सत्यमेव जयते

INDIA NON JUDICIAL

7402/1

Government of National Capital Territory of Delhi

e-Stamp

10770 01/12/21

Certificate No.	:	IN-DL547672021119580T
Certificate Issued Date	:	25-Nov-2021 01:24 PM
Account Reference	:	NONACC (BK)/ dlbobbk02/ SHAHDRA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDLBOBBK02023010530800 86T
Purchased by	:	ARCHITA SHARMA
Description of Document	:	Article 23 Sale
Property Description	:	FLAT NO.C-78, TAKSHSHILA C.G.H.S LTD PLOT NO.57, I.P EXTENSION, PATPARGANJ DELHI-110092
Consideration Price (Rs.)	:	90,00,000 (Ninety Lakh only)
First Party	:	JAYANTA DEB MAJUMDAR AND OTHERS
Second Party	:	ARCHITA SHARMA
Stamp Duty Paid By	:	ARCHITA SHARMA
Stamp Duty Amount(Rs.)	:	3,60,000 (Three Lakh Sixty Thousand only)

LOCKED

PAN NO. AFKPM3780N
AADHAR NO 395455297129

UTD 2731 5849 9982

Please write or type below this line

SUB DIST. PREET VIHAR

SUB REGISTRAR

SR DELHI

0008254606

Any discrepancy in the Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.

Scanned by TapScanner

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DELHI

Scanned by TapScanner

:: SALE DEED FOR Rs.90,00,000/-::

E-STAMPING CERTIFICATE No. : IN-DL54767202119580T

CERTIFICATE ISSUED DATE : 25-Nov-2021

PROPERTY DESCRIPTION : FLAT No.C-78, ON THIRD FLOOR, TAKSHSHILA C.G.H.S. LTD., KNOWN AS TAKSHSHILA APARTMENTS, PLOT No.57, I. P. EXTENSION, PATPARGANJ, DELHI-110092

PLINTH/COVERED AREA : 89.89 SQ. MTRS.,

AS PER CIRCLE RATE : 89.89 x 52,992 = **Rs.47,63,450.88**

AS PER MARKET VALUE : **Rs.90,00,000/-**

CATEGORY OF FLAT : **FOUR STORIED BUILDING**

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 @ 2% OF **Rs.90,00,000/-**	Rs.1,80,000/-
TOTAL NON JUDICIAL STAMP PAPER:	**Rs.3,60,000/-**

Contd...Page...3...

Scanned by TapScanner

THE SEAL OF (VIIIA)
SUB DISTT. PRES T VIHAR
SUB-REGISTRAR
DELHI

Scanned by TapScanner

THIS SALE DEED is made and executed at Delhi on this 01st day of December, 2021 BY:- **(1) SHRI JAYANTA DEB MAJUMDAR (PAN-AFKPM3780N & UID No. 3957 5529 7129)** S/o LATE MANAS KUMAR MAJUMDAR R/o FLAT No.6-C, MADHUBAN APARTMENTS, 8 GENERAL JAGANNATH BHOSALE MARG, OPPOSITE SACHIVALAYA GYMKHANA, NARIMAN POINT, VTC : MUMBAI, PO : NARIMAN POINT, DISTRICT : MUMBAI CITY, STATE : MAHARASHTRA, PIN CODE : 400021 self and on behalf of **(2) SMT. IRA MAJUMDAR (PAN-AAGPM9413M & UID No. 4690 7964 0875)** W/o LATE M. K. MAJUMDAR R/o FLAT No.6-C, MADHUBAN APARTMENTS, 8 GENERAL JAGANNATH BHOSALE MARG, OPPOSITE SACHIVALAYA GYMKHANA, NARIMAN POINT, VTC : MUMBAI, PO : NARIMAN POINT, DISTRICT : MUMBAI CITY, STATE : MAHARASHTRA, PIN CODE : 400021, vide Special Power of Attorney executed on 25/10/2021, duly Registered as Document No.8628, book No.4, pages 10/11, dated 25/10/2021, with the office of Joint S.R.Mumbai City-I, Mumbai, **HEREINAFTER CALLED THE VENDORS,** which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees of the one part:

