

A.K.W.
(ADV)

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28/6/24

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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹66.000

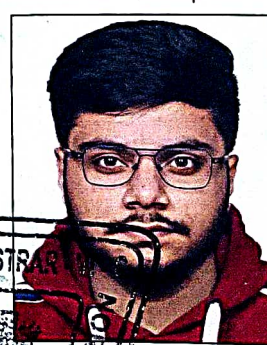
e-Stamp

Certificate No.	: IN-DL02732786671427W
Certificate Issued Date	: 12-Jun-2024 04:01 PM
Account Reference	: SHCIL (FI)/ dl-shcil/ PITAMPURA1/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-SHCIL60986779673936W
Purchased by	: UMANG SHRIDHAR
Description of Document	: Article 23 Sale
Property Description	: B-2/256 SECOND FLOOR, SECTOR-6 ROHINI DELHI
Consideration Price (Rs.)	: 11,00,000 (Eleven Lakh only)
First Party	: AYESHA GUPTA
Second Party	: UMANG SHRIDHAR
Stamp Duty Paid By	: UMANG SHRIDHAR
Stamp Duty Amount(Rs.)	: 66,000 (Sixty Six Thousand only)

DOB: 27/09/1994

Please write or type below this line

IN-DC273 DOB: 6716/08/2000



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

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CERTIFICATE NO :-IN-DL02732786671427W

:2:

SALE-DEED

- a) LOCALITY NAME :- ROHINI, DELHI
- b) CATEGORY :- E
- c) CIRCLE RATE OF LOCALITY :- RS. 70,080/-
- d) TOTAL AREA OF PROPERTY :- 25.90 SQ.MTRS.
- e) NO. OF FLOORS ON PROPERTY :- FOUR
- f) LAND IN TRANSFER :- SECOND FLOOR WITHOUT ROOF RIGHTS
- g) LAND USE :- RESIDENTIAL

COST OF LAND:- 70080 X 25.90 x 1/4 = 4,53,768/-

Electric CA No. 60032461117

MOBILE NO. 9999891713

H Tax ID No.025089511183000

Email ID umangshridhar9932@gmail.com

AYESHA GUPTA

UMANG SHRIDHAR

CONTD...3..





Deed Related Details

Deed Name :- Sale Deed - 23(SALE WITHIN MC AREA),

District :- North West, Division :- Sdm Rohini, Village :- Rohini Sector-6, Category Of Locality :- E
 Plot Number :- 256 UP, Pin code :- 025089511183000
 Area Of Property :- Plot Area - 25.9 Square Meter, Plinth Area Under Released / Transfer - 25.9 Square Meter, Total Plinth Area/FAR of The
 Property - 103.6 Square Meter, Land and Share Under Transfer - 6.475 Square Meter,
 Property Type :- A-Floor in an Independent Residential Property
 House No. :- B-2/256 Pin code :110085 Property Address :B-2/256, SECOND FLOOR, SECTOR-6, ROHINI DELHI

Money Related Details

Consideration Value :- Rs.1100000/-, Copying Fee :- Rs.100/-, E-change of Name fee :- Rs.1000/-, Registration Fee :- Rs.11000/-, Stamp Duty :- Rs.33000/-
 Transfer Duty :- Rs.33000/-

SALE WITHIN MC AREA

This Document Of :- Sale Deed - 23

Presented by: SH/Smt

UMANG SHRIDHAR

S/o,W/o

R/o

PLOT NO. 10,
 SECTOR-5, IIE
 NEAR DVA
 CHOWK

VINAY
 SHRIDHAR ROSHABAD
 KUTCHERY,
 HARIDWAR,
 UTTARAKHAND-
 249403

The Office Of Sub-Registrar, North West Rohini, 28/06/2024, 03:24:58 day Friday between the hours of

