



INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

2584

27/01
26/05/2020

Certificate No. : IN-DL43145293446989S

Certificate Issued Date : 20-May-2020 02:37 PM

Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH

Unique Doc. Reference : SUBIN-DLCL-CORPBK94941228516335S

Purchased by : NISHANT GARG

Description of Document : Article 23 Sale

Property Description : 8117, PLOT NO. 9, BLOCK NO. 52, W.E.A KAROL BAGH NEW DELHI

Consideration Price (Rs.) : 50,00,000
(Fifty Lakh only)

First Party : SHARDA SACHDEVA

Second Party : NISHANT GARG

Stamp Duty Paid By : NISHANT GARG

Stamp Duty Amount(Rs.) : 3,00,000
(Three Lakh only)



Please write or type below this line

(SHARDA SACHDEVA)

9856 5829 3251

AAA PS5397J

(NISHANT GARG)

8538 5821 2614

AIKPG0836H



SR 0011530720

Sharda Sachdeva

Nishant

1. The authenticity of the Stamp Certificate should be verified at www.shrestamp.com. For more details on this Certificate and as advised on the website, readers are urged to visit the website.

2. The online checking the e-signature is only for the users of the certificate.

3. In case of any discrepancy please inform the Competent Authority.



Scanned with OKEN Scanner

Receipt Book (A) Duplicate
Sub Registrar Office Sub Registrar III
3,101
Name of First Party SHARDA SACHDEVA
Date of Execution 26/05/2020 12:32:40F
Date of Presentation 26/05/2020 12:32:40F
Type of Deed SALE WITHIN MC AREA
Consideration Value 5000000.00
Stamp Duty 300000.00
Registry Fees 50,000.00
Copying Fees 100.00
Total Fees 50100.00
Registration Date 26/05/2020 12:59:43P
Sub Registrar
Sub Registrar III

SALE DEED FOR Rs.50,00,000/-

Stamp Duty Paid 3%Rs.1,50,000/-
Transfer Duty paid 3%Rs.1,50,000/-

Total 6%Rs.3,00,000/-

This Sale Deed is executed at New Delhi, on this ²⁶ day of May 2020, by: SMT.
SHARDA SACHDEVA W/o Shri Om Prakash Sachdeva R/o 1/81, Punjabi Bagh, New
Delhi-110026, hereinafter called "THE VENDOR".

IN FAVOUR OF:

MR. NISHANT GARG S/o Shri Suresh Garg R/o C-5/93, Yamuna Vihar, Delhi,
hereinafter called "THE VENDEE";

The expression of the Vendor and the Vendee shall mean and include their legal heirs,
legal representatives, administrators, successors, executors, nominees and assignees.

Contd...3/-

Sharda Sachdev.

Nishant

SALE DEED FOR Rs.50,00,000/-

Stamp Duty Paid 3%	Rs.1,50,000/-
Transfer Duty paid 3%	Rs.1,50,000/-

Total	6%
	Rs.3,00,000/-

This Sale Deed is executed at New Delhi, on this ^{26th} day of may 2020, by: SMT. SHARDA SACHDEVA W/o Shri Om Prakash Sachdeva R/o 1/81, Punjabi Bagh, New Delhi-110026, hereinafter called "THE VENDOR".

IN FAVOUR OF:

MR. NISHANT GARG S/o Shri Suresh Garg R/o C-5/93, Yamuna Vihar, Delhi, hereinafter called "THE VENDEE";

The expression of the Vendor and the Vendee shall mean and include their legal heirs, legal representatives, administrators, successors, executors, nominees and assignees.

Sharda Sachdev.

