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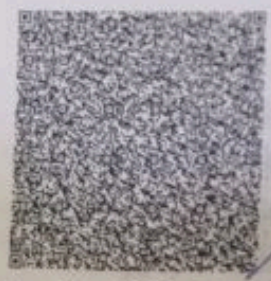
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

| | |
|---------------------------|---------------------------------------------------------|
| Certificate No. | : IN-DL23799469951025M |
| Certificate Issued Date | : 17-Oct-2014 04:55 PM |
| Account Reference | : NONACC (BK)/ dicbibk02/ ANAND VIHAR/ DL-DLH |
| Unique Doc. Reference | : SUBIN-DL DLCBIBK0244209150876956M |
| Purchased by | : SHYAMA SHARMA AND OTHERS |
| Description of Document | : Article 23 Sale |
| Property Description | : DDA MIG FLAT NO.22-D PKT-B MAYUR VIHAR PHASE-II DELHI |
| Consideration Price (Rs.) | : 47,50,000 (Forty Seven Lakh Fifty Thousand only) |
| First Party | : SRILAKSHMI PEYYALAMITTA |
| Second Party | : SHYAMA SHARMA AND OTHERS |
| Stamp Duty Paid By | : SHYAMA SHARMA AND OTHERS |
| Stamp Duty Amount(Rs.) | : 1,90,000 (One Lakh Ninety Thousand only) |



CHECKED & FOUND CLEAR
FROM COURT CASE/MOJUCI
GOvt LAND & OTHER DISPUTES

26

70

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PAN.No. AQAPP6055E

Please write or type below this line

PAN.No. BYWPS2453P

PAN.No. AJTPB3461E



A.No. 656572770388

A.No. 711688790765

A.No. 697221707620

0000628901

Srilekshmi

(1st Shyama Sharma)

Statutory Alert

- The authenticity of this Stamp Certificate should be verified at www.sholestamp.com
- The users of this certificate should be ready to provide the details on...
- The users of this certificate should be ready to provide the details on...

REGISTERED OFFICE (Full)
Name(s) -
Wher
31
U74
SPT
27 Barak
1100
27 Barak
11000

===== PAGE NO.2 =====

COMPUTATION OF STAMP DUTY AS PER CIRCLE RATES :
PLINTH AREA 70 SQ.MTRS. APPROX. x 66,240/-
= RS.46,36,800/-

NUMBER OF STOREY : FOUR

SALE DEED AS PER MARKET VALUE FOR RUPEES 47,50,000/-

STAMP DUTY PAID UNDER ARTICLE 23
OF THE INDIAN STAMP ACT @ 2% ON
AMOUNT OF RS.47,50,000/-

Rs. 95,000/-

CORPN. TAX PAID UNDER SECTION 147
OF THE DELHI MUNICIPAL CORPORATION
ACT @ 2% OF RS.47,50,000/-

Rs. 95,000/-

TOTAL NON JUDICIAL E-STAMP PAPER :

Rs. 1,90,000/-

This Sale Deed is executed at Delhi on this 20th day of
oct 2014 by and between :

MRS. SRILAKSHMI PEYYALAMITTA DAUGHTER OF MR. B. SRIDHARA RAD
WIFE OF SHRI SRINIVASA RAD PEYYALAMITTA RESIDENT OF FLAT NO.22-
D, POCKET-B, MAYUR VIHAR PHASE-II, DELHI-110091, hereinafter
called the vendor OF THE ONE PART; (The term "vendor" shall mean
and include unless context otherwise required her successors,
legal heirs, administrators and assigns of the vendor)

IN FAVOUR OF

(1) SMT. SHYAMA SHARMA WIFE OF LATE SHRI G.D. SHARMA AND (2)
SMT. BHAWANI SHARMA WIFE OF SHRI DAYANANAD SHARMA BOTH RESIDENTS
OF 364, POCKET-E, MAYUR VIHAR PHASE-II, DELHI -110091,
hereinafter collectively called the vendee OF THE OTHER PART;
(The term "vendee" shall mean and include unless context
otherwise required their successors, legal heirs,
administrators and assigns of the vendee).

WHEREAS THE VENDOR HAS REPRESENTED TO THE VENDEE AS UNDER :

Whereas the vendor is the absolute owner and in possession of
ONE FREEHOLD D.D.A. BUILT M.I.G. FLAT BEARING NO.22-D, POCKET-B,
ON THIRD FLOOR, SITUATED IN THE LAYOUT PLAN OF MAYUR VIHAR
PHASE-II (TRILOKPURI RESIDENTIAL SCHEME) DELHI-110091.