Registrar/Sub Registrar
 North West Rohini

Execution admitted by the said Shri/Ms

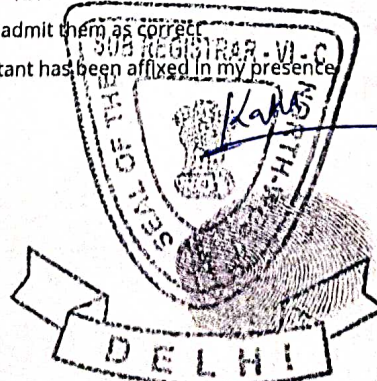
AYESHA GUPTA

and Shri/Ms

UMANG SHRIDHAR

Who is/are identified by Shri/Smt/Km KAPIL SUKHIJA S/o W/o D/o VASDEV R/o 13/1, ASHOK NAGAR SONIPAT HARYANA-131001 and VINAY SHRIDHAR S/o W/o
 D/o BHIM SAIN SHRIDHAR R/o 713 SECTOR -17 KHERI KALAN 113 FARIDABAD HARYANA -121002

Content of the documents explained to the parties who understand the conditions and admit them as correct
 Certified that the left(for Right,as the case may be) hand thumb impression of the executant has been affixed in my presence



Registrar/Sub Registrar
 North West Rohini

Print Close

:3:

CERTIFICATE NO :-IN-DL02732786671427W

- h) TOTAL PLINTH AREA OF PROPERTY :- 103.6 SQ.MTRS.
- i) PLINTH AREA UNDER TRANSFER :- 25.90SQ.MTRS.
- j) RATE OF CONSTRUCTION AS PER MCD :- RS. 9,360/-
- k) TIME & TYPE OF CONSTRUCTION :- AFTER 2000

COST OF CONSTRUCTION (B) :- $9360 \times 25.9 \times 1 = 2,42,424/-$

TOTAL COST OF PROPERTY : (A+B) = $4,53,768/- + 2,42,424/- = 6,96,192/-$
(as per circle rate)


TOTAL STAMP DUTY PAID @ 6% of Rs. 11,00,000/-

AYESHA GUPTA



UMANG SHRIDHAR

CONTD...4..






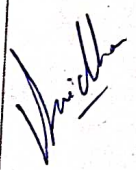


Document Registration Summary 2

Print Date :- 28-Jun-2024

Proofing Number : 20


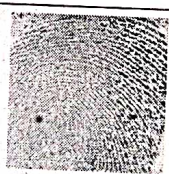


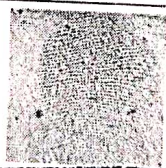
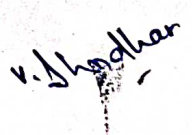
Type Of Deed Sale Deed - 23

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	AYESHA GUPTA HOUSE NO. 94, POCKET-28, PETROL PUMP SECTOR-24, ROHINI, NORTH WEST DELHI-110085 , , , Delhi, Aadhar Card- *****0262 ,Pan No: BTVPG0252M, Age29	SELLER			
2	UMANG SHRIDHAR PLOT NO. 10, SECTOR-5, IIE NEAR DVA CHOWK SIDCUL, ROSHNABAD KUTCHERY, HARIDWAR, UTTARAKHAND- 249403 , , , Delhi, Aadhar Card- *****7089 ,Pan No: KNUPS2780C, Age23	PURCHASER			

The Executants Have Admitted The Execution

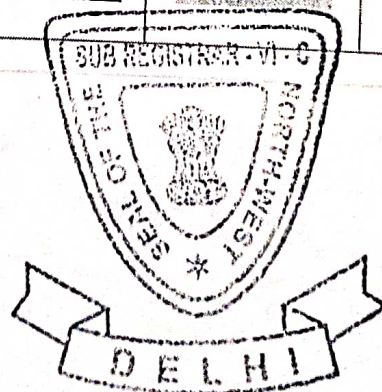
Stamp No. 3 at On Dated 28-Jun-2024 03:26:38 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	KAPIL SUKHIJA S/o/D/o :-VASDEV Address :-13/1, ASHOK NAGAR SONIPAT HARYANA-131001			
2	VINAY SHRIDHAR S/o/D/o :-BHIM SAIN SHRIDHAR Address :-713 SECTOR -17 KHERI KALAN 113 FARIDABAD HARYANA -121002			

