

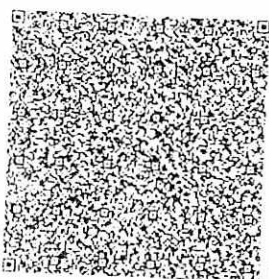
Stamp Duty Amount(Rs.)

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

IN-DL07515207804324K
26-May-2012 01:44 PM
NONACC (BK)/ dl-corpbk/ CORP GUJRAN/ DL-DLH
SUBIN-DLDL-CORPBK15157555770467K
SUDHANSHOO AGARWAL AND OTHER
Article 23 Sale
272 VIGYAPAN LOK APRT. MAYUR VIHAR-I EXTN. DELHI
72,00,000
(Seventy Two Lakh only)
SHEFALI PANDIT
SUDHANSHOO AGARWAL AND OTHER
SUDHANSHOO AGARWAL AND OTHER
3,60,000
(Three Lakh Sixty Thousand only)



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SALE DEED

IT IS TRULY AND FULLY SETFORTH HEREWITH THAT THE

MARKET VALUE OF PROPERTY.....	RS. 72,00,000/-
CONSIDERATION OF PROPERTY.....	RS. 72,00,000/-
AS PER CIRCLE RATE.....	RS. 54,67,800/-
STAMP DUTY.....	RS. 01,80,000/-
CORPORATION DUTY.....	RS. 01,80,000/-
CIRCLE RATE.....	RS. 60,000/- PER SQUARE METER
PLINTH/COVERED AREA.....	91.13 SQUARE METER
USE FACTOR.....	RESIDENTIAL
CONSTRUCTED FLOOR IN BUILDING.....	SEVEN

SALE DEED OF C.G.H.S FLAT

Rs. 60,000/- X 91.13 SQUARE METER.....	RS. 54,67,800/-
TOTAL VALUE AS PER CIRCLE RATE.....	RS. 54,67,800/-

SALE DEED FOR Rs. 72,00,000/-

IN RESPECT OF Flat bearing No. 272, VIGYAPAN LOK APARTMENTS,
Mayur Vihar, Phase-1, Extension, Delhi-110091,

Stamp Duty under Article
23 of Indian Stamp Act.,
@ 3% of 50% of Rs. 72,00,000/-.....Rs. 1,08,000/-

Stamp Duty under Article
23 of Indian Stamp Act.,
@ 2% of 50% of Rs. 72,00,000/-.....Rs. 0,72,000/-

Transfer Duty under Section
147 of Delhi Municipal Corporation Act.
@ 3% of 50% of Rs. 72,00,000/-.....Rs. 0,67,500/-

Transfer Duty under Section
147 of Delhi Municipal Corporation Act.
@ 2% of 50% of Rs. 72,00,000/-.....Rs. 1,08,000/-

Total Stamp Duty of @ 5%.....Rs. 3,60,000/-

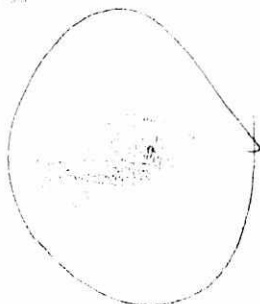
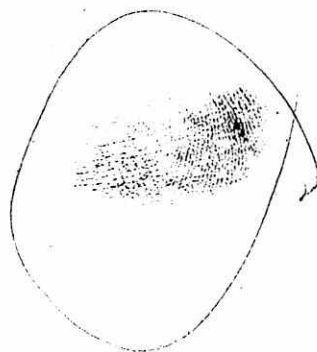
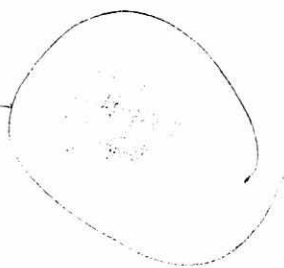
SALE DEED

This Deed of Sale is executed at Delhi on this 28th day of May, 2012, by Ms. SHEFALI PANDIT daughter of Shri RATTAN CHAND PANDIT resident of Flat No. 272, Vigyapan Lok Apartments, Mayur Vihar, Phase-1, Extension, Delhi-110091, hereinafter called the VENDOR.

