

D. In case of Plots:-

(i) Constructed by DOA/Co-operative Group Housing Society (CGHS) / Private builder : N.A.

(ii) Plinth area of the flat (in sq.mtr.) : N.A.

(iii) Whether number of storeys in the building of your flat exceeds four or not (Yes/No) : N.A.

Name & Signature of Transferor

[Signature]

VERIFICATION

I, **Prem Lata W/o Shri Braham Parkash**, through her General Power of Attorney **Shri Braham Parkash S/o Late Sh. Bhura Ram**, do hereby solemnly declare that the stated above is true to the best of my knowledge and belief.

Verified today, this 24th day of November, 2017.

[Signature]

[Signature]

Signature of
Transferor

Signature of
transferee

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation) of Instruments] Rules, 2008]

1. Name of Office of Registrar/Sub-Registrar : **VA, Hauz Khas, New Delhi.**
2. Name & Husband's name of the transferor(s) : : **Smt. Prem Lata W/o Shri Braham Parkash, through her General Power of Attorney Shri Braham Parkash S/o Late Sh. Bhura Ram**
3. Address of the transferor(s) : **BE/7-C, DDA Flats, Munirka, New Delhi-110067**
4. Name & Father's name of the transferee(s) : **Shri Ram Bujhawan S/o Shri Siyaram Mahto & Shri Ram Bhanwan S/o Shri Ramdin**
5. Address of the transferee(s) **H.No.1280, Gali No.38, DDA Flats, Madangir, New Delhi-110062 & DE-162, Dhruv Enclave, Opp. Sector-22, Rohini, Delhi-110085 respectively**
6. If the property was transferred earlier (Yes/No) : **No.**
a) If yes, amount of consideration thereof : **N.A.**
7. Amount of consideration of the present transfer : **Rs.30,00,000/-**
8. Other information:-
 - A. In case of agricultural land:-
 - (i) Name of Revenue Estate : **N.A.**
 - (ii) Name of Village : **N.A.**
 - (iii) Khassra number(s) : **N.A.**
 - (iv) Area of land under transfer (in hect./sq.mtr.) : **N.A.**
 - (1 Acre= __ sq.mtr., 1 Bigha= __ sq.mtr., 1 Biswa= __ sq. mtr.): **N.A.**
 - B. In case of non-agricultural land:-
 - (i) Location to the property:-
 - (a) Name of the colony/locality : **Yusuf Sarai, New Delhi**
 - (b) SI. No. of the colony/locality : **135**

(If the name of colony/locality is not included in the list of the colonies/localities, the category of the nearest colony/locality may be mentioned). E

(ii) Area (in sq.mtr.) : **56 Sq. Mtrs.**
(iii) Land use : **1**

[Fill the corresponding value of the following land use as applicable in your case].

- (a) Residential - 1
- (b) Govt. public purpose- 1
- (c) Private public purpose (e.g. private schools, colleges, hospitals)
- (d) Industrial- 2
- (e) Commercial- 3]

(iv) Land Marks, if any, with the help of which the property can be located: **NA**

C. In case of built up property other than flats:-

(i) Total Area of the Plot : **100.33 Sq. Mtrs.**
(ii) Land Use* : **1**

[Fill the corresponding value of the following land uses as applicable in your case].

- a. Residential - 1
- b. Govt. public purpose- 1
- c. Private public purpose (e.g. private schools, colleges, hospitals)
- d. Industrial- 2
- e. Commercial- 3]

(iii) Total Plinth Area of the Property (in sq.mtr.) : **401.32 Sq. Mtrs.**
(iv) Plinth Area under Transfer (in sq.mtr.) : **56 Sq. Mtrs.**
(v) Year of Construction : **1988**
(vi) Nature of construction : **1.0**

*[In case of colonies falling in categories 'O' and 'H' please mention the corresponding value of the following types of structure applicable in your case:-

Pucca	-	1.0
Semi-pucca	-	0.75
Katcha	-	0.5]

called the 'SAID PORTION OF THE SAID PROPERTY' alongwith 25% undivided, indivisible and impartible ownership rights in the Land Measuring 56 Mtrs., out of total plot of land measuring 120 Sq. Yds., with all facilities /amenities like common entrance, passage, staircase, separate overhead water tank, separate electricity and water connections and all other common facilities and amenities provided therein, with all rights of ownership, possession, privileges, easements and appurtenances, with all fittings, fixtures, connections, structures standing thereon, unto the said Vendees, for a total consideration of Rs.30,00,000/- (Rupees Thirty Lacs only) and Vendees have agreed to purchase the said portion of the said property from the Vendor.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the abovesaid total sum of Rs.30,00,000/- (Rupees Thirty Lacs only) and upon the terms and conditions contained herein, the Vendor, do hereby sell, convey, transfer and assign the said portion of the said property, alongwith 25% undivided, indivisible and impartible ownership rights in the Land Measuring 56 Mtrs., out of total plot of land measuring 120 Sq. Yds., with all fittings, fixtures, connections, structure standing thereon, free from all encumbrances, unto the Vendees.