Stamp No. 4 at 28-Jun-2024 03:27:32 pm

North West Rohini



umber : 2024

:4:

CERTIFICATE NO :-IN-DL02732786671427W

SALE DEED FOR A SUM OF RS. 11,00,000/-

STAMP DUTY 3%Rs. 33,000/-

Corporation Tax 3%Rs. 33,000/-

Total 6% ... Rs. 66,000/-


This Sale Deed is made and executed at Delhi on this 28/06/2024 BY SMT. AYESHA GUPTA W/O SH. JAINENDER PARKASH GOYAL R/O 94, POCKET-28, PETROL PUMP, SECTOR-24, ROHINI, NORTH WEST DELHI-110085., Hereinafter called the Vendor.

IN FAVOUR OF

SH. UMANG SHRIDHAR S/O SH. VINAY SHRIDHAR R/O PLOT NO. 10, SECTOR-5, IIE NEAR DVA CHOWK, SIDCUL, ROSHNABAD KUTCHERY, HARIDWAR, UTTARAKHAND-249403., Hereinafter called the Vendee.

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

AYESHA GUPTA



UMANG SHRIDHAR



CONTD....5...

:5:

CERTIFICATE NO :-IN-DL02732786671427W

Whereas the Vendor became the owner of the **BUILT-UP FREEHOLD PROPERTY BEARING NO. 256 AREA MEASURING 25.90 SQ. MTRS., WITH IT'S ROOF RIGHTS AND ABOVE, IN BLOCK-B, POCKET-2, SECTOR-6, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085 WITH THE FREEHOLD RIGHTS OF THE LAND UNDER THE SAID PROPERTY WHICH IS BOUNDED AS UNDER:**

NORTH: ENTRY
SOUTH: PLOT NO. 261
EAST: PLOT NO. 266
WEST: PLOT NO. 255

by virtue of **Sale Deed** Dully registered as Document No. 4336 in the additional Book no. 1, Volume No. 10,773, on pages 41 to 49 on dt. 21/04/2023 with the office of the Sub-Registrar Sub Distt. VI-C, Delhi. executed by **SMT. KARUNA AGARWAL W/O SH. SANJEEV AGARWAL**.

AND WHEREAS **SMT. KARUNA AGARWAL W/O SH. SANJEEV AGARWAL** became the owner of the said property by virtue of **CONVEYANCE DEED** dully registered as Document no. 7795, in the additional Book No.1, Volume No.5,913 on pages 68 TO 71 on dt.27/05/2016 IN THE OFFICE OF THE Sub-Registrar, Sub Distt. VII, dully executed by the President of India, through Delhi Development Authority, New Delhi.,

And Whereas on the behalf of these facts the Vendor **SMT. AYESHA GUPTA W/O SH. JAINENDRT PARKASH** became lawful owner of the **BUILT-UP FREEHOLD PROPERTY BEARING NO. 256 AREA MEASURING 25.90 SQ. MTRS., WITH IT'S ROOF RIGHTS AND ABOVE, IN BLOCK-B, POCKET-2, SECTOR-6, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085 WITH THE FREEHOLD RIGHTS OF THE LAND UNDER THE SAID PROPERTY WHICH IS BOUNDED AS UNDER:**

NORTH: ENTRY **SOUTH: PLOT NO. 261**
EAST: PLOT NO. 266 **WEST: PLOT NO. 255**

and have full rights to sale/mortgage/gift the said property to anyone.

AYESHA GUPTA



UMANG SHRIDHAR

CONTD...6...



