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SAVITA SINGHAL
PAN-AUVPS6122J

VENDOR

GAGAN SHARMA
PAN-AWEPS4425P

VENDEE

SALE DEED

Sale Consideration of Rs. 17,30,000/- H. WEST DELHI

Stamp Duty @ 3%
Corpn. Tax @ 3%
TotalRs. 51,900/-
Rs. 51,900/-
Rs. 1,03,800/-

Stamp Duty Paid

Rs. 1,06,200/-

Stamp Duty Calculations

Property Under Sale

Portion of First Floor of Three
Stories Property

Name of locality

Tagore Park

Category of locality

"D"

Colony Serial No.

1830

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|------------------------|---|--|
| Property use | : | Residential |
| No. of Stories | : | Three |
| Area of plot | : | 129.58 sq. mtrs./3 |
| Applicable Rate | : | Rs.21,800/- |
| Land Cost | : | 43.19 X Rs.21,800/- = Rs.9,41,542/- |
| Rate of Construction | : | Rs.7,600/- per sq.mtr. |
| Year of Construction | : | After 2000 |
| Plinth Area | : | 103 sq. mtrs. |
| Cost of Construction | : | 103 X Rs.7600/- = Rs. 7,82,800/- |
| Total Cost | : | Rs.17,24,342/- |
| Amount of Transaction | : | Rs.17,30,000/- |
| Stamp Duty payable @6% | : | Rs.1,03,800/- |
| Stamp Duty Paid | : | Rs.1,06,200/- |

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This "Sale Deed" is executed at Delhi on this 3rd day of July, 2008 by Smt. Savita Singhal wife of Shri Ashok Singhal resident of 88, Tagore Park, Delhi-110009, (hereinafter called the "Vendor").

*** IN FAVOUR OF****

Shri Gagan Sharma son of late Shri Ashok Sharma resident of Q-17, Model Town-I, Delhi (hereinafter called the "Vendee").

The expression of terms the Vendor and the Vendee shall mean and include the parties, their respective heirs, successors, legal representatives, administrators, executors and assigns.

Whereas the Plot bearing No.88, area measuring 309.5 square yards, situated in the layout plan of The Delhi Bengali Hindu Co-operative House Building Society Ltd., colony presently known as Tagore Park, Delhi-110009, was allotted on lease hold basis to Shri Dharam Bir Vedi son of Shri Ram Labhaya, by the President of India, through the society, on the basis of Perpetual Sub-Lease Deed dated 21.12.1979, registered as document No.4608, in Additional Book No.I, Volume No.3796, on pages No.05 to 15, registered on 29.12.1979, duly registered in the office of Sub-Registrar-I, Delhi, which is bounded as under:-

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Gagan Sharma



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| East | : | Road 30 ft. |
| West | : | Service Lane 15 ft. |
| North | : | Plot No.89. |
| South | : | Plot No.87. |

And Whereas the said **Shri Dharam Bir Vedi** constructed the building on the said plot of land at his own costs, funds, income and resources etc. etc. after getting the plan sanctioned from the concerned authority.

And Whereas later on the said **Shri Dharam Bir Vedi** got the above said property converted into freehold from leasehold basis from the basis of the Lessor/Delhi Development Authority, New Delhi, vide Conveyance Deed dated 16.01.1995, executed by the President of India, through the Delhi Development Authority, New Delhi, registered as document No.473, in Additional Book No.I, Volume No.6701, on pages No.81 to 82, registered on 18.01.1995, in the office of Sub-Registrar-I, Delhi.

And Whereas the said **Shri Dharam Bir Vedi** son of Shri Ram Labhaya had sold and transferred the above said property to **Smt. Suman Sethi** wife of Shri S. Manjit Singh Sethi, vide Sale Deed registered as document No.12607, in Additional Book No.I, Volume No.2436, on pages No.92 to 103, dated 04.07.2002, in the office of the Sub-Registrar, Delhi.

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And Whereas the said **Smt. Suman Sethi** wife of **Shri S. Manjit Singh** Sethi has sold the **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009 to **Smt. Shalini Midha** wife of **Shri Devender Kumar**, vide Sale Deed registered as document No.18885 in Addl. Book No.I, Volume No.749, at pages 179 to 188 on 28.12.2006 with the Sub-Registrar, Delhi.