Contd...3/-

Nishant

Whereas Smt. Sharda Sachdeva, the Vendor herein, alongwith Smt. Risha Sachdeva W/o Shri Rakesh Sachdeva R/o E-1, Kirti Nagar, New Delhi-110015, jointly purchased the portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs., on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, total measuring about 323 sq. yds., Khasra No.1003/6, Khatoni No.528, and which is bounded as under:

NORTH	:	PVT. NO.22 & OTHER'S PORTION.
EAST	:	OPEN COURTYARD.
SOUTH	:	DESH BANDHU GUPTA ROAD.
WEST	:	OPEN COURTYARD.

from Smt. Kuldeep Kaur W/o Shri Tajinder Singh, vide Sale Deed regd. as document No.6918, in Book No.I, Volume No.13752, on pages 58 to 65, on 14-07-2010, in the Office of the Sub-Registrar-III, New Delhi.

And whereas the said Smt. Risha Sachdeva had released her 1/2 undivided share in the said portion in the said property in favour of Smt. Sharda Sachdeva, the Vendor herein, vide Release Deed regd. as document No.6873, in Book No.I, Volume No.17040, on pages 66 to 75, on 29-08-2017, in the Office of the Sub-Registrar-III, New Delhi.

And whereas in this way the Vendor has become the absolute owner of the said portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs., on the First Floor with terrace/roof rights and above of the said property and she has got full rights, clear title and absolute authority to transfer the said portion in the said property in whole or in part and there is no impediment in transferring the same.

And whereas the Vendor for her bonafide needs and requirements has agreed to sell the said portion bearing Pvt. No.B-8, measuring about 30 yds., or say 25.10 sq. mtrs., on the First Floor with terrace/roof rights and above of property bearing Municipal No.8117, built on Plot No.9, in Block No.52, situated at W.E.A. Original Road, Karol Bagh, New Delhi-110005, now known as Prehlad Market, D.B. Gupta Road, Karol Bagh, New Delhi, Khasra No.1003/6, Khatoni No.528, (more particularly shown as RED in the map attached herewith) to the Vendee, and the Vendee have agreed to purchase the same for a total sum of Rs.50,00,000/- (Rupees fifty lacs only).

Contd...4/-

S Sharda Sachdeva.

Nishant

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and in consideration of Rs.50,00,000/- (Rupees fifty lacs only) which sum has been received by the Vendor from the Vendee in the following manner:

- S
- 2
- a) Rs.8,50,000/- vide Cheque No.047002, dated 17-12-2019;
b) Rs.15,00,000/- vide Cheque No.720861, dated 11-03-2020;
c) Rs.26,00,000/- vide Banker Chaeque No.945773, dated 20-05-2020;
all drawn on State Bank of India, D.B. Gupta Road, Karol Bagh, New Delhi-110005;

d) Rs.50,000/- via TDS, vide Challan No.00357 dated 21-05-2020
and the receipt of the same is hereby admitted and acknowledged in respect of the sale of the said portion in the said property in full and final settlement from the Vendee.

Sharda Saehdev.

2. That the Vendor hereby as owner of the said portion in the said property sells, grants, conveys, transfers, assigns and assures that the Vendor's rights, title and interest in the said portion in the said property alongwith the proportionate land rights, super structure built thereon, privileges, easements and appurtenances, whatsoever in the said portion in the said property, belonging usually held herewith including all electric, water, sanitary fittings, fixtures fittings, doors and all the estate right, title and interest in the said portion in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE VENDEE, absolutely and forever.

Nishant

3. That the Vendor has handed over the physical vacant possession of the said portion in the said property to the Vendee on the execution of this Sale Deed.

4. That the Vendor has assured the Vendee that the said portion in the said property hereby sold is free from all sorts of encumbrances such as prior sale, gift, mortgage, court-litigation and dispute, charge and lien, stay and attachment, notification and acquisition, notices, security and surety, and registered and unregistered encumbrances, etc. and if it is proved otherwise, then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee and the said portion in the said property hereby sold is free from all legal defects and the Vendor is fully competent to transfer the same.

Contd...5/-

S Sharda Saehdev.