:6:

CERTIFICATE NO :-IN-DL02732786671427W

AND WHEREAS the Vendor for her bona fide needs and legal requirements has agreed to sell and transfer the ENTIRE SECOND FLOOR WITHOUT ROOF RIGHTS OF BUILT-UP FREEHOLD PROPERTY BEARING NO. 256 AREA MEASURING 25.90 SQ. MTRS., IN BLOCK-B, POCKET-2, SECTOR-6, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085., FULLY FITTED WITH ELECTRIC, WATER AND SEWER CONNECTION WITH FITTINGS, FIXTURES THEREIN WITH COMMON RIGHTS TO USE ENTRANCE, PASSAGE, LIFT AND STAIRCASE WITH THE COMMON SPACE OF WATER TANK ON MUMTY, WITH THE PROPORTIONATE FREEHOLD RIGHTS OF LAND UNDER THE SAID PROPERTY WHICH IS BOUNDED AS UNDER:

NORTH: ENTRY

SOUTH: PLOT NO. 261

EAST: PLOT NO. 266

WEST: PLOT NO. 255

(Hereinafter called the property)

Unto the Vendee for a sum of Rs. 11,00,000/- (Rupees Eleven Lacs Only) and for which the Vendee has also agreed to purchase the same for the above said amount.

AND WHEREAS the vendor hereby further assures, represents and covenants with the vendee as follows:

- a) That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever.
- b) That there is no attachment by the Income Tax Authority or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.
- c) That the aforesaid property is not the property of H.U.F. and the children of the vendor and no body else have any right, title, interest, claim or demand whatsoever or howsoever in the aforesaid property.

AYESHA GUPTA

UMANG SHRIDHAR Contd...7...

:7:

CERTIFICATE NO :-IN-DL02732786671427W

d) That there is no subsisting agreement for sale except the agreement to sell entered between the vendor and the vendee in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favour of any other person and the vendor have a good marketable title.

e) That there is no notice of default or breach on the part of the vendor or his predecessor in interest of any provision of law in respect of the aforesaid property

f) That there is no legal impediment or bar whereby the vendor can be prevented in from selling, transferring or alienating the aforesaid property in favour of the Vendee.

NOW THIS SALE DEED WITNESSES AS UNDER :

That in consideration of the above mentioned Property of Rs. 11,00,000/- (Rupees Eleven Lacs Only) the Vendor has received the total sale consideration amount of Rs. 11,00,000/- in the following manners :

RS. 1,00,000/- through IMPS VIDE RRN NO. 409712471969 ON DT. 06/04/2024 .

Rs. 10,00,000/- through RTGS UTR No. SBINR52024062631682973 ON DT. 26/06/2024

In advance from the Vendee and the receipt is also hereby acknowledged by the Vendor.

2. That the Vendor hereby sells, transfers, conveys and assigns all his rights, titles and interest in the above mentioned property with all easements, titles, interests privileges in favour of Vendee and the Vendor have also delivered the actual vacant peaceful physical possession of said property unto Vendee, who is in the possession of same.

AYESHA GUPTA

UMANG SHRIDHAR

Contd...8...

CERTIFICATE NO :-IN-DL02732786671427W

FORM-A

Sub Rule-5 of the Delhi Stamp (Prevention of Under Valuation of Instruments Rules-2007)

1. Name of office of Registrar/Sub-Registrar VI-C, Delhi.
2. SMT. AYESHA GUPTA W/O SH. JAINENDER PARKASH GOYAL R/O 94, POCKET-28, PETROL PUMP, SECTOR-24, ROHINI, NORTH WEST DELHI-110085.,
3. SH. UMANG SHRIDHAR S/O SH. VINAY SHRIDHAR R/O PLOT NO. 10, SECTOR-5, IIE NEAR DVA CHOWK, SIDCUL, ROSHNABAD KUTCHERY, HARIDWAR, UTTARAKHAND-249403.