And Whereas the said **Smt. Shalini Midha** wife of **Shri Devender Kumar** has sold the **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009 to **Smt. Savita Singhal** wife of **Shri Ashok Singhal** (hereinafter referred to as the "**Vendor**"), vide Sale Deed registered as document No.8782 in Addl. Book No.I, Volume No.1342, at pages 63 to 68 on 18.07.2007 with the Sub-Registrar, Delhi.

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And Whereas the said **Smt. Suman Sethi** wife of **Shri S. Manjit Singh Sethi** has sold the **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009 to **Smt. Shalini Midha** wife of **Shri Devender Kumar**, vide Sale Deed registered as document No.18885 in Addl. Book No.I, Volume No.749, at pages 179 to 188 on 28.12.2006 with the Sub-Registrar, Delhi.

And Whereas the said **Smt. Shalini Midha** wife of **Shri Devender Kumar** has sold the **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009 to **Smt. Savita Singhal** wife of **Shri Ashok Singhal** (hereinafter referred to as the "**Vendor**"), vide Sale Deed registered as document No.8782 in Addl. Book No.I, Volume No.1342, at pages 63 to 68 on 18.07.2007 with the Sub-Registrar, Delhi.

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And Now the Vendor is the sole and absolute owner and in possession of **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009, with the proportionate share of free hold rights of the land under the said property, which is bounded as hereunder:-

| | | |
|-------|---|--|
| East | : | Road 30 ft. Below |
| West | : | Service Lane Below |
| North | : | Remaining Half Portion of said property. |
| South | : | Plot No.87. |

And whereas the Vendor for her bonafide needs and requirements has agreed to sell the **Half portion of First Floor** only, without roof/terrace rights, which is a part of above said freehold built up **property bearing No.88**, area measuring **155 sq. yards** approximately (adjoining property No.87), out of total area measuring **309.5 square yards**, situated in the layout plan of **The Delhi Bengali Hindu Co-Operative House Building Society Ltd.**, Colony presently known as **Tagore Park**, Delhi-110009, along with right to use common passage leading from the main gate to the stair case and the right to use common stair case with the proportionate share of freehold rights of the land underneath (hereinafter called the "**Portion of Property under Sale**") for a total sale consideration of **Rs.17,30,000/-** (Rupees Seventeen lakhs thirty thousand only) and the Vendee has agreed to purchase the same from the Vendor for the same amount.

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- c) That there are no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the Portion of property under sale.
- d) That the Vendor has not entered into any Agreement with any other person (s) for the sale of the Portion of property under sale.
- e) That there is no legal impediment or bar whereby the Vendor can be prevented from selling, transferring and vesting the absolute title in the Portion of property under sale, in favour of the Vendee.
- f) That there is no notice of default or breach on the part of the Vendor or their pre-deceassors in interest of any provisions of law in respect of the Portion of property under sale.

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6. The Vendor hereby further covenants with the Vendee that in case the said Portion of property under sale or any part thereof is lost by the Vendee on account of any legal defects in the Vendor's right to transfer the same or on account of any claim or title of any one else paramount to the Vendor, then the Vendor shall be liable and responsible for all the losses, damages, costs and expenses sustained by the Vendee.

7. That the Vendor has handed over to the Vendee the peaceful and vacant physical possession of the said Portion of property under sale.

8. That the Vendee shall be entitled to make additions and alterations to the said Portion of property under sale without any objection from the Vendor.

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9. That the Vendor shall hereafter have no right, title, interest or claim of any nature whatsoever in the said Portion of property under sale.

10. That the Vendor has delivered to the Vendee all the photocopies of original documents relating to the said property like Sub-lease-deed Building Plan and Conveyance Deed, Sale Deeds of relating to previous sales, and original document of Half Portion of First Floor of the said property etc.

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11. That the Vendee shall hereafter hold, use, enjoy the said Portion of property under sale as absolute owner and be competent to transfer the above mentioned portion of the property without any hindrance, claim or demand whatsoever from the Vendor or any other person claiming under or through her.

