



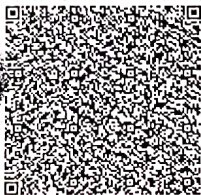
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

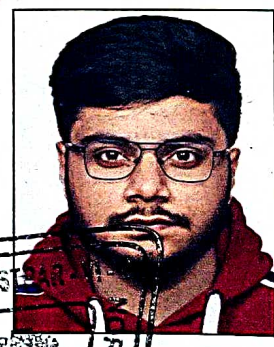
Certificate No. : IN-DL02734281228945W
 Certificate Issued Date : 12-Jun-2024 04:03 PM
 Account Reference : SHCIL (FI)/ dl-shcil/ PITAMPURA1/ DL-DLH
 Unique Doc. Reference : SUBIN-DL02-SHCIL60984458929679W
 Purchased by : UMANG SHRIDHAR
 Description of Document : Article 23 Sale
 Property Description : B-2/255 SECOND FLOOR, SECTOR-6 ROHINI DELHI
 Consideration Price (Rs.) : 11,00,000
 (Eleven Lakh only)
 First Party : SURISHTA GOEL ALIAS SURESHTA GOEL
 Second Party : UMANG SHRIDHAR
 Stamp Duty Paid By : UMANG SHRIDHAR
 Stamp Duty Amount(Rs.) : 66,000
 (Sixty Six Thousand only)



DL01/04/1963

Please write or type below this line

IN-DL02734281228945W



Sureshta Rani

0004173234

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

CERTIFICATE NO :-IN-DL02734281228945W

: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. . 025089510144100

Email ID umangshridhar9932@gmail.com

SURISHTA GOEL ALIAS SURESHTA GOEL

UMANG SHRIDHAR

CONTD...3..

Sureshta R.

Umang



Deed Related Details

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

Property Description	District :- North West, Sub-Division :- Sdm Rohini, Village :- Rohini Sector-6, Category Of Locality :- E
	Plot Number - 255 UPIC Number - 025089510144100
Property Description	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 Share Under Transfer - 6.475 Square Meter,
	Property Type :- A Floor In An Independent Residential Property
	House No. :- B-2/255 Pin code :110085 Property Address :B-2/255, 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/-	
This Document Of :- Sale Deed - 23	

SALE WITHIN MC AREA

Presented by: SH/Smt

UMANG SHRIDHAR

S/o,W/o

R/o

PLOT NO. 10,
SECTOR-5 IIE
NEAR DVACHOWK SIDCUL
ROSHNABAD
KUTCHERY
HARIDWAR
UTTARAKHAND-
249403

The Office Of Sub-Registrar, Delhi this 24 03:28:59 day Friday between the hours of

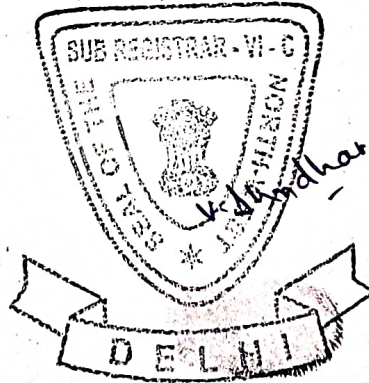
Execution admitted by the said Shri/Ms
SURISHTA GOEL ALIAS SURISHTA GOEL
and Shri/Ms

UMANG SHRIDHAR

Who is/are identified by Shri/Ms SURINDER KUMAR S/o W/o D/o N R GOEL R/o B-2/254-255, SECTOR, ROHINI, NORTH WET DELHI-110085 and VINAY
SHRIDHAR S/o W/o D/o BHIM SAINI SHRIDHAR R/o 713 SECTOR 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(or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
North West Rohini

Surinder Kumar

Registrar/Sub Registrar
North West Rohini

Print Close

:3:

CERTIFICATE NO :-IN-DL02734281228945W

- 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/-

SURISHTA GOEL ALIAS SURESHTA GOEL

UMANG SHRIDHAR

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CONTD...4..

Sureshta Rini



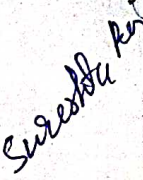





Document Registration Summary 2

Print Date :- 28-Jun-2024



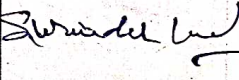


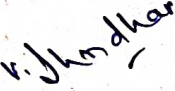
Proofing Number : 2024

Type Of Deed Sale Deed - 23

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	SURISHTA GOEL ALIAS SURESHTA GOEL UPPER GROUND FLOOR, HOUSE NO.94 POCKET-28, SECTOR-24, ROHINI NORTH WEST DELHI-110085 ,,, Delhi, Aadhar Card- *****7222 ,Pan No: AAPPG0681E, Age61	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			

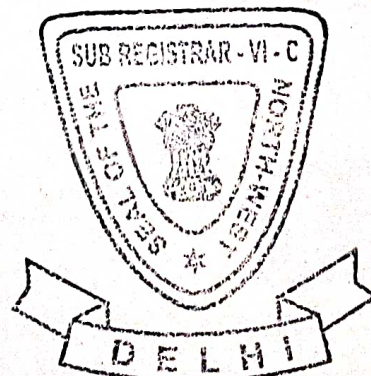
The Executants Have Admitted The Execution
Stamp No. 3 at On Dated 28-Jun-2024 03:30:32 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	SURINDER KUMAR S/o/D/o :-N R GOEL Address :-B-2/254-255, SECTOR, ROHINI, NORTH WET DELHI-110085			
2	VINAY SHRIDHAR S/o/D/o :-BHIM SAIN SHRIDHAR Address :-713 SECTOR KHERI KALAN 113 FARIDABAD HARYANA-121002			

Stamp No. 4 at 28-Jun-2024 03:31:25 pm

North West Rohini



ber: 2024/1-

:4:

CERTIFICATE NO :-IN-DL02734281228945W

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. SURISHTA GOEL ALIAS SURESHTA GOEL W/O SURINDER KUMAR R/O UPPER GROUND FLOOR OF HOUSE NO. 94, POCKET-28, 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.