(hereinafter called the flat).

contd.3/p

Srilakshmi

(Smt Shyama
Sharma)

Bh

S No. 11129

Date 20/10/2014 2:43

Deed Related Detail

SALE WITHIN MC AREA

Deed Name SALE

Land Detail

| | | | |
|-------------------|------------------------|---------------|----------------------|
| Tehsil/Sub Tehsil | Sub Registrar VIII | Building Type | Residential |
| Village/City | Mayur Vihar phase-II | Property Type | |
| Place (Segment) | Mayur Vihar phase-II | Road No.: | Mayur Vihar phase-II |
| Property Address | House No.: 22 D Pkt B, | | |
| Area of Property | 70.00 Sq.Meter | | |

Money Related Detail

Consideration Amount : 4,750,000.00 Rupees Stamp Duty Paid 190,000.00 Rupees

Value of Registration Fee 47,500.00 Rupees Pasting Fee 100.00 Rupees

This document of

Sri Lakshmi Peeyalamitta
Sri Lakshmi Peeyalamitta

SALE WITHIN MC AREA

R/o

Sri Lakshmi Peeyalamitta

S/o W/o
Srinivasa Rao Peeyalamitta

22 D Pkt B M V II Delhi

in the office of the Sub Registrar, Delhi this 20/10/2014 1:53:06PM day Monday

between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
Sri Lakshmi Peeyalamitta

Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

and Shri / Ms.
Shyama Sharma, Bhawani Sharma

Who is/are identified by Shri/Smt./Km. Srinivasan Rao Peeyalamitta S/o W/o D/o P H Prasaada Rao R/o 403 Blk 12 Hill
Rodge Springs Aptt Andhra Pradesh 500032
and Shri/Smt./Km umesh Sharma S/o W/o D/o Kanta Sharma R/o 57 A Pkt A M V II 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 *(left)* 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. 4,750,000.00

The Balance of entire consideration of Rs. _____ Rupees _____ Forty Seven Lakh Fifty Thousand Only has been paid to the

Vendor(s)/Mortgagor(s) by.

Sh./Ms. Shyama Sharma, Bhawani
Sharma

S/o, W/o, G D Sharma, Dayananad Sharma

R/o, 364 Pkt E M V II Delhi 91, 364 Pkt E M V II Delhi 91

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

Date 20/10/2014 15:11:12

Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

!!!! PAGE NO.3 !!!!

Having been acquired the ownership of the same through gift deed executed by Shri B.Sridhara Rao son of Shri B.A Rama Murthy duly registered as document No.7978, book No.1, volume No.6298, on pages 15 to 20, registered with the office of S.R.VIII, Delhi on 05/05/2012, And whereas said Shri B. Sridhara Rao have acquired the ownership through freehold covyance deed registered as document No.9412, book No.1, volume No.3416, on pages 47 to 48, registered with the office of S.R. VII, Delhi on 01/07/2009, originally having been allotted by D.D.A to said Shri B.Sridhara Rao vide allotment letter/file No.M023(6)/88/TP/NP Block dates 18/04/1988 to 19/04/1988, draw held on 29/03/1988.

And whereas the vendor being fully entitled to sell, convey, transfer and assign the said flat and/or any part thereof, have agreed to sell the said one free hold flat unto the vendee for a total sale consideration of Rs.47,50,000/- (Rupees Forty Seven Lacs Fifty Thousand Only).

And whereas the vendee are also desirous of purchasing the said flat. The vendee believing the representations, assurances and undertaking of the vendor herein contained agreed to purchase, acquire and possess the said one free hold flat from the vendor free of all encumbrances.

The vendee have requested the vendor to execute these presents, which she has agreed to do.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That the vendor has received the sale consideration a sum of Rs.47,50,000/- (Rupees Forty Seven Lacs Fifty Thousand Only) from the vendee for which the vendor hereby acknowledge the receipt of the same before the marginal witnesses at the time of execution of this Sale Deed as per the details given below (the receipt whereof the vendor hereby admits before the S.R.VIII Delhi)

| RUPEES | PARTICULARS | DATED | DRAWN ON/ISSUED BY |
|-------------|-------------------------------------------|----------|--------------------|
| 4,75,000/- | through RTMS No. SGT RR 52014101600255942 | 16-10-14 | |
| 42,75,000/- | Through RTMS No. SBT RR 52014108002617-11 | 18-10-14 | |

Shri Sridharini

(Sri Sanyama Sharma)

SB

014 2:43:29

27 Barak-1-110001
7 Barak-110001

31/05/198

Dr. Shyam

Dr. Shyam



contd. 5/p

(Dr. Shyam Sharma)

4. That the vendor declare that she is in possession of all the original documents relating to the said flat and shall further furnish to the vendee the original of Conveyance Deed/Gift Deed alongwith all original documents relating to title of the said flat thereof at the time of execution of the present sale deed.