12. That the expenses towards stamp duty and registration fee etc. have been borne by the Vendee.

13. That the house-tax, electric and water charges, any other dues, demands, liabilities, in respect of the said Portion of property under sale upto the date of this Sale Deed shall be borne by the Vendor and thereafter these shall be borne by the Vendee. If any demand for payment is received after the execution of this Deed but pertains to the period prior to execution of this Deed, the same shall be payable by Vendor.

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14. That the Vendor has agreed to get the Electricity connection and Water connection installed in the name of the Vendee in the Portion of Property under sale.
15. That the Vendee can get the additional Electricity and Water Connection in his/her name installed in the Portion of property under sale.
16. That the Vendee can get the said Portion of property under sale mutated, substituted and transferred in his/her name on the basis of this Sale Deed in the records of the M.C.D. or any other concerned authorities in the absence of the Vendor.

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17. That the separate overhead water tank installed on the terrace of the said property for the Portion of property under sale will be maintained by the Vendee and the charges for maintenance and repair shall be paid and borne by the Vendee. The Vendee shall have the right of access at all reasonable times through staircase to the overhead water tank, T.V./Dish Antenna, Cable connection etc.

18. That the Vendor declares and represents that the said Portion of property under sale is not subject matter of any HUF and that no part of the said Portion of property under sale is owned by any minor and/or no minor has any rights, title, interest and claim or concern of any nature with the said Portion of property under sale and further none else other than the Vendor has any right, title or interest of any kind whatsoever in the whole or any part of the said Portion of property under sale and further there is no impediment in the Vendor's right to transfer the same.

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19. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the said departments. The Vendee shall be entitled to get the existing electricity and water connections installed in the said Portion of property under sale transferred in his favour alongwith the security deposit with the Electricity and Water Department.

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20. That this transaction has taken place at Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out of or in any way touching or concerning this deed.

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21. That the parties to this Sale Deed are Indian nationals.

IN WITNESS WHEREOF, this Sale Deed is made and executed at Delhi on the date, month and year first written above.

WITNESSES:-

1. **DAULAT RAM BHARDWAJ**
S/o late Shri Parmanand
R/o B-3/53, Ashok Vihar,
Phase-II, Delhi-110052.
PAN-AAGPB0140E

Savita Singh
(SAVITA SINGHAL)
VENDOR

2. **VINOD PARKASH**
S/o Shri Sal Kishan
R/o 18/5, Azad Nagar
Bagh Kare Khan, Delhi-110007.
D.L.NO.P01091983101782
Validity: 08.09.2018.

Gagan Sharma
(GAGAN SHARMA)
VENDEE

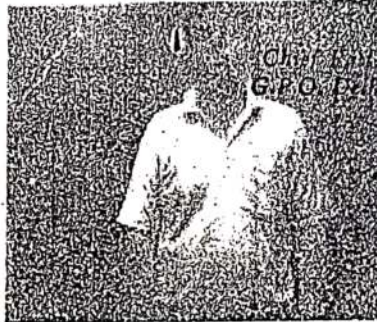
Reg. No. 8697
Reg. Year 2008-2009

Book No. 1

Sl. No. 6415 Date 28/5/08
This paper is of Rs.
Sale to Shri.
S/o Shri.
Address.
Through/By.
Purpose.



Ist Party विक्रेता



IInd Party क्रेता



Witness गवाह

Ist Party

IInd Party

Ist Party विक्रेता :- Smt Savita Singhal

IInd Party क्रेता :- Gagan Sharma

Witness गवाह Daulat Ram Bhardwaj, Vinod Parkash

Certificate (Section 60)

Registration No.8,697 in additional Book No.1 Vol No 1,903
on page 132 to 149 on this date 03/07/2008
and left thumb impressions has/have been taken in my presence.

Date 18/07/2008

day Thursday

Sub Registrar

Sub Registrar VI A

New Delhi/Delhi

VINOD KUMAR GAUTAM
Administrative Civil Judge
Cum-A.R.C. (North)
Room No. 229, Tis Hazari
Courts Delhi 7-12-11