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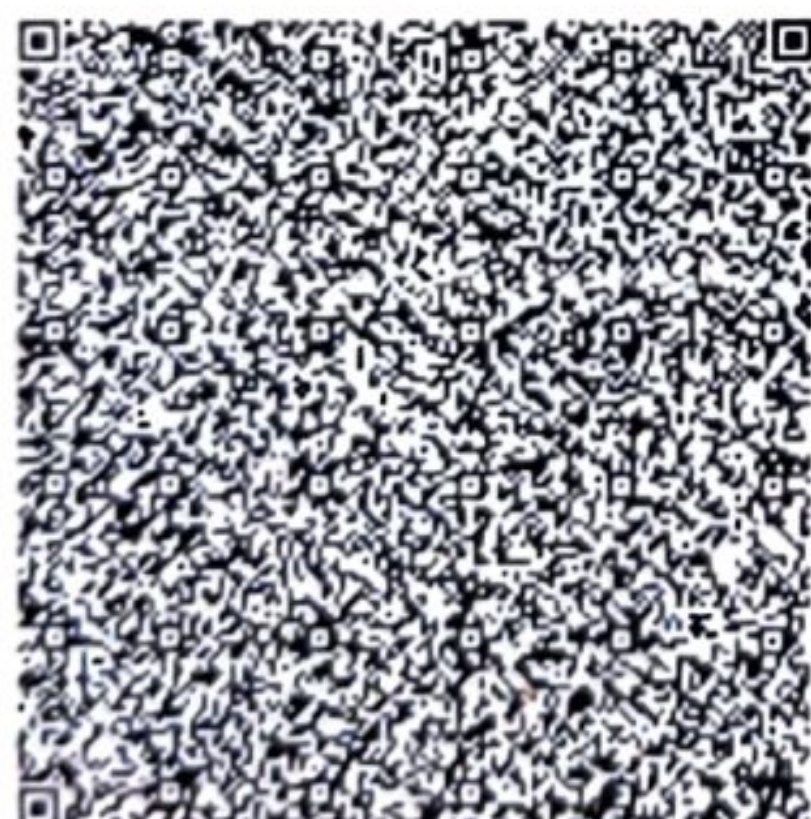
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

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|---------------------------|--|
| Certificate No. | : IN-DL55638447571188M |
| Certificate Issued Date | : 13-May-2014 11:15 AM |
| Account Reference | : NONACC (BK)/ dlcibk02/ ANAND VIHAR/ DL-DLH |
| Unique Doc. Reference | : SUBIN-DLDLCBIBK0208223032783377M |
| Purchased by | : RAGHAV MUNDHRA |
| Description of Document | : Article 23 Sale |
| Property Description | : FLAT NO-A-402 MAHESH CGHS LTD PLOT NO B-9 VASUNDHARA ENCLAVE DELHI |
| Consideration Price (Rs.) | : 62,00,000 (Sixty Two Lakh only) |
| First Party | : HARJEET SINGH |
| Second Party | : RAGHAV MUNDHRA |
| Stamp Duty Paid By | : RAGHAV MUNDHRA |
| Stamp Duty Amount(Rs.) | : 3,72,000 (Three Lakh Seventy Two Thousand only) |

CHECKED & FOUND CLEAR
FROM COURT RECORDS
GOVT. LAWYER DISPUTES



DL-26468/12/18/14/11

PAN-BDHPM1838F

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Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

CONTD. PAGE 2ND OF THE SALE DEED

SALE DEED FOR RS. 62,00,000/-

STAMP DUTY PAID UNDER ARTICLE 23
OF THE INDIAN STAMP ACT @ 3% ON
AMOUNT OF RS.62,00,000/-

RS.1,86,000.00

CORPN. TAX PAID UNDER SECTION 147
OF THE DELHI MUNICIPAL CORPORATION
@ 3% OF RS.62,00,000/-

Rs.1,86,000.00

TOTAL NON JUDICIAL STAMP PAPER:

Rs.3,72,000.00

Plinth/Covered area measuring
Minimum Circle Rate
Number of Storey
Category

: 82 Sq.Mtrs.
: Rs.73,200/- per Sq.Mtrs.
: Multistorey
: CGHS Ltd.

