

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi



e-Stamp

सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL61670120173296T

: 18-Mar-2021 04:41 PM

: IMPACC (IV)/ dl1007103/ DELHI/ DL-DLH

: SUBIN-DL100710324800050137914T

: S P SUMAN ADVOCATE

: Article 25 Additional Copy of document

: Not Applicable

: 0

(Zero)

: S P SUMAN ADVOCATE

: Not Applicable

: S P SUMAN ADVOCATE

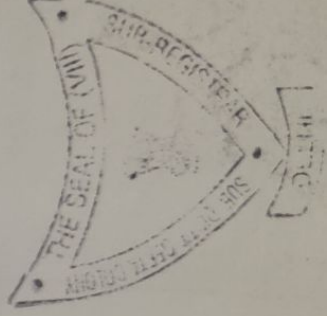
: 10

(Ten only)

सत्यमेव जयते



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shilestamp.com
2. Any discrepancy in the details on this Certificate and as available on the user's portal should be reported to the user's portal.
3. In case of any discrepancy please contact the user's portal.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

3194
22/4/16

Certificate No.	: IN-DL404419510602520
Certificate Issued Date	: 21-Apr-2016 03:07 PM
Account Reference	: NONACC (BK)/ dicbibk02/ ANAND VIHAR/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDCBIBK02796888634762760
Purchased by	: SHYAMA SHARMA AND OTHERS
Description of Document	: Article 23 Sale
Property Description	: SFS FLAT NO 21-B POCKET-B MAYUR VIHAR PHASE-II DELHI
Consideration Price (Rs.)	: 90,00,000 (Ninety Lakh only)
First Party	: AGNES D SOUZA
Second Party	: SHYAMA SHARMA AND OTHERS
Stamp Duty Paid By	: SHYAMA SHARMA AND OTHERS
Stamp Duty Amount(Rs.)	: 3,60,000 (Three Lakh Sixty Thousand only)



CERTIFIED COPY TO BE TRUE

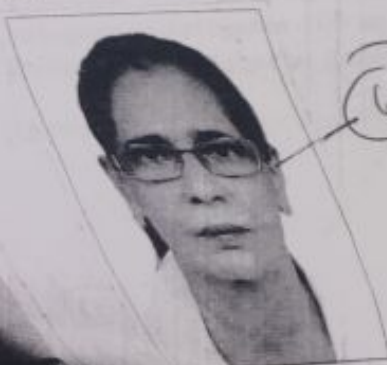
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UID No. 265507248126

UID No. 711688790765

SFJ 2588

UID No. 69722



66

To



PAN

PAN No. BUWPS2459F

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44A97304915

:::: SALE DEED PAGE NO. 2 ::::

COMPUTATION OF STAMP DUTY AS PER CIRCLE RATES:

PLINTH AREA 109 SQ. MTRS. X 76,200/- = Rs.83,05,800/-

Number of storey

Four

:::: SALE DEED AS PER MARKET VALUE RUPEES 90,00,000/- ::::

STAMP DUTY PAID UNDER ARTICLE 23

OF THE INDIAN STAMP ACT @ 2% ON

AMOUNT OF RS. 90,00,000/-

: RS. 1,80,000/-

CORPN. TAX PAID UNDER SECTION 147 OF

THE DELHI MUNICIPAL CORPORATION ACT

2% OF RS. 90,00,000/-

: RS. 1,80,000/-

TOTAL 4% NON JUDICIAL E-STAMP PAPER

: RS. 3,60,000/-

THIS SALE DEED is executed at Delhi on this 22nd day of April, 2016, by and between:

Mrs. Agnes D'Souza Wife of Mr. John D'Souza Resident of Flat No.21-B, 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 Shri Ghanshyam Dutt And (2) Smt. Bhawani Sharma Wife of Shri Dayanand Sharma Both Residents of Flat No.23-B, Pocket-B, Mayur Vihar Phase-II, Delhi-110091, hereinafter collectively called the vendees of OTHER PART; (The expression of the "vendees" shall mean and include unless context otherwise required their legal heirs, successors, executors, representatives and assigns/assignee of the vendee).

Whereas the vendor is the absolute owner and also in possession of D.D.A. built Freehold Flat bearing No.21-B, on First Floor, Pocket-B, under S.F.S. II category, plinth area 109 sq. mtrs., situated at Pocket-B, Mayur Vihar Phase-II (Trilokpuri Residential Scheme) Delhi-110091.

(Hereinafter called the Flat/Property)

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Contd...3...

(L.T.T. Shyama Sharma)

:::: SALE DEED PAGE NO. 3 ::::

originally having been allotted by The D.D.A. to the vendor vide Allotment letter No. 116 (72) 84/TP/II, dt. 20/10/1984.

Thereafter the vendor has applied for conversion of said flat from lease hold right to free hold right and the D.D.A. has converted the same from lease hold to free hold through **Freehold Conveyance Deed** issued by D.D.A. duly registered as Document No.20258, Book No.1, Vol No. 709 on pages 80-81 registered with the office of S.R. VII. Delhi on 29/01/2002.