SURISHTA GOEL ALIAS SURESHTA GOEL

UMANG SHRIDHAR

CONTD....5...

Sureshta R

:5:

CERTIFICATE NO :-IN-DL02734281228945W

Whereas the Vendor became the owner of the **BUILT-UP FREEHOLD PROPERTY BEARING NO. 255 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. 256
WEST: PLOT NO. 254

by virtue of **CONVEYANCE DEED** dully registered as Document no. 6938, in the additional Book No.1, Volume No.1076 on pages 145 TO 147 on dt. 19/06/2000 IN THE OFFICE OF THE Sub-Registrar, Sub Distt. VI, dully executed by the President of India , through Delhi Development Authority, New Delhi.,

And Whereas on the behalf of these facts the Vendor **SMT. SURISHTA GOEL ALIAS SURESHTA GOEL** became lawful owner of the **BUILT-UP FREEHOLD PROPERTY BEARING NO. 255 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. 256	WEST: PLOT NO. 254

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

SURISHTA GOEL ALIAS SURESHTA GOEL


UMANG SHRIDHAR

Sureshta Goel

CONTD...6...

:6:

CERTIFICATE NO :-IN-DL02734281228945W

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. 255 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. 256

WEST: PLOT NO. 254

(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.

SURISHTA GOEL ALIAS SURESHTA GOEL

UMANG SHRIDHAR Contd...7...

Surashtra P.

Shridhar

:7:

CERTIFICATE NO :-IN-DL02734281228945W

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. 409712480844 ON DT. 06/04/2024

Rs. 10,00,000/- through RTGS UTR No. SBINR52024062631678198 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.

SURISHTA GOEL ALIAS SURESHTA GOEL

Sureshta Goel

UMANG SHRIDHAR

Contd...8...

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CERTIFICATE NO :-IN-DL02734281228945W

:8:

3. That the Vendor hereby assures the Vendee that the said property under sale is free from all sorts of encumbrances such as sale, Gift, lease, Litigation, attachment, acquirement, Notice for acquirement, Gift, Mortgage, Decree, injunctions etc., and there is no defect in the title of the Vendor and/or if proved otherwise, the Vendor shall indemnify the Vendee to the extent of the loss thus sustained by the Vendee.

4. That the Vendor hereby further declares that in the event of any defect in the title of Vendor as a result whereof, the Vendee is dispossessed from the said property or any portion thereof, the Vendor shall indemnify the Vendee to the extent of the loss thus sustained and/or suffered by the Vendee.

5. That the Vendor further declares that HE is the only rightful owner of said property.

6. That all the expenses of registration of sale deed such as Stamp papers, registration fee etc. has been paid for and borne by the Vendee.

7. That the Vendor has delivered the previous titles deeds of said property and other connected documents of said property to the Vendee.

8. That the all dues, demands, taxes, House tax, electricity and water charges etc. shall be paid by the Vendor up to the date of Registration of this sale deed and thereafter the same shall be paid by the Vendee.

9. That the Vendee can get mutated the above mentioned property in his own name in the records of M.C.D. and/or any other local authority etc. on the basis of this sale deed, even in the absence of the Vendor.

10. That the said property is not notified under section 4 & 6 of LA act and has not been acquired by the government.

11. That the Vendee have full rights to go on the top floor for the repair & maintenance of water tank time to time as per requirement .

Contd....9..

SURISHTA GOEL ALIAS SURESHTA GOEL

Sureshta R

UMANG SHRIDHAR

U Shridhar

CERTIFICATE NO :-IN-DL02734281228945W

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. SURISHTA GOEL ALIAS SURESHTA GOEL W/O SURINDER KUMAR GOEL R/O UPPER GROUND FLOOR OF HOUSE NO. 94, POCKET-28, 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, . SMT. SURISHTA GOEL ALIAS SURESHTA GOEL & 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-DL02734281228945W

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. 255 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. 256
WEST: PLOT NO. 254

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-DL02734281228945W

: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

2.

Surinder Kumar

SURINDER KUMAR S/O SH. N R GOEL

R/O B-2/254-255, SECTOR-6,

NORTH WEST DELHI-110085

AADHAAR NO. 4430 7675 5624

Sureshta Goel

VENDOR



(SURISHTA GOEL ALIAS SURESHTA GOEL)

Umang Shridhar

VENDEE



(UMANG SHRIDHAR)


Certificate (Section 60)

Office of the North West Rohini

Registration No: 2024/13/1/7172 in Book No : 1, Volume No : 11883,

Page No. on page 163 to 184 on this date 29-Jun-2024 day
Saturday.

Date:- 29-Jun-2024


Registering Officer
North West Rohini