:: IN FAVOUR OF ::

SMT. ARCHITA SHARMA (PAN-CAIPS5748D & UID No. 2731 5849 9982) W/o SHRI SUNIL SHARMA R/o 355, HIMACHAL MOHALLA, MANDAWALI FAZALPUR, DELHI-110092, **HEREINAFTER CALLED THE VENDEE,** which expression shall mean and includes her heirs, successors, executors, administrators, legal representatives, nominees and assignees of the other part.

WHEREAS THE VENDORS are the Absolute Owners and in possession of **FREEHOLD BUILT-UP RESIDENTIAL FLAT BEARING No. C-78, ON THIRD FLOOR, COMPRISING OF THREE BEDROOMS, ONE DRAWING CUM DINING ROOM, ONE KITCHEN, TWO TOILETS CUM BATHROOMS AND TWO BALCONIES, HAVING ITS PLINTH / COVERED AREA MEASURING 89.89 SQ. MTRS., (FOUR STORIED BUILDING), SITUATED IN THE LAYOUT PLAN OF TAKSHSHILA CO-OPERATIVE GROUP HOUSING SOCIETY LTD., KNOWN AS TAKSHSHILA APARTMENTS, BUILT ON PLOT No.57, I. P. EXTENSION, PATPARGANJ DELHI-110092,** (hereinafter called the flat under sale).

Contd...Page...4...

Scanned by TapScanner

S No. 10770 Date 01/12/2021 14:47:17

Deed Related Detail

Deed Name SALE SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil S R VIIIA Preet Vihar

Village/City Takshishla Apartments Building Type

Place (Segment) Takshishla Apartment Property Type

Property Address House No.: FLAT NO C-78 PLOT NO 57, Road No.: IP EXTN, Takshishla Apartn

Area of Property 89.89 Sq.Meter

Money Related Detail

Consideration Amount 9,000,000.00 Rupees Stamp Duty Paid 360,000.00 Rupees

Value of Registration Fee 90,000.00 Rupees Pasting Fee 100.00 Ruppes

This document of SALE SALE WITHIN MC AREA

Presented by : Sh/Smt.	S/o W/o	R/o
JAYANTA DEB MAJUMDAR	MANAS KUMAR MAJUMDAR	FLAT NO 6-C MADHUBAN APPTS 8 GENERAL JAGANNATH BHOSALE MARG NARIMAN POINT
IRA MAJUMDAR	M K MAJUMDAR	FLAT NO 6-C MADHUBAN APPTS 8 GENERAL JAGANNATH BHOSALE MARG NARIMAN POINT

in the office of the Sub Registrar, Delhi this 01/12/2021 14:34:34 day Wednesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
S R VIIIA Preet Vihar
Delhi/New Delhi

Execution admitted by the said Shri / Ms.
JAYANTA DEB MAJUMDAR, IRA MAJUMDAR

and Shri / Ms.
ARCHITA SHARMA

Who is/are identified by Shri/Smt/Km. SANJEEV KUMAR S/o W/o D/o KAMESHWAR PRASAD R/o 252 KANUNGO APPTS IP EXTN DELHI
and Shri/Smt./Km RAM NARESH KANT MISHRA S/o W/o D/o S.C MISHRA R/o A-101 GALI NO 03 WEST VINOD NAGAR 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/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. 9,000,000.00 Ninety Lakh Only

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

Vendor(s)/Mortgagor(s) by. Sh./Ms. ARCHITA SHARMA S/o,W/o,SUNIL SHARMA

R/o ,355 HIMACHAL MOHALLA MANDAWALI FAZALPUR DELHI

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

THE SEAL OF (VIIIA) SUB-REGISTRAR DELHI

Registrar/Sub Registrar
S R VIIIA Preet Vihar
Delhi/New Delhi

Date 01/12/2021 14:51:22

Scanned by TapScanner

AND WHEREAS the said flat was allotted by the DDA / Society to **Shri M. K. Majumdar S/o Late K. Majumdar**, vide membership No.216, issued by the said society.