Nishant

5. That the Vendor has further assures the Vendee that she is exclusive owner of the said portion in the said property and as such she is fully competent to sell the same to the Vendee and if someone else claims any right, title and interest in the said portion in the said property as owner or otherwise then the Vendor shall be liable and responsible to make good the losses thus suffered by the Vendee.
6. That the Vendor hereby further covenants with the Vendee that in case the said portion in the said property hereby sold or any part thereof is lost to the Vendee on account of any legal defect in the Vendor's right to transfer the same or the possession or quiet enjoyment of the said portion in the said property by the Vendee in any manner disturbed on account of litigation started by anyone claiming title thereto or on account of some act or omission of the Vendor or anyone else claims, title 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 now admits that she has been left with no right, title and interest of any nature whatsoever in the said portion in the said property and the Vendee has become the absolute owner of the same. He will use and enjoy the same in any manner, he likes, including the right to sell, transfer or alienate the said portion in the said property to anyone.
8. That the Vendee can get the said portion in the said property transferred, mutated in his own name as owner in the records of the DDA/MCD or any other concerned authority on the basis of this Sale Deed or its certified true copy.
9. That the Vendee is also empowered to assess the house tax or transfer the house tax in respect of the above mentioned portion in the said property under sale from the M.C.D. in his own name at his own costs and expenses.
10. That the Vendor has handed over the original documents and papers in respect of the said portion in the said property to the Vendee on the execution of this Sale Deed.

Contd...6/-

Sharda Saekdev, S

Nishant

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11. That the Vendor shall pay the all dues, demands, house tax, electricity and water charges, etc. in respect of said portion in the said property up to the date of registration of this Sale Deed and thereafter the same shall be paid by the Vendee.
12. That the Vendee shall be entitled to use and enjoy the common facilities i.e. main entrance, stairs, passage and other common facilities in the building and the Vendee shall pay the proportionately maintenance charges, if any.
13. That the Vendee herein shall have the absolute right to apply and obtain separate water and electric connection for this portion and the Vendor shall have no objection.
14. That the sale consideration includes the consideration for electricity and water connections and the security deposits made with the said department. The Vendee shall be entitled to get the existing electricity and water connection installed in the said portion in the said property transferred in his favour, alongwith the security deposit with DVB/NDPL/BSES/DJB/MCD or any other concerned authority.
15. That in the event the building being damaged or not remain in existence on any account whatsoever then the Vendee shall have the proportionate right in the land along with other owners of the building and shall have the right to raise construction in proportion to the one as now being sold conveyed and being transferred under this Sale Deed.
16. That the Vendee has paid the stamp duty, transfer duty and registration fee in respect of this Sale Deed.

SCHEDULE

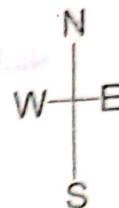
Category	:	D
Situated at	:	D.B.Gupta Road, WEA Karol Bagh.
Total Area of Plot	:	270.07 sq. mtrs.
Total Plinth Area	:	540.14 sq. mtrs.
Plinth area for sale	:	25.10 sq. mtrs.

Contd...7/-

S Sharda Saehdev. N Nishant

PLAN OF PROPERTY NO 8117 PLOT NO 9 BLOCK NO 52 AT W.E.A
BANDHU GUPTA ROAD PURA KAROL BAGH NEW DELHI 110005
VENDOR :- MRS. SHARDA SACHDEVA
VENDEE :- MR. NISHANT GARG

SOLD PORTION NO B-8 SHOWN IN RED
COMMON PORTION SHOWN IN YELLOW
SOLD AREA = 30 SQ YDS



PART OF PROPERTY

CORRIDOR 6'-6" WIDE

PART OF PROP.

STAIR BOX

PORTION NO

B-8

16'-3" X 15'-10"

KITCHEN
4'-3" X 2'-6"

TOILET
4'-3" X
3'-7"

OPEN (BELOW)

ROAD (BELOW)

FIRST FLOOR PLAN

(Fill the corresponding rule of the following land was applicable in your case:

- Residential-1.
- Govt. Public Purpose-1
- Private Public Purposes (Private School/College/Hospital)-1
- Industrial-2
- Commercial-3.