3. That henceforth, the vendor admits and acknowledges that she or her legal heirs shall not be left with any rights, title and interest in the said free hold rights flat and vendee shall become its sole and absolute owner from the date of execution of the present sale deed and the vendee hereafter shall have right to hold, enjoy, use, possess, sale, mortgage, gift etc. the said flat in any manner as they desire without any hindrance, claim or demand whatsoever from the vendor.

2. That the vendor shall not hereinafter induce any other person into possession of the said flat and the vendor have delivered the physical, peaceful and vacant possession of the said flat to the vendee at the spot and the vendee have taken over the physical possession of the flat under their own control of locks and keys.

1. That the vendor hereinafter shall not do or cause anything to be done, which shall interfere in peaceful enjoyment of the rights by the vendee as under the law as owner of the said flat and any other rights as would accrue to the vendee in future.

AND THE VENDOR DOTH HEREBY COVENANT WITH VENDEE :

2. That the vendor hereto agreed with the vendee for the absolute sale to them of the said flat for the consideration same before the Sub Registrar Vill. Delhi and simultaneously aforesaid and hereby admits and acknowledges the receipt of the absolute sale to them of the said flat in law and equity etc. whatsoever of the vendor into or upon the same and every part thereof with regard to the aforesaid flat in law and equity TO THE USE OF THE vendee, their heirs, executors, administrators, assigns absolutely and forever together with title deed and other evidences to title AND THE vendor do hereby covenant with the vendee, their heirs, executors, administrators, assigns, and representatives that notwithstanding any acts, deeds and things heretofore done executed or knowingly suffered to the contrary and the vendor is now lawfully seized and possessed of the aforesaid flat free from encumbrances, attachments or defect in the title whatsoever and that the vendor has full power and absolute authority to sell the aforesaid flat in the manner aforesaid. And the vendee shall hereafter have right to peaceable and quietly hold, possess, sale, mortgage and enjoy the aforesaid flat in any manner as they desire.

Registered Office (Full Address) :
Administrative Office (Full Address) :

4. That the vendor declares that she is in possession of all the original documents relating to the said flat and shall further to the vendor the original of Government Deed/Title Deed alongwith all original documents relating to title of the said flat thereof at the time of execution of the present sale deed.

3. That hereafter, the vendor admits and acknowledges that she or her legal heirs shall not be left with any rights, title and interest in the said flat from the date of execution of the present sale deed and the vendor hereafter shall have right to hold, enjoy, use, possess, sell, mortgage, gift etc. the said flat in any manner as they desire without any hindrance, claim or demand whatsoever from the vendor.

2. That the vendor shall not hereafter induce any other person into possession of the said flat and the vendor have delivered the physical, peaceful and vacant possession of the said flat to the vendor at the spot and the vendor have taken over the physical possession of the flat under their own control of locks and keys.

1. That the vendor hereafter shall not do or cause anything to be done, which shall interfere in peaceful enjoyment of the rights by the vendee as under the law an owner of the said flat and any other rights as would accrue to the vendee in future.

AND THE VENDOR BOTH HEREBY COVENANT WITH VENDEE

2. That the vendor hereto agreed with the vendee for the absolute sale and hereby admits and acknowledges the receipt of the same before the Sub Registrar Vill. Delhi and simultaneously with the execution of this Sale Deed, the vendor do hereby grant, convey, sell, transfer, assign and assure unto and to the use of the said vendee, all her rights, titles, interest, claim etc. whatsoever of the vendor into or upon the same and every part thereof with regard to the aforesaid flat in law and equity TO THE USE OF THE vendee, their heirs, executor, administrators, assignees absolutely and forever together with the hereby covenant with the vendee, their heirs, executor, administrators, assignees and other evidences to title AND the vendor do hereby covenant with the vendee, their heirs, executor, administrators, assignees and other evidences to title hereto, that notwithstanding any acts, deeds and things heretofore done, executed or knowingly suffered to the contrary and the vendor is now lawfully seized and possessed of the aforesaid flat free from encumbrances, attachments or defect in the title whatsoever and that the vendor has full power and absolute authority to sell the aforesaid flat in the manner aforesaid. And the vendee shall hereafter have right to peaceable and quiet enjoyment, possession, use, mortgage and enjoy the aforesaid flat in any manner as they desire.

Office (Full Address)
Office (Full Address)

Na
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dra

[Handwritten signature]

[Handwritten initials]



(The Signature Stamp)

cont'd. p

S. Lakshmi

BSM



11. That the vendor declare that the said property has never been booked by MCD/DDA/STF or any other government Authority for unauthorized construction till today. If at any point it has been found that the said property has booked for unauthorized construction, in that case, parties will be self liable and responsible for the further action as per provision of law.