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** IN FAVOUR OF **

(1) Mr. SUDHANSHOO AGARWAL son of Shri JAGDISH CHANDER AGARWAL and (2) Mrs. SHREYA AGARWAL wife of Shri SUDHANSHOO AGARWAL both resident of Jagsheel, Jassa Ram Road, Haridwar-249401, Uttranchal, hereinafter called the VENDEES.

The terms and expression of VENDOR and VENDEES shall mean and include their heirs, successors, executors, legal representatives administrators, nominees and assignees of the respective parties.

That the VENDOR and VENDEES are the Citizens of INDIA.

WHEREAS the VENDOR is the Actual Owner and in possession of Free Hold Flat bearing No. 272, on Seventh Floor, in DELHI ADVERTISING CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, known as VIGYAPAN LOK APARTMENTS, Plot No. 15, situated at Mayur Vihar, Phase-1, Extension, Delhi-110091, (hereinafter called the FLAT).

AND WHEREAS that the above said flat was allotted by the Society to the Original Allottee Ms. SHEFALI PANDIT daughter of Shri RATTAN CHAND PANDIT, and the possession of the same handed over by the Society to the Original Allottee.

AND WHEREAS Ms. SHEFALI PANDIT daughter of Shri RATTAN CHAND PANDIT, got converted the above said flat from lease hold to free hold and Conveyance Deed duly executed by President of India, through Delhi Development Authority, New Delhi, vide Conveyance Deed duly registered as document No. 6096, in Addl. Book No. 1, Volume No. 4346, on pages 132 to 133, on dated 03-04-2012, registered with the office of S.R.VII, INA Vikas Sadan, New Delhi.

AND WHEREAS the VENDOR for her personal need and bonafide requirement has agreed to sell the above said flat for a sum of Rs. 72,00,000/- (Rs. Seventy Two Lacs Only) and the VENDEES have agreed to purchase the same for the aforesaid consideration from the VENDOR.

AND WHEREAS the above said Flat is self acquired Flat of the VENDOR in which no heirs, successors, family members or any one else have any right, title or interest whatsoever and as such, the VENDOR is fully competent to execute this Sale Deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the total consideration amount of Sale of Rs. 72,00,000/- (Rs. Seventy Two Lacs Only) has been received by the VENDOR from the VENDEES, as per detail as under:

(1) Rs. 4,50,000/- vide cheque No 496656 Date. 15/12/11

(2) Rs. 23,00,000

" No 496679 Date. 21/12/11

Deed Name SALE		Deed Related Detail	
		SALE WITHIN MC AREA	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VIII	Building Type	
Village/City	Mayur Vihar Phase-I	Property Type Residential	
Place (Segment)	Mayur Vihar Phase-I		
Property Address	House No.: 272, Road No.: , Mayur Vihar Phase-I		
Area of Property	91.13 वर्ग मीटर		
Money Related Detail			
Consideration Amount	7,200,000.00 Rupees	Stamp Duty paid	360,000.00 Rupees
Value of Registration Fee	72,000.00 Rupees	Pasting Fee	100.00 Ruppess

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

Shefali Pandit

Rattan Chand Pandit

272 Vigyapan Lok Apts May

in the Office of the Sub Registrar, Delhi this 28/05/2012 day Monday
between the hours of

Registrar/Sub Reg

Sub Regis

Delhi/New

Signature of Presenter

Execution admitted by the said Shri/Ms Shefali Pandit

and Shri/Ms Sudhanshoo Agarwal, Shreya Agarwal

Who is/are identified by Shri/Smt/Km. Ajay Kumar Bakshi S/o W/o D/o K.R Bakshi R/o 331 Mar

and Shri/Smt./Km Kanhiya S/o W/o D/o R Singh R/o E-13-C/275 New Seelampur 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 co

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been in presence

Vendor(s) Mortgagor(s) admitted prior receipt of entire consideration Rs. 7,200,000.00 Rupees Seventy

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

Vendor(s)/Mortgagor(s) by Sh/Ms. Sudhanshoo Agarwal S/o W/o Jagdish Chander

R/o Jagsheel Jassa Ram Road Haridwar Jagsheel Jassa Ram Road Haridwar.

