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23/11/23

INDIA NON JUDICIAL

SUB-REGISTRAR-IIB

23 JAN 2023

JANAKPUR, NEW DELHI

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Certificate No.

IN-DL49507025585200V

Certificate Issued Date

18-Jan-2023 04:55 PM

Account Reference

NONACC (BK)/ dlpnbbk02/ JANAKPURI/ DL-DLH

Unique Doc. Reference

SUBIN-DLDLPNBBK0271739240451673V

Purchased by

RAJIV

Description of Document

Article 23 Sale

Property Description

SHOP NO.2, MLU PLOT NO.36, BLOCK-DP, POCKET-3, BINDAPUR, DWARKA, NEW DELHI

Consideration Price (Rs.)

40,00,000
(Forty Lakh only)

First Party

DEVINDER KUMAR AND OTHER

Second Party

RAM BIR SINGH

Stamp Duty Paid By

RAM BIR SINGH

Stamp Duty Amount(Rs.)

2,40,000
(Two Lakh Forty Thousand only)

₹2,40,000/-

STAMP PAPER
LOCKED

Please write or type below this line

Devinder Kumar

Vishal

After w/c Rambir Singh

PU 0005334389

Statutory Alert:

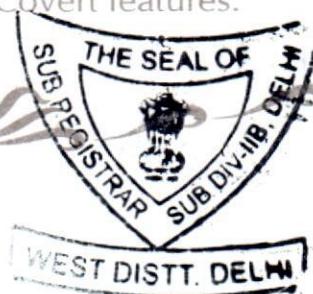
- The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users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

Warning

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Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

VENDOR NO.1
UID 6415 3050 9346
PAN ANAPK6910E

VENDOR NO.2
UID 5172 6678 6613
PAN ALJPC9874G

VENDOR NO.3
UID 8256 5671 9026
PAN AADPJ3360M

VENDEE
UID 6409 1676 4493
PAN AYNPS01000



WEST DISTT. DELHI

REGISTRAR
SUB DIV-III
WE

A circular seal featuring a central emblem with a star and a book, surrounded by the text "THE SEAL OF THE SUB REGISTRAR SUB DIVISION WEST DISTRICT DELHI".

SALE DEED FOR A SUM OF ₹ 40,00,000/-

STAMP DUTY PAID @3% ₹ 120000.00
CORPORATION TAX @3% ₹ 120000.00

TOTAL ₹ 240000.00

SALE OF SHOP IN AN INDEPENDENT PROPERTY

NAME OF COLONY	BINDAPUR, DWARKA
PROPERTY UPIC ID No.	128136710080500
CATEGORY OF LOCALITY	F
TYPE OF PROPERTY UNDER SALE	SHOP
PLOT AREA IN SQ. MTRS.	100
NUMBER OF FLOORS	THREE FLOORS
TOTAL PLINTH AREA IN SQ. MTRS.	295.5
PLINTH AREA UNDER SALE	29.98
PROPORTIONATE AREA OF LAND IN SQ. MTRS. = (Plot area X Plinth Area under sale / FAR)	100 X 29.98/295.5 = 10.15
STATUS OF PROPERTY UNDER SALE	COMMERCIAL
USE FACTOR	3
TYPE OF CONSTRUCTION	PUCCA (1)
AGE FACTOR	1
MINIMUM RATE OF LAND NOTIFIED BY GOVERNMENT	₹ 56640/-
MINIMUM RATE OF CONSTRUCTION NOTIFIED BY GOVT.	₹ 9480/-

MINIMUM RATE OF CONSTRUCTION

1970

Rambir Singh



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

COMPUTATION OF DUTY:

S. No.	Component	Value
A	Minimum cost of proportionate land 56640 X 10.15 X 3	₹ 1724688.00
B	Minimum cost of Construction 9480 X 29.98 X 1	₹ 284210.40
C	Minimum cost of property under Sale (A + B)	₹ 2008898.40
D	Stamp Duty as per Circle Rate @6%	₹ 120533.90
E	Actual Stamp Duty paid in the deed	₹ 240000.00

This SALE DEED is made and executed at New Delhi, on this 23/01/2023

BY

- (1) SH. DEVINDER KUMAR S/O SH. RAVINDER KUMAR R/O B-1-C/53-B, JANAK PURI, NEW DELHI-110058,
- (2) SH. VISHAL CHAWLA S/O SH. RAMESH CHAWLA R/O E-337, BINDAPUR DDA FLATS, DWARKA, NEW DELHI and;
- (3) SH. WAKIL CHAND JAIN S/O SH. PURAN CHAND JAIN R/O F-115, MAHAVIR ENCLAVE, PART-III, NEW DELHI-110059, hereinafter collectively called the "VENDORS"

IN FAVOUR OF

SH. RAMBIR SINGH S/O SH. ANGAN LAL R/O HOUSE NO.485, STREET NO.78, MAHAVIR ENCLAVE, PART-III, UTTAM NAGAR, NEW DELHI-110059, hereinafter called the "VENDEE".

The expression of the terms the VENDORS and the VENDEE, wherever they occur in the body of this sale deed, shall mean and include them, their respective heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.