AND WHEREAS the said **Shri M. K. Majumdar S/o Late K. Majumdar**, got converted the above said flat from leasehold into freehold from Delhi Development Authority and he had the owner of the above said flat by virtue of Conveyance Deed executed on 06/01/2005, duly Registered as Document No.14859, in addl. Book No. I, (one), Volume No.1328, on pages 16 to 17, dated 06/01/2005, with the office of S.R.-VII, New Delhi, executed by the President of India through Delhi Development Authority.

AND WHEREAS the said **Late M. K. Majumdar (Manas Kumar Majumdar) S/o Late K. Majumdar**, who had died on 26/09/2015, leaving behind the following legal heirs only two legal as per surviving member certificate from Revenue Department, Govt. of NCT of Delhi Office of the District Magistrate Preet Vihar : East District vide surviving Member Certificate No. 90660000040439, dated 2019.03.15 Digitally signed by Mukesh Kumar, Tehsildar Preet Vihar, East Delhi details mentioned as under:-

Sr.	Name	age	Relationship with the deceased
1.	Jayanta Deb Majumdar	58	Son
2.	IRA Majumdar	87	Wife

AND WHEREAS the said **(1) Shri Jayanta Deb Majumdar** S/o Late M. K. Majumdar & **(2) Smt. IRA Majumdar** W/o Late M. K. Majumdar (Now the Vendors), got mutated the above said flat from East Delhi Municipal Corporation vide Mutation Letter No. Tax/A&C/JC/Shah-S/2018-19/814, dated 26/03/2019, issued by Dy. Assessor & Collector Joshi Colony, Delhi-110092.

AND WHEREAS on the strength of the said document the VENDORS have got full right, power, absolute authority and are fully competent to sell or dispose of the above mentioned flat (either in part or in whole) to anyone in any manner as they may like and the same is free from all sorts of encumbrances.

Contd...Page...5...

Scanned by TapScanner

THE SEAL OF (VIIIA)
SUB DIST. PATIYALA
SUB-REGISTRAR
DELHI

Scanned by TapScanner

AND WHEREAS the VENDORS have agreed to sell the above said flat to the VENDEE for a sum of **Rs.90,00,000/-(Rupees Ninety Lakhs Only)** and the VENDEE has also agreed to purchase the same.

AND WHEREAS the VENDORS with their free will, sound mind, good health and without any pressure of any one, hereby sells, conveys, transfers, alienate and assign the above said flat with all their rights, titles and interest whatsoever unto the VENDEE, who shall hereafter the registration of this Sale Deed will become the sole and absolute owners 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 VENDORS or from any legal heirs of the VENDORS.

AND WHEREAS on the basis and strength of the facts and document aforesaid the vendors have represented that they are the sole, absolute, exclusive and rightful owners and in possession of above Flat along with the free hold land underneath and all fittings and fixtures and the vendors have got full power, absolute authority and unrestricted right and is fully competent to sell or dispose off the above mentioned Flat (either part or in whole) to anyone in any manner as they may like and the same is free from all sorts of encumbrances and there is no legal defect in the title of the vendors.

AND WHEREAS the VENDORS hereby further assures, represents and covenant with the VENDEE as follows:-

a. That the aforesaid Flat is free from all sorts of encumbrances whatsoever or howsoever or wheresoevers.

b. That there is no attachment by the Income Tax Authority or any other Authorities under any law for the time being in force or by neither any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid Flat.

c. That the aforesaid Flat is not the Flat of H.U.F. and that the children/family members of the VENDORS and nobody else has any right, title, interest, share, claim or demand whatsoever or howsoever in the aforesaid Flat.

Contd...Page…6...