- Total Plotted Area of the Property (in sq. mtrs.)
- Plotted Area of the Property (in sq. mtrs.)
- Year of Construction: Before 1959

Nishant

Sharda Sachdev

Sharda Sachdev

Signature of Transferor

Signature of Transferee

TBY
P. K. Gupta
Arch. Draughtsman
MCD Regd. No. 5-2111
Off/Secy. Sub-Registrar Office
Asst. Asst. Regd.
Ph. No. 9891748939, 9812259941

FORM-A

[See Rule 5 of the Delhi Stamp (Preventing of Under Valuation of Instruments) Rule, 2007]

1. Name of Office of the Sub-Registrar: III

2. Name of Transferor: SMT. SHARDA SACHDEVA

Father's/Husband's Name: Shri Om Prakash Sachdeva

3. Address of Transferor: 1/81, Punjabi Bagh, New Delhi-110026.

4. Name of Transferee: MR. NISHANT GARG

Father's/Husband's Name: Shri Suresh Garg

5. Address of Transferee: C-5/93, Yamuna Vihar, Delhi

6. Amount of consideration of the present transfer: Rs.50,00,000/-

7. (a) Name of Colony/Locality: W.E.A. Karol Bagh.

(b) Category of Colony/Locality: D

(If the name of Colony/locality is not included in the list of Colonies, the category of nearest colony/locality may be mentioned:

© In case of built-up Property other than Flats:

Total Area of the Plot: 270.7 sq. mtrs

(i) Land use: 3

(Fill the corresponding rule of the following land was applicable in your case:

a) Residential-1.

b) Govt. Public Purpose-1.

c) Private Public Purposes (Private School/College/Hospital)-1.

d) Industrial-2.

e) Commercial-3.

(ii) Total Plinth Area of the Property (in sq. mtrs.): 540.14

(iii) Plinth Area under transfer (in sq. mtrs.): 25.10

(iv) Year of Construction: Before 1959

Sharda Sachdeva

Signature of Transferor

Nishant

Signature of Transferee

::7::

Proportionate area of Land	:	12.55 sq. mtrs.
No. of Floor	:	2 Floors.
Minimum Rate	:	Rs.1,27,680/- per sq. mtr.
Land Use	:	Commercial.
Construction Charges	:	Rs.12,840/- per sq. mtr.
Year of Construction	:	Before 1959.

Cost of Land : $12.55 \times 1,27,680 \times 3$ =Rs.48,07,152/-

Construction Cost : $14.37 \times 12,840 \times .5$ =Rs. 1,61,142/-

Total -----
=Rs.49,68,294/-

In witness whereof the Vendor and the Vendee have executed this Sale Deed at the place, day, month and year as first above written in the presence of the following witnesses.

WITNESSES

1.




Sharda Sachdeva
VENDOR

(ANSH SACHDEVA)
S/o Shri Sandeep Sachdeva
R/o 1, Road, No.81, Punjabi Bagh West,
New Delhi-110026.
Ad. No.214742496058

Nishant

2.




VENDEE.

(JAGDEV SINGH)
S/o S. Hari Singh R/o 18/6, 1st Floor,
West Patel Nagar, New Delhi-110008.
Ad.973925899861



Reg. No.
2584

Reg. Year
2020-2021

Book No.
1



Ist Party



IInd Party



Witness

Ist Party SHARDA SACHDEVA

IInd Party NISHANT GARG

Witness ANSH SACHDEVA, JAGDEV SINGH

Certificate (Section 60)

Registration No.2,584 in Book No.1 Vol No 18,345
on page 101 to 109 on this date 26/05/2020 3:08:25PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 26/05/2020 15:07:04



[Signature]

Sub Registrar
Sub Registrar III
New Delhi/Delhi



2092581102584