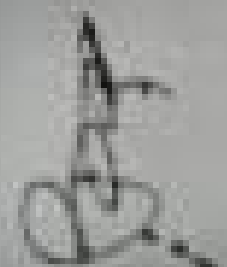
2. That in pursuance of this deed and in consideration of total sum of Rs.30,00,000/- (Rupees Thirty Lacs only), which the Vendor has received the said amount from the Venders, in the following manner:-

Rs.15,00,000/-, vide Cheque No.072588, dated 22.11.2017, drawn on ICICI Bank, Green Park Branch, New Delhi-110016.

Rs.15,00,000/-, vide Cheque No.072589, dated 23.11.2017, drawn on ICICI Bank, Green Park Branch, New Delhi-110016.

against the said portion of the said property, as full and final consideration and the receipt of which the Vendor, admit and acknowledge. The Vendor, doth hereby sell, convey, transfer and assign the said portion of the said property with all fitting, fixtures, connections and structure standing thereon, alongwith proportionate, undivided, indivisible and impartible ownership rights in the land underneath unto the said Vendees, absolutely and forever.

3. That the Vendor has delivered the actual physical, vacant and peaceful possession of the said portion of the said property to the Vendees at the time of signing and registration of this Sale Deed.







and also have right to check and clean of water tank at all reasonable time without any objections of the Vendor or other owner(s)/occupier(s).

19. That the Vendees shall have, as a matter of right, the right to use all entrance, passage, staircase, areas, utilities, amenities and other common facilities as are available in the said building.

20. That in the event of the building being damaged or not remaining in existence on any account whatsoever then the Vendees shall have the 25% undivided ownership right in the land alongwith other owners of the said building and they shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this sale deed.

21. That the principal is still alive and she is not revoke the said attorney till date.

22. That the said part of land/property is declared as Urbanized, vide Notification No.F-9 (2) 66-Law Corp, Delhi Dated 28th May, 1966.

23. That the said part of land is not notified u/s 4 & 6 of Land and Acquisition Act. 1894 and has not been acquired by the Government for any public purpose.

24. That there is no contravention of Delhi Land Reforms Act.

25. That this transaction has taken place at New Delhi. As such, Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this Deed.

26. That the Vendor and the Vendees, are citizens of India.

IN WITNESS WHEREOF, the Vendor and Vendees have set with their respective hands on these presents in the presence of the following witnesses, on the day, month and year first above written.

WITNESSES:-

For Vendor

1. Jai Parkash Jain
S/o Sh. Keshav Chandra Jain

R/o U-2, Green Park Extn.
New Delhi - 110016
2. Adhar No. 895424885603

Atul Gupta
S/o Shri Ram Singh
R/o 49, Yashwantrao Chavan,
New Delhi - 110016
Adhar No. 7078 1526 1757

For Vendor

VENDOR

For Vendees

VENDEES

4. That the Vendor hereby assure the Vendees that the said portion of the said property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, legal flows, partition, settlement, Lease, loan, surety, security, notices, claims, demands, Will, Trust, improvement, possession, Exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any portion of the said property is taken away or goes out from the possession of the Vendees on account of any legal defect in the ownership and title of the Vendor, then the Vendor will be liable and responsible to make good the loss suffered by the Vendees and keep the VENDEES indemnified.

5. That the Vendor hereby sell, convey and transfer the aforesaid portion of the said property with all her rights, titles, interests, possession unto the Vendees, who shall hereafter become the absolute owner of the above said portion of the said property and shall enjoy all the rights and possession etc., whatsoever without any other claim or lien or hindrance, whatsoever, from the Vendor or from the legal heirs of the Vendor.

6. That the Vendees can get the mutation of the said portion of the said property effected in their favour in the concerned records of Government /South Delhi Municipal Corporation etc. or any other concerned authorities, whenever necessary, on the basis of this Sale Deed or its certified true copy.