Scanned by TapScanner

THE SEAL OF (VIIIA)
SUB DISTT. PREFECTURE
SUB-REGISTRAR
DELHI

Scanned by TapScanner

d. That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring, alienating and vesting the absolute title and ownership in the aforesaid Flat in favour of the VENDEE.

e. That there is no subsisting agreement for sale, except the present sale deed entered between the VENDORS and the VENDEE in respect of the aforesaid Flat and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the VENDORS have a good marketable title.

f. That there is no notice of default or breach on the part of the VENDORS or their predecessors in respect of any provisions of law in respect of the aforesaid Flat.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. THAT the Vendors have received the entire sale consideration amount of **Rs.90,00,000/-(Rupees Ninety Lakhs Only)** from the VENDEE. The details of payment are mentioned below:-

    a. Rs.5,00,000/-(Rupees Five Lakhs Only) through RTGS vide UTR No UCBAR52021102800026607 date 28/10/2021 transferor Bank : UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.
    b. Rs.5,00,000/-(Rupees Five Lakhs Only) through RTGS vide UTR No UCBAR52021102800026887 date 28/10/2021 transferor Bank : UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.
    c. Rs.35,00,000/-(Rupees Thirty Five Lakhs Only) vide DD/Payorder No.787127, dated 30/11/2021 drawn on UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.
    d. Rs.35,00,000/-(Rupees Thirty Five Lakhs Only) vide DD/Payorder No.787128, dated 30/11/2021 drawn on UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.
    e. Rs.4,55,000/-(Rupees Four Lakhs Fifty Five Thousand Only) vide DD/Payorder No.787129, dated 30/11/2021 drawn on UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.
    f. Rs.4,55,000/-(Rupees Four Lakhs Fifty Five Thousand Only) vide DD/Payorder No.787130, dated 30/11/2021 drawn on UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.

Contd...Page...7...

Scanned by TapScanner

THE SEAL OF (VIII A)

SUB DISTT. [illegible] REGISTRAR

DELHI

Scanned by TapScanner

g. Rs.45,000/- + Rs.45,000/- = Rs.90,000/-(Rupees Ninety Thousand Only) @1% TDS as per under section 194IA, has been deducted by the Vendees vide Ref ID Nos. 29291498, 29291475, dated 30/11/2021 transferor Bank : UCO Bank at Delhi High Court, Shershah Road, New Delhi-110001.

NOW NOTHING remains due upon the said VENDEE towards the sale price of the above mentioned flat under sale.

2. That in consideration of the payment of the agreed amount, the VENDORS hereby grant the conveyance of the Demised Premises in favour of the VENDEE and the VENDEE has agreed to accept the said conveyance from the VENDORS together with all rights pertaining to possession including easements and rights to use together with the other occupants of the Building, the common areas such as entrances, driveways etc. and other common facilities without any hindrances / obstacles on the terms and conditions herein mentioned.

3. THAT in consideration of above amount of **Rs.90,00,000/-(Rupees Ninety Lakhs Only)** the VENDORS hereby convey, transfers, sells and assigns all their rights, titles and interests whatsoever in the above said flat under sale in favour of the VENDEE absolutely, completely and forever.

4. THAT the VENDORS assures the VENDEE that the flat under sale is still free from all sorts of encumbrances like sale, mortgage, gift, lien, decree, burden, charge, security, surety, dispute, complications attachment, notices, wills, legal flaws and there is no other legal defect in the title of the VENDORS regarding ownership and they are fully empowered and competent to sell or transfer the said flat under sale to the VENDEE by way of this SALE DEED.

Moreover, if it is proved false and/or if the VENDEE are deprived of the said flat at any time, in future after execution of this SALE DEED in full or in part thereof, owing to the above reason or reasons whatsoever in respect of the said flat, the VENDORS hereby undertakes before the VENDEE that they will entirely remain liable and responsible to indemnify the VENDEE for the same in all manners by all their moveable and immoveable properties and all other assets.

Contd...Page...8...