4. If the Property was transferred earlier yes/No no

Amount of consideration of present transfer Rs.11,00,000/-

(I) Location of the Property:-

(a) Name of the Colony/Locality Rohini

(b) Si. No. of the Colony/Locality in the list of colonies/ locality

(c) Category of the Colony/Locality. E

(1) In the Name of colony/locality is not included in the list of colonies/localities, the category of the nearest colony/ localities may be mentioned)

(2)Area (In Sq.Mtrs) 25.9

(3) Land use 38 fill in the corresponding value of the following land uses as Applicable in your case.

(a) Residential -1

(IV) Plinth area under transfer (in.Sq.Mtrs) 25.9

(V) Year of Construction after 2000

(IV) Nature of construction(1.0) in case of colonies falling in categories 'G' and 'H' please mentioned the corresponding applicable in your case

VERIFICATION:-

We, AYESHA GUPTA & UMANG SHRIDHAR, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, this 28/06/2024

Signature of Transferee

Signature of Transferor

CERTIFICATE NO :-IN-DL02732786671427W

UNDERTAKING

I, UMANG SHRIDHAR S/O SH. VINAY SHRIDHAR R/O PLOT NO. 10, SECTOR-5, IIE NEAR DVA CHOWK, SIDCUL, ROSHNABAD KUTCHERY, HARIDWAR, UTTARAKHAND-249403. Do hereby solemnly affirm and declare as under:

That I am the buyer of the property as detailed below:

the ENTIRE SECOND FLOOR WITHOUT ROOF RIGHTS OF BUILT-UP FREEHOLD PROPERTY BEARING NO. 256 AREA MEASURING 25.90 SQ. MTRS., IN BLOCK-B, POCKET-2, SECTOR-6, SITUATED IN THE LAYOUT PLAN OF ROHINI RESIDENTIAL SCHEME, DELHI-110085., DULLY FITTED WITH ELECTRIC, WATER AND SEWER CONNECTION WITH FITTINGS, FIXTURES THEREIN WITH COMMON RIGHTS TO USE ENTRANCE, PASSAGE, LIFT AND STAIRCASE WITH THE COMMON SPACE OF WATER TANK ON MUMTY, WITH THE PROPORTIONATE FREEHOLD RIGHTS OF LAND UNDER THE SAID PROPERTY WHICH IS BOUNDED AS UNDER:

NORTH: ENTRY
SOUTH: PLOT NO. 261
EAST: PLOT NO. 266
WEST: PLOT NO. 255

That the mobile no. 9999891713 belongs to me.

That I have no objection if the details of the property purchased by me vide this deed is shared with concerned local bodies/public utilities for change of name in their records.


SIGNATURE

CERTIFICATE NO :-IN-DL02732786671427W

:9:

12. That this Sale Deed is made and drafted on the basis of the Previous Documents/Facts and information provided by the Vendor and Vendee.

13. That the Vendor and Vendee are the citizen of India.

IN WITNESS WHEREOF, This Sale Deed is made at Delhi and the parties have set their hands to this Deed after fully understanding the contents of same on the above mentioned date, in presence of the following witnesses.

WITNESSES :

1.

V. Shridhar


VINAY SHRIDHAR S/O SH. BHIM SAIN SHRIDHAR

R/O 713, SECTOR-17, KHERI KALAN(113),

FARIDABAD, HARYANA-121002

AADHAAR NO. 7115 3405 3846

Ayesha
VENDOR

(AYESHA GUPTA)



2.


Kapil

KAPIL SUKHIYA S/O SH. VASDEV

R/O 13/1, ASHOK NAGAR, SONIPAT,

HARYANA-131001

AADHAAR NO. 6992 1919 6884

VENDEE

(UMANG SHRIDHAR)

U. Shridhar




Certificate (Section 60)

Office of the North West Rohini

Registration No: 2024/13/I/7173 in Book No : I, Volume No : 11884,

Page No. on page 1 to 22 on this date 29-Jun-2024 day Saturday.

Date:- 29-Jun-2024


Registering Officer
North West Rohini

