSOCIATES
REGD. BUILDING SUPERVISOR
M.C.D. LICENCE NO. S-990
107 / 63-B, EAST AZAD NAGAR
DELHI-51 PH. : 9810178367

Sanjeev



vi



Shuman



7. That from the date of execution of this Sale Deed, the Vendee(s) become the exclusive owner of the above said property under sale and he/she/they shall be fully at liberty to use, enjoy, and utilize the said property under sale and also have rights, power absolute authority and fully competent to sell or dispose of the same to anyone in any manner.
8. That after the execution of this Sale Deed neither the Vendor(s) nor his/her/their legal heirs, raises any objection or create any charges or demand any share in the above said property, under sale hereafter.
9. That all the expenses of this Sale Deed such as Stamp Duty, Registration Fee, Writing Charges etc. has been paid by the Vendee(s).
10. That the Vendor(s) has/have delivered all the relevant papers and physical vacant possession of the above said property, to the said Vendee(s) on the spot.
11. That the Vendor(s) shall be liable and responsible for all prior dues, demands, arrears and other charges etc. pertaining to the above mentioned property under sale till the date of execution of this Sale Deed and in future the Vendee(s) shall pay all taxes, dues, charges of electricity & water etc., house-tax and other charges of the above said property under sale, to the authority concerned.
12. That the Vendor(s) and Vendee(s) are satisfied about the title and possession of property under sale.
13. That this Sale Deed is hereby executed by the Vendor(s) in favour of the Vendee(s) in full sense, without any outside pressure or undue influence, inducement or threat etc. from any side.
14. That the Vendor(s) and Vendee(s) are Indian citizens and have not been debarred by prevailing Indian Laws to execute this Sale Deed.

Arpit



vi



Suman



Contd..P/8..

IN WITNESSES WHEREOF the Vendor(s) and the Vendee(s) have signed this Sale Deed after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, without any pressure, duress, undue influence, coercion from any side, while keeping in good health and sound disposing mind, on the date, month and year written hereinabove, in the presence of the following marginal witnesses:-

WITNESSES:-

1.



Sudhir

Shri Sudhir Kumar Kashyap
S/o Shri Shambhu Dayal
R/o 142-B, Pocket-E,
G.T.B. Enclave, Delhi-110093
Aadhar No.49248445031

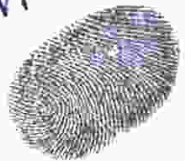


Sudhir



VENDOR

Sudhir



2.



Raj Kumar

Shri Raja Kumar Dass
S/o Shri Shibo Dass
R/o 22-A, Pocket-A,
Dilshad Garden, Delhi-110095.
Aadhar No.304350443452



Suman

VENDEES