Scanned by TapScanner

THE SEAL OF (VIIIA)
SUB DIST. ... VIHAR
SUB-REGISTRAR
DELHI

Scanned by TapScanner

5. THAT the VENDORS have delivered the peaceful physical vacant Possession of the above mentioned flat under sale along with all its rights of ownership and also delivered all the previous documents of the above said flat to the VENDEE at the time of execution and registration of this SALE DEED.

6. THAT the VENDEE can get the aforesaid flat under sale mutated in her own name in the record of M.C.D. and/or any other concerned authority by presenting this SALE DEED or its true copy.

7. That the aforesaid flat under sale is neither acquired nor any acquisition proceedings have been initiated under the LAND ACQUISITION ACT, therefore there is no bar or any legal complication for the transfer of the said flat by the VENDORS unto the VENDEE by way of this present SALE DEED.

8. THAT from the date of execution of this SALE DEED the VENDEE becomes the sole and absolute owner of the above mentioned flat under sale and she shall be at full liberty to use, enjoy and utilize the said flat under sale and also have right, power, absolute authority and be fully competent to sell or dispose off the same to anyone in any manner as she may likes.

9. THAT after the execution of this SALE DEED neither the VENDORS nor their legal heirs, may raise any objection or create any charge or demand any share in the above mentioned flat under sale here-after.

10. THAT all the expenses of this SALE DEED such as stamp papers, registration fee, writing charges etc. have been paid by the VENDEE.

11. THAT the VENDOR shall be liable and responsible for all the dues/arrears regarding House Tax, PNG, Water and Electricity charges, all tax dues, gas charges, house tax, other charges, pertaining to the above mentioned flat under sale till the date of execution of this SALE DEED and in future the VENDEES will pay all taxes, dues, installments, house tax and other charges of the above mentioned flat under sale to the authority concerned

Contd...Page...9...

Scanned by TapScanner

THE SEAL OF (VIII/A)

SUB DIST. REGISTRAR

DELHI

Scanned by TapScanner

12. THAT the VENDEE can get the fresh and/or change the existing electricity and water connection in the said flat under sale from the BSES Yamuna Power Ltd., D.J.B., IGL/PNG and/or any other concerned authority by presenting this SALE DEED or its true copy.

13. THAT the VENDOR shall be bound to sign and execute all such other documents in connection with the above said flat after the execution of this sale deed, which would be required by the VENDEES at any time, without demanding any further consideration.

14. THAT the market value of the said flat is **Rs.90,00,000/-(Rupees Ninety Lakhs Only).**

15. THAT the VENDORS and the VENDEE are the citizens of REPUBLIC OF INDIA.

IN WITNESS WHEREOF, the VENDORS and the VENDEE have signed this SALE DEED after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, on the date, month and year written hereinabove, in the presence of the following witnesses.

WITNESSES:-

UID 7605 6937 2524

1. MR. SANJEEV KUMAR
S/O KAMESHWAR PRASAD
9252 KANUNGO APTS
I.P EXTN. DELHI

VENDORS

2. ADHAR NO. 5993 2819 3044
MR. RAJNEESH KANT MISHRA
S/O S.C. MISHRA
A-101, GALI NO. 3, WEST
VINOD NAGAR, DELHI-92

VENDEE

Scanned by TapScanner

Reg. No.	Reg. Year	Book No.
7402	2021-2022	1

Ist Party

IInd Party

Witness

Ist Party JAYANTA DEB MAJUMDAR , JAYANTA DEB MAJUMDAR (On Behalf of IRA MAJUMDAR)

IInd Party ARCHITA SHARMA

Witness SANJEEV KUMAR, RAM NARESH KANT MISHRA

Certificate (Section 60)

Registration No.7,402 in Book No.1 Vol No 2,257
on page 154 to 162 on this date **01/12/2021 20:19:43** day Wednesday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
S R VIIIA Preet Vihar
New Delhi/Delhi

Date 02/12/2021 10:23:20

THE SEAL OF (VIIIA) SUB DISTT REGISTRAR PREET VIHAR SUB

DELHI

2187412107402

Scanned by TapScanner