82 X Rs.73,200/-
Stamp Duty paid on

: Rs.60,02,400.00
: Rs.62,00,000.00

The consideration amount of Rs.62,00,000/- (Rupees Sixty Two Lacs Only), is the truly and fully consideration amount as per market value.

:: SALE DEED ::

THIS SALE DEED is made and executed at Delhi on this 13th day of May 2014, BY:- Shri HARJEET SINGH son of Late Shri Ram Singh Resident of C-63, Sector-44, Noida, 201301 (U.P), (hereinafter called the VENDOR, which include his heirs, successors, executors, administrators, legal representatives, nominees and assignees of the one part).

CONTD. PAGE 3RD

Harjeet Singh

Rajbans Mundhra

CONTD. PAGE 3RD OF THE SALE DEED

:: IN FAVOUR OF ::

Shri RAGHAV MUNDHRA son of Shri Prabhat Kumar Maheshwari Resident of Flat No. A-303, Mahesh Apartments, Plot No.B-9, Vasundhara Enclave, Delhi-110096, (hereinafter called the VENDEE, which include his heirs, successors, executors, administrators, legal representatives, nominees and assignees of the other part).

WHEREAS THE VENDOR is the absolute owner and in possession of BUILT-UP FREEHOLD RESIDENTIAL FLAT NO.A-402, ON FOURTH FLOOR, HAVING ITS PLINTH/COVERED AREA MEASURING 82 SQ.MTRS.(APPROX.), COMPRISING OF THREE BEDROOMS, ONE DRAWING CUM DINING ROOM, ONE KITCHEN, TWO TOILETS/BATHROOMS AND TWO BALCONIES THEREIN, SITUATED IN THE LAYOUT PLAN OF MAHESH CO-OPERATIVE GROUP HOUSING SOCIETY LTD., PRESENTLY KNOWN AS MAHESH APARTMENTS, CONSTRUCTED ON PLOT NO.B-9, VASUNDHARA ENCLAVE, DELHI-110096, (hereinafter called the FLAT under sale), by virtue of Conveyance Deed duly registered as Registration No.6544, in Book No.1, Volume No.4016, on pages 116 to 117, in the office of S.R.VII, I.N.A. New Delhi, dated 20-04-2011.

It is declared by both the parties that the said Flat has never been booked by MCD/DDA/STF or any other Government Authority for unauthorized construction, if at any point of time, it is noticed that the said Flat under sale is booked for aunauthorised construction, parties will be self liable and responsible for further action as per law.

And Whereas detail of previous sale-purchase mentioned in the instrument by virtue of which this Flat belongs to Vendor is accurate and correct. In this regard, if any, dispute arises in future the Registering Authority shall not be held responsible and parties shall bear all the responsibility.

And Whereas it is declared that no stay on sale/purchase of the said Flat is granted from any Competent Court of Law or any other competent authority upto this day and if any dispute in this regard, arises in future the Registering Authority and Document Writer / Advocate shall not be held responsible and parties shall bear all the responsibility.

CONTD. PAGE 4TH

Haryat Singh.

Raghu Mundhra

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VIII

Village/City Vasundhara Enclave

Building Type

Place (Segment) Vasundhara Enclave

Property Type Residential

Property Address House No.: A 402, Road No.: , Vasundhara Enclave

Area of Property 82.00 Sq.Meter

Money Related Detail

Consideration Amount :6,200,000.00 Rupees

Stamp Duty Paid 372,000.00 Rupees

Value of Registration Fee 62,000.00 Rupees

Pasting Fee 100.00 Ruppess

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

Harjeet Singh

S/o W/o

Ram Singh

R/o

C 63 Sec 44 Noida 201301 Up

in the office of the Sub Registrar, Delhi this 13/05/2014 12:45:24PM day Tuesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