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

Registrar/Sub Regis
Sub Registrar
Delhi/New Delhi

iii/5,10,100,000 vide cheque No. 497039 Date. 25/01/12

iv/5,34,50,000 vide ch No 961756 Date. 25/01/12 All cheques

Deen on P.N.B. Hunder (Uk) mayapur

AND the VENDOR has admitted and acknowledged the receipt of full and final consideration amount before the Sub-Registrar at the time of execution of this Sale Deed.

2. That the VENDOR do hereby sell, convey, assign and transfer the aforesaid Flat with all her rights, title or interest, easements and privileges of the Flat and all benefits, etc. whatsoever appurtenant to the said aforesaid freehold flat and to have and hold the same unto the VENDEES absolutely and forever, who shall hereafter the Registration of this Sale Deed will become the owner of the said Flat and shall enjoy all rights of possession, ownership etc. for ever whatsoever without any claim or lien or hindrance from the VENDOR or from any legal heirs of the VENDOR.
3. That the VENDOR has handed over the peaceful vacant physical possession of the aforesaid Flat on the spot and the VENDEES have taken over the physical vacant possession of the aforesaid Flat under their own control.
4. That the VENDOR hereby assures the VENDEES that the Flat under Sale is free from all sorts of encumbrances, such as prior Sale, Mortgage, Lease, Gift, litigation and dispute, stay/order and attachment from any court, loan, lien charges etc. if proved otherwise, the VENDOR will be liable to indemnify the VENDEES, in full or upto the extent of losses or damages which may be sustained or incurred by the VENDEES and if the VENDEES suffers any loss or damages, then the VENDOR and her movable/immovable property or any other assets will be liable to make good of the losses so suffered by the VENDEES.
5. That all the original documents such as Allotment Letter, Possession Letter, Share Certificate, Conveyance Deed, etc. relating to the above said Flat and upto date House Tax payment and electricity and water bills payment and any other necessary documents have been handed over by the VENDOR to the VENDEES.
6. That all the previous and prior dues, taxes, liabilities, bills relating to the above said Flat till the date of handing over the possession shall be paid and borne by the VENDOR and after the date of execution of this Sale Deed shall be paid and borne by the VENDEES.
7. That from today after the execution of this Sale Deed, the VENDEES will become the owner of the aforesaid Flat and the VENDEES can use, sell, transfer, mortgage, lease, gift, will the above said Flat to any person(s) and can enjoy the aforesaid Flat in any manner, whatsoever, without claim, demand and objection by the VENDOR, or her heirs, successors in future.

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8. That it shall be lawful for the VENDEES from time to time and all times hereafter to peacefully and quietly enter upon, enjoy and occupy the said Flat and rights thereon, hereby sold, transferred, conveyed, assigned and assured together with deeds, easements, rights, appurtenances to and for their own use and benefits without any sort of interruption, claim or demand whatsoever from any and by any person, fully or equitably claiming there from under or interest for the VENDOR or any of them.
9. That the VENDOR and her heirs, successors, assigns have been left with no right, title or interest in the said Flat under sale and the VENDEES have become the owners of the above mentioned Flat under sale.
10. That the VENDEES are fully entitled to get the said Flat mutated & transferred in their own name on the basis of this Sale Deed in the records of M.C.D./B.S.E.S./DELHI ADVERTISING CGHS LIMITED, and any other Govt./Local Authorities.
11. That the VENDEES can get Electricity and Water connections in the above said Flat in their own name in the concerned departments on the basis of this Sale Deed.
12. That the expenses of Non-Judicial Stamp Paper, Registration Fee and Typing charges etc. have been paid and borne by the VENDEES.
13. It is declare by both the parties that the said fiat has never been booked by MCD/DDA/SFT or any other Govt. Authority for unauthorized construction, if proved at any point of time, it is noticed that the said flat is booked for unauthorized construction, in that case the parties will be self liable and responsible for the same.

IN WITNESS WHEREOF the VENDOR and VENDEES have set their hands to this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1.

ADAR KUMAR BAKSHI

Sd/- SH K.R. BAKSHI

At 251 MANDAWALI, FARAD Pkt

24-11-82

Dist. 071988 0051377

2.

X/17/07/616

Copy

as 2/1/83

Shefali Pawar
VENDOR

VENDEES