



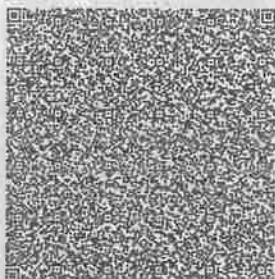
सत्यमेव जयते

# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

## e-Stamp

Certificate No.	: IN-DL48954484208635P
Certificate Issued Date	: 03-Nov-2017 05:11 PM
Account Reference	: NONACC (BK)/ dlcbibk02/ DWARKA/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DLCBIBK0299752127410491P
Purchased by	: DHIRENDER SOLANKI
Description of Document	: Article 23 Sale
Property Description	: 30 PERCENT SHARE OF 1/3RD SHARE OF PROPERTY NO.140 PKT-10 BLOCK-B SEC-23 DWARKA NEW DELHI
Consideration Price (Rs.)	: 27,60,000 (Twenty Seven Lakh Sixty Thousand only)
First Party	: RITA SACHDEVA
Second Party	: PRABHA AGARWAL
Stamp Duty Paid By	: PRABHA AGARWAL
Stamp Duty Amount(Rs.)	: 1,10,400 (One Lakh Ten Thousand Four Hundred only)



LOCKED

Please write or type below this line

ANIP57020F  
849966225850



### Statutory Alert:

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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.

## Warning

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"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 and the appearance of micro printing, artificial watermarks and other Over and Cover features."



## SALE DEED FOR A TOTAL SUM OF RS.27,60,000/-

Stamp Duty 2% RS.55,200/-  
CORPORATION TAX 2% RS.55,200/-

**TOTAL** RS.1,10,400/-

### DESCRIPTION OF PROPERTY UNDER SALE

TYPE OF PROPERTY	:	BUILT UP PROPERTY
NAME OF COLONY	:	DWARKA
(1) AREA OF LAND IN SQ. MTRS.	:	209 SQ. MTRS.
(2) CATEGORY	:	D
(3) LAND USE RESIDENTIAL/COMMERCIAL /INDUSTRIAL	:	RESIDENTIAL
(4) PLINTH AREA UNDERSALE	:	59.50 SQ. MTRS.
(5) NUMBER OF FLOORS	:	SINGLE FLOOR
FLOOR UNDER SALE	:	GROUND FLOOR PORTION WITH ROOF RIGHTS
(6) LIFT PROVIDED OR NOT	:	NO
(7) TYPE OF CONSTRUCTION PUCCA/SEMI PUCCA/KUTCHA	:	PUCCA
STRUCTURE TYPE FACTOR	:	1
(8) YEAR OF CONSTRUCTION	:	
AGE FACTOR	:	1

CONTD....P/3....



Deed Related Detail

Deed Name SALE		SALE WITHIN MC AREA	
<b>Land Detail</b>			
Tehsil/Sub Tehsil	Sub Registrar IX	Building Type	
Village/City	Dwarka Sector-23		
Place (Segment)	Dwarka Sector-23		
Property Type	Residential		
Property Address	House No.: 140 PKT-10 BLOCK-B, Road No.: 30 PERCENT SHARE OF 1/3RD		
Area of Property	209.00 Sq.Meter	0.00	0.00
<b>Money Related Detail</b>			
Consideration Value	2,760,000.00 Rupees	Stamp Duty Paid	110,400.00 Rupees
Value of Registration Fee	27,600.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	55200 Rupees	Government Duty	55200 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt.

S/o, W/o

R/o

RITA SACHDEVA

ANIL SACHDEVA

7/257 G/F SUNDER VIHAR PASCHIM VIHAR ND

in the office of the Sub Registrar, Delhi this 07/11/2017 12:45:50 day Tuesday between the hours of

  
 Registrar/Sub Registrar  
 Sub Registrar IX  
 Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.

RITA SACHDEVA

and Shri / Ms.

PRABHA AGARWAL


Who is/are identified by Shri/Smt./Km. KAMLESH KUMAR S/o W/o D/o R.L. SINGH R/o E-3 RAJAPURI ND

and Shri/Smt./Km ANAND SINGH S/o W/o D/o JAGDHAR SINGH R/o 82/23 DERA VILLAGE ND

(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

  
 Registrar/Sub Registrar  
 Sub Registrar IX  
 Delhi/New Delhi

Date 07/11/2017 13:06:14



179640219598

(9) LAND RATE : RS. 1,27,680/- PER SQ. MTRS. .  
AS APPLICABLE

(10) COST OF CONSTRUCTION : RS.11,160/- P.SQ.MTR.  
AS APPLICABLE

(11) MINIMUM COST OF LAND : 127680 X 209  
=RS.2,66,85120/-

MINIMUM COST OF CONSTRUCTION : 11160 X 59.50  
=RS.6,64,020/-

TOTAL MINIMUM VALUE AS : 26685120+664020/3X30%  
(30% UNDIVIDED SHARE OF THE : =RS.27,14,380/-  
1/3<sup>rd</sup> UNDIVIDED SHARE)