7. That the Vendor assure the Vendees that she is the sole and absolute owner of the said portion of the said property, hereby conveyed having a valid, subsisting and marketable title over the same.

8. That the Vendees have become the sole and absolute owner, occupier and in possession of the said portion of the said property, by way of this Sale Deed and shall be fully entitled, empowered authorized to use, enjoy, hold, sell mortgage, gift, exchange, lease out or to dispose off or to transfer the said portion of the said property in any manner as the Vendees deem fit and proper to do so as their own property without any claim, demand, objection of the Vendor or any of her legal heirs or any other person(s) claiming under the Vendor.

9. That the Vendor hereby assure the Vendees that she has neither done nor been party to any act whereby her rights and titles to the said portion of the said property may in any way be impaired or whereby she may be prevented from transferring the above said portion of the said property or any part thereof.

10. That the house tax, property tax, water and electricity charges, and other dues and demands of whatsoever nature if any payable in respect of the said portion of the said property shall be paid and borne by the Vendor unto the

date of handing over the possession to the Vendees and thereafter the Vendees will be responsible for the payment of the same.

11. That the Original/Photostat Copies or original of all relevant documents in respect of the said property has been handed over by the Vendor to the Vendees at time of handing over the actual physical vacant possession of the said portion of the said property to the Vendees.

12. That the Vendor has also provided a separate electric meter, a separate water meter and a separate overhead water tank, for the exclusive use of the owner/occupant of the said portion of the said property and the Vendees shall have right to use the said water tank which is installed on the top terrace of the aforesaid property.

13. That the Vendees shall be fully entitled to get the electric & water meter transferred in their favour and all such securities deposited with the BSES, Rajdhani Power Limited & Delhi Jal Board shall absolutely belong to the Vendees, without any objection by the Vendor.

14. That as the Vendor has been left with no right, interest or title in the said portion of the said property, henceforth and the Vendees shall be the rightful and absolute owner of the same and shall peacefully and quietly hold, possess, occupy and enjoy the same and shall enjoy all the rents, profits, benefits and proceeds thereof with the exclusive right to sell or transfer the same without any let, claim, demand, denial, hindrance, interruption or eviction of or by the Vendor or any other person claiming through or under her and shall always keep the Vendees secured, harmless and indemnified against all losses and determinants, occasioned to or be preferred by any one, in respect to the said portion of the said property or any part thereof and shall make good the losses unto the Vendees.

15. That the Vendees can use, enjoy all the facilities which have been and/or will be provided by the authorities concerned to the occupant(s)/owner(s) of the respective floor of the said property/building.

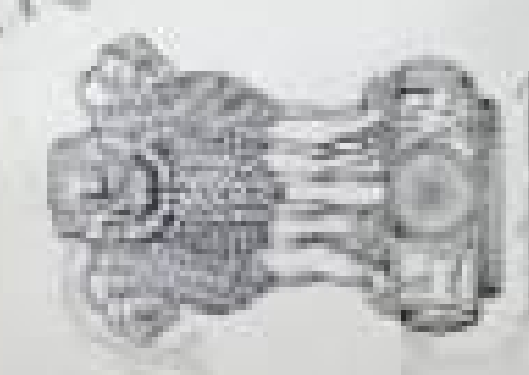
16. That all the expenses of this Sale Deed such as stamp duty, registration fee, advocates fee including miscellaneous expenses have been borne by the Vendees.

17. That the Vendor hereby declare and represent that the said portion of the said property is not subject to matter of any HUF and that no part of the said portion of the said property is owned by any minor.

18. That the Vendees shall have absolute rights and authority to use the terrace of the said building for installation of water tank, T.V. /Dish Antenna