AND WHEREAS the vendor for her bona fide needs and requirements has agreed to sale the above said flat for a good marketable sale consideration or **Rs.90,00,000/- (Rupees Ninety Lacs Only)** and whereas the vendees have also agreed to purchase the same for the consideration aforesaid and the vendor has received entire sale consideration of the aforesaid flat from the vendees with the following manners :

RUPEES	PARTICULAR	DATED	DRAWN ON/ISSUED BY
89,00,000/-	D.D. 103660	21-04-2016	State Bank of Travancore
90,000/-	T.D.S.		
10,000/-	Cash		

That the said Vendor has acquired the said flat in her personal individual capacity and with the self earned income and not as Karta or as member of any HUF and not on behalf of any other person and since the date of being put into the possession of the said flat was openly and continuously holding herself out as the sole absolute owner of the same without any claim or interference from any person whosoever.

Contd...4...

CC-T. J. Shejima Sharma
CERTIFIED COPY TO BE TRUE

O. 3194

Date 22/04/2016 13:02

Name SALE

Deed Related Detail

SALE WITHIN MC AREA

Particular Detail

Tehsil/Sub Tehsil Sub Registrar VIII
 Village/City Mayur Vihar phase-II
 Place (Segment) Mayur Vihar phase-II
 Property Address House No.: 21-B, Road No.: Mayur Vihar phase-II
 Area of Property 109.00 Sq.Meter

Building Type
 Property Type Residential

Money Related Detail

Stamp Duty Paid 360,000.00 Rupees

Value of Registration Fee 90,000.00 Rupees

Pasting Fee 100.00 Rupees

Document of SALE

Represented by : Sh/Smt

AGNES D SOUZA

S/o W/o

JOHN D SOUZA

R/o

21-B, PKT-B, MAYUR VIHAR

between the hours of

12:25:57 day Friday

Nature of Presenter

Registrar/Sub Registrar
 Sub Registrar VIII
 Delhi/New Delhi

Notion admitted by the said Shri / Ms.
 JOHN D SOUZA

Shri / Ms.

AMA SHARMA, BHAWANI SHARMA

is/are identified by Shri/Smt/Km. UMESH SHARMA S/o W/o D/o KAMTA SHARMA R/o 57-A, PKT-A, AR-2, DELHI

Shri/Smt./Km JOHN D SOUZA S/o W/o D/o V.A. D SOUZA R/o 21-B, PKT-B, MAYUR VIHAR-2, DELHI

Original 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. I find that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

For Mortgage(s) admit(s) prior receipt an entire consideration Rs. 9,000,000.00 Ninety Lakh On Balance of entire consideration of Rs. Rupees has been paid to the

For Mortgage(s) by Sh./Ms. SHYAMA SHARMA, S/o, W/o, GHANSHYAM DUTT, DAYAN BHAWANI SHARMA SHARMA

23-B, PKT-B, MAYUR VIHAR-2, DELHI, 23-B, PKT-B, MAYUR VIHAR-2, DELHI

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

Registrar/Sub Registrar
 Sub Registrar VIII
 Delhi/New Delhi

Date 22/04/2016 13:20:47

00 52.457.0
2016 13:02

::::: SALE DEED PAGE NO. 4 ::::

AND WHEREAS the vendor hereto agreed with the vendees for the absolute sale to them of the aforesaid Flat for consideration aforesaid and hereby admits and acknowledges the receipt of the same before the Sub-Registrar VIII Delhi and simultaneously with the execution of this sale deed, the vendor do hereby grant, convey, sale, transfer, assign and assure unto and to the use of the said vendees all her rights, title, interest, claim whatsoever of the vendor into or upon the same and every part thereof with regard to the aforesaid property in law and equity to enter upon and to have hold own and posses the same unto and to the use of the vendees, their heirs, executors, administrators, assigns absolutely and forever together with title deed and other evidence to the title and the vendor do hereby covenant with the vendees, their heirs, executors, administrators etc., that notwithstanding any acts, deeds and things hereto before done executed or knowingly suffered to the contrary and the vendor is now lawfully seized or possessed the aforesaid property free from all encumbrances, attachments or defects in the title whatsoever and that the vendor has full power and absolute authority to sell the aforesaid property in the manner aforesaid. And the vendees shall hereafter have rights to peaceable and quietly holds, possess, sell, mortgage and enjoy the aforesaid property in any manner as they desire.

NOW THIS SALE DEED WITNESSES AS UNDER:

1. That in consideration of the above amount the vendor do hereby sale, transfer and convey the aforesaid flat with all her rights, titles, interests, possession etc., unto the vendees.
2. That the vendor have delivered the vacant, actual and physical possession of the aforesaid flat unto the vendees on the spot and the vendees have taken over the physical possession under their own control of locks and keys.
3. That the vendor has handed over all the original documents, such as allotment letter, conveyance deed etc., relating to title of the said flat unto the vendees at the time of execution of this sale deed.
4. That the vendor hereinafter shall not do or cause anything to be done, which shall interfere in peaceful enjoyment of the rights acquired by the vendees as under the law as owner of the said flat and any other rights as would accrue to the vendees in future.
5. That all the previous dues and demands such as house tax, water and electricity bills regarding the aforesaid flat, if any, shall be paid and borne by the vendor upto the execution of this SALE DEED and thereafter the same shall be paid and borne by the vendees.