Execution admitted by the said Shri / Ms.
Harjeet Singh

and Shri / Ms.
Raghav Mundhra

Who is/are identified by Shri/Smt/Km. Lakhi Ram Sharma S/o W/o D/o Ved prakash Sharma R/o 117 Pratap Nagar M V
Delhi
and Shri/Smt./Km Laxman Singh S/o W/o D/o Binnami singh R/o D1/290 New Kondli 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 (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. 6,200,000.00 Sixty Two Lakh Only

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

Vendor(s)/ Mortgagor(s) by. Sh./Ms. Raghav Mundhra S/o,W/o,Prabhat Kumar Maheshwari

R/o,A 303 Mahesh Appt Plot No. B 9 Vasundhara Enclave Delhi

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

Date 13/05/2014 13:20:14

Registrar/Sub Registrar
Sub Registrar VIII
Delhi/New Delhi

CONTD. PAGE 4TH OF THE SALE DEED

AND WHEREAS on the strength of the said documents the VENDOR has got full right, power, absolute authority and is fully competent to sell or dispose off the above mentioned Flat to anyone in any manner as he may like and the same is still free from all sorts of encumbrances.

AND WHEREAS the VENDOR has agreed to sell the above said Flat to the VENDEE for a sum of Rs.62,00,000/- (Rupees Sixty Two Lacs Only) and the VENDEE has also agreed to purchase the same.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the VENDOR has received the entire sale consideration amount of Rs.62,00,000/- (Rupees Sixty Two Lacs Only) from the VENDEE. The details of payment are mentioned below:-

MODE OF PAYMENT

Rs 47,38,000 vide P.O No-08644 Dated 13/5/14 R.N.B. Mulviya Nagar Del
Rs 14,00,000 vide Chq No-37672 Dated 10/4/14 //
Rs 62000 Directly Paid to the Income Tax Department as T.D.S
on Behalf of vendors

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

2. That in consideration of above said amount the VENDOR hereby convey, transfers, sells and assigns all his rights, titles and interests whatsoever in the above said Flat under sale in favour of the VENDEE absolutely, completely and forever.

CONTD. PAGE 5TH

Hareet Singh

Rajbar Mundhra

CONTD. PAGE 5TH OF THE SALE DEED

3. That the VENDOR 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 VENDOR regarding ownership and he is 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 is deprived off 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 VENDOR hereby undertakes before the VENDEE that he will entirely remain liable and responsible to indemnify the VENDEE for the same in all manners by all his moveable and immovable properties and all other assets.

4. That the VENDOR has delivered the peaceful physical vacant possession of the above mentioned Flat under sale alongwith all its rights of ownership and also delivered all the Original Documents of previous deal of the above said Flat to the VENDEE at the time of execution and registration of this SALE DEED.

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

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

7. That from the date of execution of this SALE DEED the VENDEE become the sole and absolute owner of the above mentioned Flat under sale and he shall be at full liberty to use enjoy and utilise 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 he may like.

CONTD. PAGE 6TH

Haryat Singh.

Raghu Mardhan

CONTD. PAGE 6TH OF THE SALE DEED

8. That after the execution of this SALE DEED neither the VENDOR nor his legal heirs, may raise or create any objection or create any charge or demand any share in the above mentioned Flat under sale hereinafter.

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

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

11. 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. and/or any other concerned authority by presenting this SALE DEED or its true copy.

12. That the VENDOR and the VENDEE are the citizens of REPUBLIC OF INDIA.

IN WITNESS WHEREOF, the VENDOR 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:

1. SFJ1210327

LAKHI RAM SHARMA

Mo Ved Prakash Sharma

A/O 117, PRATAP NAGAR
MAXUR VIMAR PHASE, I, DELHI

2.

DL-0720050151963

LAXMAN SINGH

Mo BINNAMI SINGH

A/O D-1/290 NEW KONDLI. MV

PH - III DELHI

[Signature]

[Signature]

VENDOR

[Signature]

VENDEE

Drafted By

C. P. Srivastava
Advocate
D/76 E/1976