

Applies

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12/8/17

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सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

12/8

Certificate No.	: IN-DL03635159986044I
Certificate Issued Date	: 07-Aug-2010 01:44 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK07380664355867I
Purchased by	: SHANTI DEVI
Description of Document	: Article 23 Sale
Property Description	: VILLAGE MUNDKA DELHI
Consideration Price (Rs.)	: 25,00,000 (Twenty Five Lakh only)
First Party	: SUNDER LAL GUPTA
Second Party	: SHANTI DEVI
Stamp Duty Paid By	: SHANTI DEVI
Stamp Duty Amount(Rs.)	: 1,00,000 (One Lakh only)



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P.A. = RAAPP. BBLHC
DIST. DELHI
Shanti



Shanti Devi
DIST. DELHI

Dmy

(2) 2



e-stamp Certificate No.IN-DL03635159986044I

SALE DEED FOR RS.25,00,000/-

Stamp duty under section 23 of Indian

Stamp Act, @ 2% on Rs.2500000.00 : Rs. 50000.00

Transfer duty under section 147 of Delhi

Municipal Corporation Act, @ 2% on Rs 2500000.00 : Rs. 50000.00

Total Stamp Duty Paid :- Rs. 100000.00

Name of vendor/s : Sh. Sunder Lal Gupta S/o Late Sh. Mai Dhan Gupta
R/o B-102, Sai Baba Apartment, Sector-9, Rohini-
110085

Name of vendee/s : Smt. Shanti Devi W/o Sh. Pal Singh Mittal R/o 241,
Bhera Enclave, New Delhi

Kind of document : SALE DEED

Kind of property : $\frac{1}{2}$ share agriculture land comprised Khasra
no.74//1/20/2/1(0-09), 74//1/21/1 (0-18) (i.e. total
land (0-13 $\frac{1}{2}$) under sale) situated in the revenue
estate of village Mundka, New Delhi-110041

Circle rate of land : Rs.53,00,000/- per acre

Value of land : Rs.53,00,000/- / 96 X 13 $\frac{1}{2}$ i.e. Rs.7,45,313/-

Consideration amount : Rs.25,00,000/-

Stamp duty paid on : Rs.25,00,000/-

consideration amount

Stamp duty paid : Rs.1,00,000/-

This sale deed is made and executed at Delhi, on this 11th day of August, 2010
between Sh. Sunder Lal Gupta S/o Late Sh. Mai Dhan Gupta R/o B-102, Sai Baba Apartment,
Sector-9, Rohini-110085, (hereinafter called the Vendor(s))

--- in favour of ---

Drafts

Shanti Devi

Shanti. Jais



Shanti



Shanti. Jais



Shanti



महाराज



Shanti



Smt. Shanti Devi W/o Sh. Pal Singh Mittal R/o 241, Bhera Enclave, New Delhi,
(hereinafter called the Vendee(s)).

Whereas, the expressions of the Vendor(s) and the Vendee(S) shall mean and include the parties, their legal heirs, executors, successors, representatives and assigns etc.

And whereas, the Vendor(s) is/are the absolute owner(s), occupier and in peaceful physical possession of $\frac{1}{2}$ share agriculture land comprised Khasra no.74//1/20/2/ $\frac{1}{2}$ (0-09), 74//1/21/1 (0-18) (i.e. total land (0-13 $\frac{1}{2}$) under sale) situated in the revenue estate of village Mundka, New Delhi-110041 (hereinafter called the land).

And whereas, due to bonafide requirements and needs of money the Vendor(s) has/have agreed to sell the above said land to the vendee(s) for a sum of Rs.25,00,000/- (Rupees Twenty Five Lac only) and the vendee(s) has/have also agreed to purchase the same. The entire sale consideration amounting has/have already been received by the vendor(s) from the vendee(s), amounting to Rs.25,00,000/- (Rupees Twenty Five Lac only) in shape of cheque, through cheque no.732217 dated 18.06.2010 for Rs.15,00,000/- (Rupees Fifteen Lac only) and cheque no.732221 dated 09.08.2010 for Rs.10,00,000/- (Rupees Ten Lac only) both drawn on State Bank of India at 28/12, East Punjabi Bagh, Main Ring Road, New Delhi-110026 which the vendor(s) admit(s) the prior receipt of the entire sale consideration amount from the vendee(s) before the Sub-Registrar Concerned, Delhi.

NOW THIS SALE DEED WITNESSETH AS UNDER

- 1 That in the consideration of the said amount the vender(s) doth hereby sells, conveys, transfers and assigns the aforesaid land and his/her/their rights, titles, interests, privileges, easements and appurtenances, thereto to the vendee(s) and the vendee(s) will hold, use and enjoy the same without any hindrances, claims or titles of others.
- 2 That the vender(s) has/have handed over the actual, physical and peaceful vacant possession of the said land under sale to the vendee(s) and the vendee(s) has/have also occupied the same at the spot.
- 3 That all the expenses and costs of this sale deed have been borne and paid by the vendee(s).