This Sale Deed is made and executed at New Delhi, on this 2<sup>nd</sup> day of November 2017

BY

**MRS. RITA SACHDEVA** W/O SH. ANIL SACHDEVA R/O 7/257, GROUND FLOOR,  
SUNDER VIHAR, PASCHIM VIHAR, NEW DELHI-110087 hereinafter called as VENDOR

IN FAVOUR OF

**SMT. PRABHA AGARWAL** W/O SH. ANUJ AGGARWAL R/O FLAT NO. 5-D,  
PRIYANKA APARTMENTS, S.C. GOSWAMI ROAD, PAN BAZAR, GUWAHATI,  
KAMRUP METRO, ASSAM-781001 hereinafter called as VENDEE.

The expression of the VENDORS AND VENDEE shall mean and include their respective legal heirs, representatives, administrators, successors and assignees.

WHEREAS the VENDOR is the absolute owner of **30% UNDIVIDED SHARE OF THE 1/3<sup>RD</sup> UNDIVIDED SHARE OF FREE-HOLD BUILT UP PROPERTY BEARING NO. 140, AREA MEASURING 209 SQ. MTRS., POCKET-10, BLOCK-B, SECTOR-23, DWARKA RESIDENTIAL SCHEME, DWARKA, PHASE-II, NEW DELHI** and which is bounded as under:-

EAST : PLOT NO. 141  
WEST : PLOT NO. 81  
SOUTH : ROAD  
NORTH : GREEN

(hereinafter called the said property)

by virtue of Sale Deed registered as Document No.2882, in Addl. Book No.1, Volume No.9037 on pages 71 to 77 on dated 25/04/2017 regd. in the office of Sub-Registrar-IX, New Delhi, having purchased the same from SH. DINESH ARORA S/O SH. JUGVALAK ARORA.

Contd.....p/4..

Reg. No. 9598 Reg. Year 2017-2018 Book No. 1



Ist Party



IInd Party



Witness

Ist Party RITA SACHDEVA

IInd Party PRABHA AGARWAL

Witness KAMLESH KUMAR, ANAND SINGH

Certificate (Section 60)

Registration No.9,598 in Book No.1 Vol No 9,284  
on page 163 to 168 on this date 09/11/2017 12:28:30  
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 09/11/2017 13:05:58

  
Sub Registrar  
Sub Registrar IX  
New Delhi/Delhi



179632919598

WHEREAS the said SH. DINESH ARORA S/O SH. JUGVALAK ARORA (having 1/3<sup>rd</sup> undivided share) and SH. ANIL SACHDEVA S/O SH. LAXMI NARAIN SACHDEVA (having 2/3<sup>rd</sup> undivided share) were the co-owners of said property by virtue of Conveyance Deed registered as Document No. 2041, in Addl. Book No.1, Volume No.4286 on pages 33 to 35 on dated 03/02/2012 regd. in the office of Sub-Registrar-VII, Delhi, having got converted the said property from lease hold into free hold in her name from the office of Delhi Development Authority.

And whereas the VENDORS has agreed to sell and convey all her rights, title and interests of all kinds or description whatsoever that the VENDORS do have in respect of **30% UNDIVIDED SHARE OF THE 1/3<sup>RD</sup> UNDIVIDED SHARE OF FREE-HOLD BUILT UP PROPERTY BEARING NO. 140, AREA MEASURING 209 SQ. MTRS., POCKET-10, BLOCK-B, SECTOR-23, DWARKA RESIDENTIAL SCHEME, DWARKA, PHASE-II, NEW DELHI** (hereinafter called "THE SAID PROPERTY") along with all the rights, titles, interest, easements, appurtenances thereto, alongwith undivided, indivisible and impartible freehold rights in the land underneath and the VENDEE has agreed to purchase the same for a total purchase consideration of **Rs.27,60,000/- (Rupees TWENTY SEVEN LAKH SIXTY THOUSAND ONLY)** on the terms and conditions, appearing hereinafter:-

NOW THEREFORE THIS SALE DEED WITNESSETH:-

1. That the VENDOR has already received the full and final consideration amount of **Rs.27,60,000/- (Rupees TWENTY SEVEN LAKH SIXTY THOUSAND ONLY)** from the VENDEE as per details given below:-

Vide cheque No.466258	dt.05/08/2017	Rs.2,50,000/-
Vide cheque No.466280	dt.30/10/2017	Rs.25,10,000/-
Both drawn on CORPORATION BANK, New Delhi		

2. That the VENDOR doth hereby sell, transfer and convey all her rights, title and interests in the said property unto the VENDEE absolutely and forever.





CONTD....P/5..

