



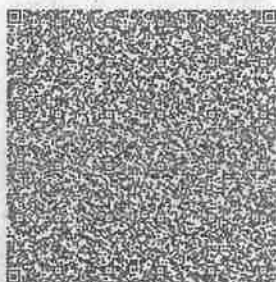
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL48953717402848P  
 Certificate Issued Date : 03-Nov-2017 05:10 PM  
 Account Reference : NONACC (BK)/ dlcbibk02/ DWARKA/ DL-DLH  
 Unique Doc. Reference : SUBIN-DLDLCBIBK0299754880436195P  
 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 : APEKSHA SACHDEVA  
 Second Party : PRABHA AGARWAL  
 Stamp Duty Paid By : PRABHA AGARWAL  
 Stamp Duty Amount(Rs.) : 1,10,400 नव जयते  
 (One Lakh Ten Thousand Four Hundred only)



LOCKET

Please write or type below this line

BNOP52149N  
 8994 3442 6260

AINP68726P  
 2082 4803 3917



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shclsestamp.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.

## Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collection center address displayed at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost."

"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-GSM text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



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

Stamp Duty 2%	RS.55,200/-
CORPORATION TAX 2%	RS.55,200/-
<b>TOTAL</b>	<b>RS.1,10,400/-</b>

### 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....

*Apelisha Sachdeva*

*Prashant*

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

APEKSHA SACHDEVA

SHOBHIT SACHDEVA

7/257 G/F SUNDER VIHAR PASCHIM VIHAR ND

in the office of the Sub Registrar, Delhi this 07/11/2017 12:40:45 day Tuesday between the hours of

Signature of Presenter

  
 Registrar/Sub Registrar  
 Sub Registrar IX  
 Delhi/New Delhi

Execution admitted by the said Shri / Ms.

APEKSHA 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 UTTAM NAGAR 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

Date 09/11/2017 13:04:45

  
 Registrar/Sub Registrar

Sub Registrar IX

Delhi/New Delhi



179650219599

(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.2,66,85120/-
MINIMUM COST OF CONSTRUCTION	:	11160 X 59.50 =RS.6,64,020/-
TOTAL MINIMUM VALUE AS (30% UNDIVIDED SHARE OF THE 1/3 <sup>rd</sup> UNDIVIDED SHARE)	:	26685120+664020/3X30% =RS.27,14,380/-

This Sale Deed is made and executed at New Delhi, on this 21<sup>st</sup> day of November 2017

BY

**SMT. APEKSHA SACHDEVA** W/O SH. SHOBHIT 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.2883, in Addl. Book No.1, Volume No.9037 on pages 78 to 84 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.

*Apeksha Sachdeva*

*Prabha*

Contd....p/5..

Reg. No.  
9599

Reg. Year  
2017-2018

Book No.  
1



Ist Party



IInd Party



Witness

Ist Party

APEKSHA SACHDEVA

IInd Party

PRABHA AGARWAL

Witness

KAMLESH KUMAR, ANAND SINGH

Certificate (Section 60)

Registration No.9,599 in Book No.1 Vol No 9,284  
on page 169 to 174 on this date 09/11/2017 12:28:55  
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 09/11/2017 13:04:29

  
Sub Registrar

Sub Registrar IX

New Delhi/Delhi



179652919599

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.466262

dt.05/08/2017

Rs.2,50,000/-

Vide cheque No.466276

dt.30/10/2017

Rs.25,10,000/-

Paid to SMT. APEKSHA SACHDEVA

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.

*Apeksha Sachdev*

*Prabha*

CONTD....P/6..





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 she 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 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.

CONTD....P/7....

*Apelake Sachdeva*

*Prabha*



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.

*Apeksha Sachdev*  
VENDOR

WITNESSES:-

1. *Dr. Kamlesh M.*  
*Dr. R.L. Singh*  
*W 9-3, Raza Puri,*  
*Uttam Nagar, N.D.*  
(UID No. 6411 5125 5184)

2. *Anand Singh*  
*Dr. ANAND SINGH*  
*Dr. Jagdish Singh*  
*N 82/23, Dera village,*  
*NH*  
(UID No- 4162 5421 4045)

*P. Singh*  
VENDEE