10. That this Sale Deed is being executed by the vendor in favour of vendee without any force or compulsion in her full senses and with sound disposing mind and this Sale Deed shall be binding on both the parties and their respective legal heirs.

9. That the vendor assures the vendee that the above said flat hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, lien, decree, burden, charge, security, loans, complications, attachments, notices, wills, legal flaws or subject matter of any previous agreement to sell, guarantees, attachments with any decree of any Hon'ble Court of law from lower to higher jurisdiction in all India or abroad and there is no other legal defect in the title of the vendor regarding ownership and vendor are fully empowered and competent to sell or transfer the said flat under sale to the vendee by way of this Sale Deed.

8. That the vendee shall hereafter entitled to realise all the rents and profits of the said flat from the date of execution of this sale deed and the vendor shall not create any charge or make any claim in respect of the said flat.

7. That the vendee hereafter shall have right to hold, possess, sale, mortgage, gift or transfer the aforesaid flat to anybody else.

6. That the house tax, ground rent or any other statutory levy of the tax payable in respect of the said flat till the date of execution of the sale deed shall be the liability of the vendor and thereafter the same shall be payable by the vendee. The vendor, however, have assured and represented to the vendee that all the house tax, ground rent, electricity charges, M.J. water charges and other statutory dues and taxes appertaining to the aforesaid flat have been paid up to date and has further represented that there are no other statutory levies which have not been paid or leviable. In case it is later on found that any dues in respect of the aforesaid flat have not been paid, the same shall be the liability and payable by the vendor.

5. That the vendee shall have right to get the mutation/transfer done in the records of DDA, MCD, DUB, DVB/BESB YAMUNA POWER LIMITED and other local bodies on the basis of this sale deed or through its true copy in their own name.

Page No. 5 of 5

| | | | |
|-----------------|------------------------------------------------|-------------|------------|
| 07AAACE2133R12J | (for companies registered with ROC) SPTC009219 | U74999DL199 | 31/05/1995 |
| AAACE2133R | Company registration no | | |
| | (for companies registered with ROC) | | |
| | Where Exporting | | |
| | Name(s) of the Country(ies) | | |
| | Promoters | | |

| | |
|-----------------------------|-------------|
| Transaction No. | U74899DL199 |
| Document No. | SPTC069216 |
| Code in Exports | |
| Code | |
| Name(s) of the Country(ies) | |
| Where Exporting | |

Factory / office premises :
 (Full Address)

==== PAGE NO. 6 ====

17. That all previous details mentioned in the Instrument by virtue of which this property belongs to vendor is/are accurate and correct. In this regard, if any, dispute arises in future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

13. That it is declared that no stay on sale/purchase of the said property is granted from any Competent Court of Law or any other competent authority up to this day and, if any, dispute in this regard, arises in the future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

14. That all costs of stamping, engrossing and registration of the Sale Deed have been borne by the vendee.

SCHEDULE OF PROPERTY

ONE FREEHOLD D.D.A. BUILT M.I.G. FLAT BEARING NO.22-D, POCKET-B, ON THIRD FLOOR, SITUATED IN THE LAYOUT PLAN OF MAYUR VIHAR PHASE-II (TRILOKPURI RESIDENTIAL SCHEME) DELHI-110091.

IN WITNESS WHEREOF the vendor and vendee have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

WITNESSES :
 A.No. 386965403400

1. Sainivasa Rao Pevyalamitta

90 P.H. Pasada Rao

R/o No. 403 Block-12

Hill Ridge Springs Apts

Gachibowli, Hyderabad

Andhran Pradesh. 500032

(MRS. SRILAKSHMI PEYYALAMITTA)

V E N D O R

Srilakshmi

2. URF0820886

Umesh Sharma

90 Kanba Sharma

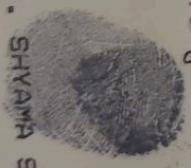
R/o 57-A, Pocket-A

Mayur Vihar Ph-II

Delhi-91

(SMT. SHYAMA SHARMA)

V E N D E E
 (U Shyama Sharma)



(SMT. BHARANI SHARMA)

Reg. No. 8234 Reg. Year 2014-2015 Book No. 1



1st Party



1st Party

SriLakshmi Peyyalanitta



2nd Party

2nd Party Shyama Sharma, Bhawani Sharma

Witness Srinivasan Rao Peyyalanitta, umresh Sharma

Certificate (Section 60)

Registration No.8,234 in Book No.1 Vol1 No 8,027
 on page 167 to 174 on this date 21/10/2014 10:31:04AM
 and left thumb impressions has/have been taken in my presence.

day Tuesday

And

Date 21/10/2014 11:04:08
 Sub Registrar
 Sub Registrar VIII
 New Delhi/Delhi