The undersigned, being a duly qualified and licensed  
 Surveyor, has been employed by the Government of  
 the District of South-West India, to survey and  
 map the land in the District of South-West India,  
 and to prepare a map of the same, showing the  
 boundaries of the land, and the names of the  
 owners thereof, and to prepare a map of the  
 same, showing the boundaries of the land, and the  
 names of the owners thereof, and to prepare a  
 map of the same, showing the boundaries of the  
 land, and the names of the owners thereof, and  
 to prepare a map of the same, showing the  
 boundaries of the land, and the names of the  
 owners thereof, and to prepare a map of the  
 same, showing the boundaries of the land, and  
 the names of the owners thereof, and to prepare  
 a map of the same, showing the boundaries of  
 the land, and the names of the owners thereof,

Witness my hand and seal this 1st day of  
 the month of January, 1901, at the District  
 Office, South-West India.



3. That since entire consideration has already been received by the VENDOR, the actual vacant physical possession of the property has been handed over to the VENDEE at the time of execution and registration of this Sale Deed absolutely and forever.
4. That the VENDOR shall have no objection whatsoever if the necessary mutation in the relevant records of the authorities concerned in respect of the said property is effected in favour of VENDEE and this Sale Deed by itself shall be deemed and construed to grant the No Objection Certificate by the VENDOR in favour of the VENDEE for all intents and purposes.
5. That the Vendor will help, to get the above said flat under sale, transferred in the name of the Vendee in the records of the concerned authorities such as Municipal Corporation of Delhi, DDA, Delhi Vidyut Board, Water and Sewerage Deptt. etc.
6. That the VENDOR has assured the VENDEE that the said property, hereby sold, is free hold in nature and is free from all sorts of encumbrances, such as prior sale, mortgages, Will, Litigation, Stay Order, Notices, Charges, family or religious disputes, acquisition, decree, injunction, hypothecation, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever and if it is ever proved otherwise, as a result of which the VENDEE, is deprived of said property or any part thereof then the VENDOR shall be liable and responsible to indemnify all the losses/damages, as suffered or sustained by the VENDEE.
7. That the VENDOR has assured the VENDEE that the said property under consideration is her self-acquired property and as such he is fully competent to sell the same.
8. That the VENDOR, her heirs, legal representatives and successors etc., are left with no rights, title and interests of any kind or description whatsoever in the said property hereby sold and the said property has become the absolute property of the VENDEE, with the rights to use, enjoy, sell or transfer the same by whatsoever mean the VENDEE likes without any objection or claim by the VENDOR.
9. That the VENDEE shall be fully and completely entitled to and at liberty to deal with the said property under consideration in any manner, the VENDEE likes, as a bonafide owner and that the VENDEE shall also be entitled to hold use and enjoy the same in any manner he likes.
10. That the expenses for stamp duty and registration charges in respect of the transaction has been paid and borne by the VENDEE.

CONTD....P/6....





THE DISTRICT REGISTRAR, DISTRICT OF SOUTH WEST N.D.

IN REPLY TO YOUR LETTER OF THE 10th INSTANT, I HAVE THE HONOUR TO ACKNOWLEDGE THE RECEIPT OF YOUR LETTER OF THE 10th INSTANT, AND TO INFORM YOU THAT THE SAME HAS BEEN FORWARDED TO THE APPROPRIATE OFFICIALS FOR THEIR CONSIDERATION.

THE MATTER WILL BE DEALT WITH AS SOON AS POSSIBLE, AND YOU WILL BE KEPT ADVISED OF THE PROGRESS OF THE SAME.

Yours faithfully,  
THE DISTRICT REGISTRAR

THE DISTRICT REGISTRAR, DISTRICT OF SOUTH WEST N.D.

THE DISTRICT REGISTRAR, DISTRICT OF SOUTH WEST N.D.




11. That all the dues and demands such as House Tax, Electric and Water Charges shall be paid by the VENDOR upto the date of this transaction and thereafter the same will be paid by the VENDEE.
12. That the entire relevant original documents of the previous title of the said property have been handed over by the VENDOR to the VENDEE.
13. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this Sale Deed.

IN FAITH AND TESTIMONY WHEREOF, the VENDOR and VENDEE hereby set and subscribe their hands upto these presents at New Delhi on the day of the month and year first written hereinabove.

  
VENDOR

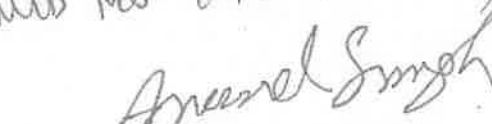
WITNESSES:-

1.

  
Sh. KAMLESH Rn.  
S/o Sh. R.L. Shil  
H. G-3, Parga Puri  
Uttam Nf N. Delhi  
(MO No. 6411 5125 5184)



2.

  
Sh. ANAND SINGH  
S/o Sh. Jagdhar Shil  
H. 82/23, 24, 25, Bera Village,  
DELHI.  
(MO No. 4167 5401 4045)

VENDEE

