INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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Certificate No.	:	IN-DL48953055590059P
Certificate Issued Date	:	03-Nov-2017 05:09 PM
Account Reference	:	NONACC (BK)/ dlcbibk02/ DWARKA/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDLCBIBK0299748770199558P
Purchased by	:	DHIRENDER SOLANKI
Description of Document	:	Article 23 Sale
Property Description	:	2/3RD SHARE OF PROPERTY NO.140 PKT-10 BLOCK-B SEC-23 DWARKA NEW DELHI
Consideration Price (Rs.)	:	1,84,00,000 (One Crore Eighty Four Lakh only)
First Party	:	ANIL SACHDEVA
Second Party	:	PRABHA AGARWAL
Stamp Duty Paid By	:	PRABHA AGARWAL
Stamp Duty Amount(Rs.)	:	7,36,000 (Seven Lakh Thirty Six Thousand only)

LOCKED

Please write or type below this line

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SALE DEED FOR A TOTAL SUM OF RS.1,84,00,000/-

Stamp Duty 2%	Rs.3,68,000/-
CORPORATION TAX 2%	RS.3,68000/-
TOTAL	RS.7,36,000/-

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 (2/3rd undivided share of WHOLE PROPERTY)
(6) LIFT PROVIDED OR NOT	:	NO
(7) TYPE OF CONSTRUCTION PUCCA/SEMI PUCCA/KUTCHA	:	PUCCA
STRUCTURE TYPE FACTOR	:	1

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RegNo. 9596 Date 07/11/2017 13:05:32

Deed Related Detail

Deed Name SALE	SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Dwarka Sector-23 Building Type

Place (Segment) Dwarka Sector-23

Property Type Residential

Property Address House No.: 140 PKT-10 BLOCK-B, Road No.: 2/3RD SHARE, Dwarka Sector-23

Area of Property 209.00 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Value 18,400,000.00 Rupees	Stamp Duty Paid 736,000.00 Rupees
Value of Registration Fee 184,000.00 Rupees	Pasting Fee 100.00 Ruppes
Transfer Duty 368000 Rupees	Government Duty 368000 Rupees

This document of SALE SALE WITHIN MC AREA

Presented by: **Sh/Smt.** ANIL SACHDEVA **S/o, W/o** LAXMI NARAIN SACHDEVA **R/o** 140 PKT-10 SEC-23B DWARKA ND

in the office of the Sub Registrar, Delhi this 07/11/2017 12:54:33 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.
ANIL 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 RAJA PURI 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 09/11/2017 13:09:07

THE SEAL OF SUB REGISTRAR DELHI SOUTH-WEST N.D.

179630179596

(8) YEAR OF CONSTRUCTION	:	
AGE FACTOR	:	1
(9) LAND RATE AS APPLICABLE	:	RS. 1,27,680/- PER SQ. MTRS. .
(10) COST OF CONSTRUCTION AS APPLICABLE	:	RS.11,160/- P.SQ.MTR.
(11) MINIMUM COST OF LAND	:	127680 X 209 =RS.2,66,85,120/-
MINIMUM COST OF CONSTRUCTION	:	11160 X 59.50 =RS.6,64,020/-
TOTAL MINIMUM VALUE AS	:	26685120+664020 =RS.2,73,49,140/-
(2/3rd undivided share)		Rs.1,82,32,760/-

This Sale Deed is made and executed at New Delhi, on this 20th day of NOVEMBER 2017

BY

SH. ANIL SACHDEVA S/O SH. LAXMI NARAIN SACHDEVA R/O H.NO.140, POCKET-10, SECTOR-23-B, DWARKA, NEW DELHI 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.

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Reg. No.	Reg. Year	Book No.
9596	2017-2018	1

Ist Party

IInd Party

Witness

Ist Party ANIL SACHDEVA

IInd Party PRABHA AGARWAL

Witness KAMLESH KUMAR, ANAND SINGH

Certificate (Section 60)

Registration No.9,596 in Book No.1 Vol No 9,284
on page 149 to 155 on this date 09/11/2017 12:26:55 day Thursday
and left thumb impressions has/have been taken in my presence.

Sub Registrar
Sub Registrar IX
New Delhi/Delhi

Date 09/11/2017 13:08:47

THE SEAL OF SUB REGISTRAR-IX DISTT. SOUTH-WEST N.D.

179652919596

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

WHEREAS the VENDOR is the absolute owner of **2/3rd 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)

WHEREAS the VENDOR (SH. ANIL SACHDEVA) having 2/3rd undivided share and SH. DINESH ARORA (having 1/3rd undivided share were the co-allottee 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 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, New 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 VENDOR has agreed to sell and convey all his rights, title and interests of all kinds or description whatsoever that the VENDORS do have in respect of **2/3rd 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.1,84,00,000/- (Rupees ONE CRORE EIGHTY FOUR LAKH ONLY)** on the terms and conditions, appearing hereinafter:-

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THE SEAL OF
SUB REGISTRAR-IV
DIST. SOUTH-WEST N.D.

NOW THEREFORE THIS SALE DEED WITNESSETH:-

1. That the VENDOR has already received the full and final consideration amount of **Rs.1,84,00,000/- (Rupees ONE CRORE EIGHTY FOUR LAKH ONLY)** from the VENDEE as per details given below:-

Vide cheque No.466259	dt.05/08/2017	Rs.2,50,000/-
Vide cheque No.466278	dt.28/10/2017	Rs.60,00,000/-
Vide cheque No.466279	dt.30/10/2017	Rs.60,00,000/-
Vide cheque No.466281	dt.30/10/2017	Rs.59,66,000/-
All Drawn on CORPORATION BANK, New Delhi		

Rs.1,84,000/- (Rupees ONE LAKH EIGHTY FOUR THOUSAND ONLY) from the total consideration amount of **Rs.1,84,00,000/- (Rupees ONE CRORE EIGHTY FOUR LAKH ONLY)** towards TDS @ 1% payable by the Vendor, and , the requisite receipt /challan shall be given to the Vendor by the Vendee after payment of this TDS amount

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

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.

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THE SEAL OF
SUB REGISTRAR-IX
DISTT. SOUTH-WEST N.D.

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 his self-acquired property and as such he is fully competent to sell the same.

8. That the VENDOR, his 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 she likes.

10. That the expenses for stamp duty and registration charges in respect of the transaction has been paid and borne by the VENDEE.

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.

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THE SEAL OF
SUB REGISTRAR-IX
DISTT. SOUTH-WEST N.D.

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.

WITNESSES:-

1. Sh. KAMLESH Kr.
S/o Sh. R. L. Singh
R/o E-3, Raja Puri,
Uttam Nagar, New Delhi
(UID No. 6411 5125 5184)

VENDOR

VENDEE

2. Sh. AMAND SINGH
S/o Sh. Jagdhar Singh
R/o 82/23, Dera Village,
New Delhi
(UID No. 4167 5421 4045)

THE SEAL OF
SUB REGISTRAR IX
DISTT. SOUTH-WEST N.D.