Shanti Devi

Shanti Devi



Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil SR IIA-PUNJABI BAGH

Area of Building 0 oZx Q

Village/City Mundka

Building Type

Place (Segment) Mundka

Property Type Khadar

Area of Property

Money Related Detail

Consideration Amount 2,500,000.00 Rupees

Stamp Duty paid 100,000.00 Rupees

Value of Registration Fee 25,000.00 Rupees

Pasting Fee 100.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

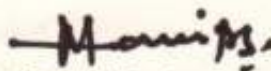
S/o W/o

R/o

Sunder Lal Gupta

Lt. Dhan Gupta

B-102 Sai Baba Appt. Sec-9 Rohini Delhi

in the office of the Sub Registrar, Delhi this 12/08/2010 day Thursday
between the hours of

Registrar/Sub Registrar

Signature of Presenter

SR IIA-PUNJABI

Execution admitted by the said Shri/Ms Sunder Lal Gupta

Delhi/New Delhi

and Shri/Ms Shanti Devi

Who is/are identified by Shri/Smt/Km. Laxman S/o W/o D/o Bhagwat PD R/o D-820 Gali No.20 Bhajanpura Delhi
and Shri/Smt./Km Anjil Bansal S/o W/o D/o Deputy Ram R/o B-5/3 Mianwali Nagar P.Vihar N.D
(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.2,500,000.00 Rupees twenty five lakh Only

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

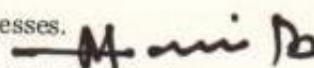
Vendor(s)/Mortgagor(s) by

Sh./Ms. Shanti Devi

S/o W/o Pal Singh Mittal

R/o 241 Bhera Encl. N.D

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



Registrar/Sub Registrar

SR IIA-PUNJABI BAGH

Delhi/New Delhi

Date 12/08/2010

WEST DISTRICT DELHI

e-stamp Certificate No.IN-DL03635159986044I

- 4 That the vendor(s) and the vendee(s) both have obtained the necessary No Objection Certificate from the A.D.M. (Notification), Delhi, under section 8 of the Delhi Land Restriction on Transfer Act, 1972.
- 5 That upto the date of registration of the this sale deed, all the dues, taxes and other out goings, if any, regarding the said land shall be borne and paid by the vendor(s) and thereafter the same shall be paid by the vendee(s).
- 6 That the vendee(s) can get it mutated/transferred in his/her/their own name(s) by presenting this sale deed or its true certified copy in any Government or Revenue Records, Delhi.
- 7 That the vendee(s) will use the said land for agriculture purpose as per section 22 of the Delhi Land Reforms Act, 1954 and this sale deed does not contravene Section 33 of Delhi Land Reforms Act, 1954.
- 8 That the vendor(s) has handed over the original previous documents regarding the said land to the vendee(s).
- 9 That the vendor(s) and the vendee(s) both are citizens of India.
- 10 That the vendor(s) shall not create any charge or claim any amount from the vendee(s), in respect of the said land, under sale after the registration of this Sale Deed.
- 11 That the vendor(s) will be fully bound to give statement for mutation of the above said land in favour of the vendee(s) before the Tehsildar concerned, self or his/her/their attorney.
- 12 That all the taxes, charges and other Government demands, is any dues upto the date of this deed shall be paid by the vendor(s) and he/she/they will be held responsible for it forever and from this day all such taxes, charges and demands becoming due over the scheduled land shall be borne and paid by the vendee(s) him/her/themselves.
- 13 That the vendor(s) and the vendee(s) have read and understood all the terms of this sale deed in good health and sound disposing mind.
- 14 That the vendor(s) hereby assure(s) the vendee(s) that the said land under sale is free from all sorts of encumbrances, such as sale, mortgage, gift, court stay, court decree, litigation, attachment, lien, lease, notification, acquisition, arrears and family disputes etc. and there is no legal defect in the title of ownership of the vendor(s) both his/her/their

[Signature]

Sham. Dini

Reg. No. 5222 Reg. Year 2010-2011 Book No. 1



Ist Party विक्रेता



IInd Party क्रेता



Witness xokg

Ist Party

IInd Party

Ist Party विक्रेता :- Sunder Lal Gupta

IInd Party क्रेता :- Shanti Devi

Witness xokg Laxman, Anjil Bansal



Certificate (Section 60)

Registration No.5,222 in Book No.1 Vol No 1,507
on page 159 to 163 on this date 12/08/2010
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 12/08/2010

Sub Registrar *M. Anil S.*
SR IIA-PUNJABI BAGH
New Delhi/Delhi

e-stamp Certificate No.IN-DL03635159986044I

moveable and immovable properties will be liable to indemnify all the losses, costs, expenses and damages incurred by the vendee(s), in all respects.

- 15 That the documents have been prepared under the instructions of the vendor(s) and the vendee(s) with their free will and wish and the contents of this document have been read and explained to them in their own vernacular language and have understood the meaning, implications and contents upon being satisfied in all respects.

In witness whereof, this sale deed is executed at Delhi, on the day, month and year first above written in the presence of the following witnesses.

Witnesses:-

- 1 Sh. Laxman S/o Sh. Bhagwat PD
R/o D-820, Gali No.20, Bhajanpura, Delhi-110053
D. L. No.DL-0519940087506

Vender(s)

- 2 Sh. Anjil Bansal S/o Sh. Deputy Ram
R/o B-5/3, Mianwali Nagar, Paschim Vihar, New Delhi
D. L. No.P04032004386874

Vendee(s)