Contd...5...

[Signature]

[Signature]
C. T. I. Sanyama Sharma
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First
Floor
Flat

+

Area
100 sqm

SITE PLAN

SITE PLAN OF Flat no 21-B,

Plot-B, Mayapuri Vihar,

Phase II, Delhi-91

For- AGNES D'SOUZA

Red

Red

CERTIFIED COPY TO BE TRUE



(L.T.T. Shyam Sharma)

:::: SALE DEED PAGE NO. 5 ::::

That the vendor have left no rights, title, interest, claim or lien in respect of the aforesaid Flat in any manner and after the execution of this sale deed the vendees have acquired all rights, title, interest etc. in the said flat and the vendees shall have rights to hold, use, possess, enjoy, sale, mortgage, gift etc. the aforesaid FLAT in any manner as they desire.

7. That the vendor hereby assures the vendees that the above said property is free from all sort of encumbrances such as sale, mortgage, gift, decree, loan, lien, charges, surety, security, family dispute, legal flaws, court injunction, equitable mortgage etc. etc. and there is no legal defect in the title of the aforesaid property, if proved or otherwise, if the vendees will deprived off from the aforesaid property or part thereof or will suffer any kind of losses, damages, expenses etc., then the vendor shall be liable to indemnify and keep indemnified the vendees for all such losses, damages, expense etc. upto the extent sustained by the vendees.

8. That the vendees can get the mutation/ transfer done in the records of M.C.D. / D.D.A. / D.V.B. / B.S.E.S. YAMUNA POWER LTD./ DELHI JAL BOARD and other local authorities on the basis of this sale deed or its true copies in their own name.

9. That if the aforesaid flat, in any case, be acquired by the Govt. under compulsory acquisition, in that case, the vendees shall have full right to get compensation and/or alternative plot/ property/flat from the authority concerned and/or Govt.

10. That the vendees shall comply with the bye-laws of the appropriate municipality and/or other authorities for the time being in force.

11. That this sale deed is being executed by the vendor in favour of the vendees 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.

12. That all the expenses of this sale deed such as stamp duty, registration charges, writing charges etc. whatsoever have been paid and borne by the vendees.

13. That it is declared by the vendor that no stay on sale/purchase of the said property is granted from any competent court of law or any other competent authority upto this day, if any, dispute in this regard arises in future, in that case, the document writer shall not be held responsible.

14. That the vendor declares that all previous detail 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, in that case, the registering authority and the document writer shall not be held responsible.

Contd...6...

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(L.T.Z. Shyama Sharma)

::::: SALE DEED PAGE NO. 6 :::::

Schedule of Property Under Sale

D.D.A. built Freehold Flat bearing No.21-B, on First Floor, Pocket-B, under S.F.S. II category, plinth area 109 sq. mtrs., situated at Pocket-B, Mayur Vihar Phase-II (Trilokpuri Residential Scheme) Delhi-110091.

IN WITNESSES WHEREOF, THE VENDOR AND THE VENDEES HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR MENTIONED ABOVE.

WITNESSES:-

DL-0720080073557

1. Umesh Sharma

S/o Sh. Kamta Sharma

R/o 57-A, Pocket-A,

Mayur Vihar Phase-II,
Delhi

VENDOR



VENDEES

2. A. NO. 6909 5265 8111

Sh. John D'Souza

S/o Sh. V.A. D'Souza

R/o 21-B, Pocket-B,

Mayur Vihar Phase-II
Delhi

(U.T.I. Sharma Sharma)

CERTIFIED COPY TO BE TRUE

Reg. No. 2350
Reg. Year 2016-2017
Book No. 1



Ist Party

Ist Party

AGNES D SOUZA



IInd Party

IInd Party

SHYAMA SHARMA, BHAWANI SHARMA



Witness

Witness

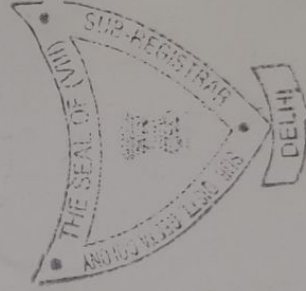
UMESH SHARMA, JOHN D SOUZA

Certificate (Section 60)

Registration No.2,350 in Book No.1 Vol No 8,416
on page 83 to 90 on this date 03/05/2016 16:07:52
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 03/05/2016 16:13:03



Sub Registrar
Sub Registrar VII
New Delhi/Delhi



168850882350

Revenue Department NCT of Delhi

DORIS

NIC-DSU