Pop *Bhaskar* *Chawla*

10613
24/11/12



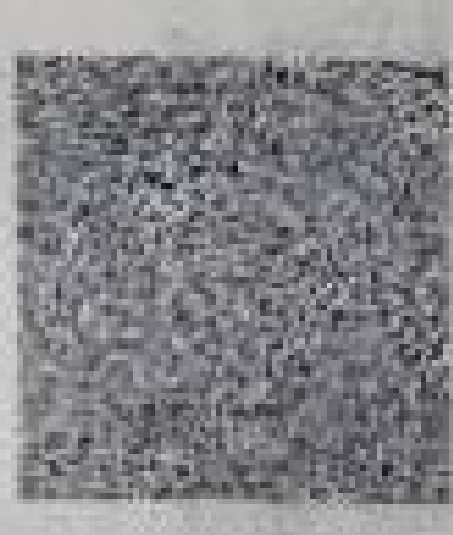
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. IN-DL51433490441700P
Certificate Issued Date 10-Nov-2017 01:23 PM
Account Reference NCHACG (BKV-JC/01/02/ GULMOHAR PARK/ DL-DLH)
Unique Doc. Reference SUBIN-DLDCBIDR0030488026884081P
Purchased By RAM BULHAWAN AND RAM BHAWAN
Description of Document Article 23 Sale
Property Description PLOT NO. 11/1 (NEW), OLD NO. 122/79, YUSUF SARAI, NEW DELHI
Consideration Price (Rs.) 30,00,000
(Thirty Lakh only)
First Party PREM LATA
Second Party RAM BULHAWAN AND RAM BHAWAN
Stamp Duty Paid By RAM BULHAWAN AND RAM BHAWAN
Stamp Duty Amount (Rs.) 1,80,000
(One Lakh Eighty Thousand only)

e-Stamp LOCKED



Three white or type before digit line

(RAM BULHAWAN)
DL NO. DL-3719730070189 (RAM BULHAWAN)
PAN: BCBPM 2773K

(RAM BHAWAN)
DL NO. DL-3719730070189 (RAM BHAWAN)
PAN: BCBPM 2773K

(PREM LATA)
DL NO. DL-3719730070189 (PREM LATA)
PAN: BCBPM 2773K

UP 0001865742

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

Jul 1, 2021 09:59:38

Component :-

Cost of Land:- (A)

Rs. 70,080/- X 14 X 1 : Rs. 9,81,120/-

Cost of Construction:- (B)

Rs. 9,360/- X 56 X 0.8 : Rs. 4,19,328/-

Total (A+B) : Rs. 14,00,448/-

SALE DEED FOR RS. 30,00,000/-

E-STAMP CERTIFICATE NO. IN DL51433490441700P

Stamp Duty being made @ 3% = Rs. 90,000/-
Transfer Duty (Corporation Tax) @ 3% = Rs. 90,000/-

Total Duty Paid @ 6% = Rs. 1,80,000/-

THIS SALE DEED is made & executed at New Delhi, on this 24th day of November, 2017 by :: Smt. Prem Lata W/o Shri Braham Parkash, R/o BE/7-C, DDA Flats, Munirka, New Delhi-110067, through her General Power of Attorney Shri Braham Parkash S/o Late Sh. Bhura Ram, R/o BE/7-C, DDA Flats, Munirka, New Delhi-110067, vide General Power of Attorney, duly registered as document No. 59/2017, in Additional Book No. IV, Volume No. 72, on pages 89 to 93, dated 23.11.2017, in the office of Sub Registrar, Sarkaghat, HP (hereinafter called 'the VENDOR').

IN FAVOUR OF

Shri Ram Bughawan S/o Shri Sityaram Mahto, R/o H.No.1280, Gali No.38, DDA Flats, Madangir, New Delhi-110062 & Shri Ram Bughawan S/o Shri Ramdin, R/o DE-162, Dhruv Enclave, Opp. Sector-22, Rohtni, Delhi-110085 (hereinafter called 'the VENDEES').

Rp. B. Mahto. P. Bughawan ;

Schedule

Type of Deed	:	Sale Deed
Name of Colony	:	Yusuf Sarai, New Delhi.
Property Number	:	11/1 (New), 122/79 (Old), Yusuf Sarai, New Delhi-110016
Category of Locality	:	E
Total Plot Area	:	100.33 Sq. Mtr.
Total Plinth Area	:	401.32 Sq. Mtr.
Transfer under Total Plinth Area	:	56 Sq. Mtr.
Transfer under Land Share	:	14 Sq. Mtr.
Comprising of	:	Ground Floor, First Floor, Second Floor and Third Floor with complete Terrace/Roof thereupon
Floor under Transfer	:	Second Floor (Front Portion without Roof/Terrace rights)
Use Factor	:	1 (Residential)
Structure Type	:	Pucca
Structure Type Factor (STF)	:	1
Year of Construction	:	1988
Age Factor	:	0.8
Minimum Circle Rate of Land	:	Rs. 70,080/- Per Sq. Mtr.
Cost of Construction	:	Rs. 9,360/- Per Sq. Mtr.

[Signature] *[Signature]*