Devinder Kumar

Vishal

Wakil Chand Jain

Rambir Singh

Deed Related Detail

Deed Name	SALE	SALE WITHIN MC AREA		
Land Detail		Building Detail		
Village/Sub-District	SR IIB Janakpuri	Deshnder Kumar		
Village/City	Binda Pur	Building Type	Shop	Class F
Place (Segment)	Binda Pur			
Property Type	Commercial			
Property Address	House No.: SHOP NO 2 PLOT NO 36 G/F, Road No.: ND, Binda Pur			
Area of Property	29.98 Sq.Meter	0.00	0.00	
Money Related Detail				
Consideration Value	4,000,000.00 Rupees	Stamp Duty Paid	240,000.00 Rupees	
Value of Registration Fee	40,000.00 Rupees	Pasting Fee	100.00 Rupees	
Transfer Duty	120000 Rupees	Government Duty	120000 Rupees	

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt.

DEVINDER KUMAR

S/o, W/o

R/o

RAVINDER KUMAR

B-1C/53-B JANAK PURI DELHI

VISHAL CHAWLA

RAMESH CHAWLA

E-337 BINDAPUR DWARKA DELHI

WAKIL CHAND JAIN

PURAN CHAND JAIN

F-115 MAHAVIR ENCLAVE PT-3 DELHI

in the office of the Sub Registrar, Delhi this 23/01/2023 11:29:33AM day Monday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR IIB Janakpuri
Delhi/New Delhi

Executed or admitted by the said Shri / Ms.

DEVINDER KUMAR, VISHAL CHAWLA, WAKIL CHAND JAIN

and Shri / Ms.

RAM BIR SINGH

Who is also known as Shri/Smt/Km. MURARI LAL SHAKYA S/o W/o D/o ANGAN LAL SHAKYA R/o E-50 G NO 78 MAHAVIR ENCLAVE DELHI and Shri/Smt/Km SUDHIR S/o W/o D/o OMPAL SINGH R/o 222 JANAK PURI DELHI

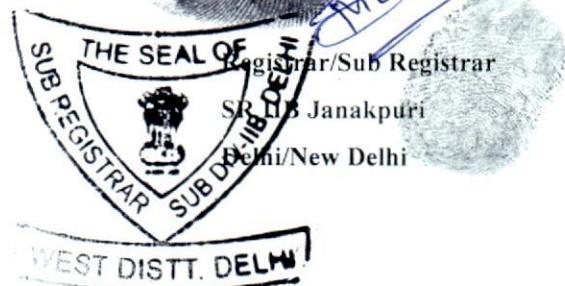
(Marginal Witness). Witness No. II is known to me.

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 23/01/2023 10:51:35

Rambir Singh



2383354201803

Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

Whereas the VENDORS are the exclusive co-owners and in undisputed possession of BUILT UP PROPERTY, BUILT ON FREE-HOLD MLU PLOT NO.36, AREA MEASURING 100 SQUARE METERS, BLOCK-DP, POCKET-3, SITUATED AT BINDAPUR, DWARKA, NEW DELHI by virtue of **Sale Deed** Registered as Document No.7328, in Book No.1, Volume No.7394, on pages 56 to 65, dated 20/04/2022, in the office of Sub-Registrar-IIB, New Delhi having purchased the same from SH. GAURI SHANKAR PRASAD S/O SH. R.C. PRASAD, who was the owner of said property by virtue of **Conveyance Deed** Registered as Document No.398, in Book No.1, Volume No.8202, on pages 19 to 22, dated 07/02/2022, in the office of Sub-Registrar-VII, New Delhi having acquired the same from Delhi Development Authority in e-auction vide File No.F.91(5)2020/CL.

And whereas the said property is self acquired property of the VENDORS in which their heirs, successors, legal representatives, family members or any one else has no right, title, interest or concern of any nature whatsoever and VENDORS hereby assured the VENDEE that there is no legal impediment or bar whereby the VENDORS can be prevented from selling, gifting, transferring or alienating the said property or any portion thereof to any one in any manner.

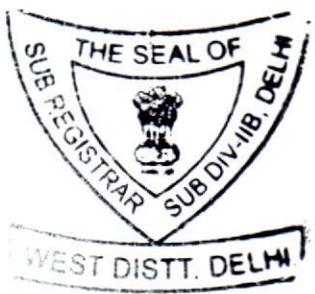
And whereas the VENDORS for their bonafide legal needs and requirements have agreed to sell, convey and transfer all their rights, titles and interests in respect of BUILT UP **SHOP BEARING PRIVATE NO.2**, ON GROUND FLOOR WITHOUT ROOF RIGHTS, AREA MEASURING 29.98 SQUARE METERS APPROX. (including 22.17 square meters + corridor area 7.81 square meters), OUT OF BUILT UP PROPERTY, BUILT ON FREE-HOLD MLU PLOT NO.36, **BLOCK-DP, POCKET-3**, SITUATED AT **BINDAPUR, DWARKA, NEW DELHI** with proportionate share in the land underneath the said property along with common share in toilet and in all other common facilities, (**hereinafter called "THE SAID PROPERTY"**) along with all easements and appurtenances thereto unto the VENDEE and the VENDEE has agreed to purchase the same for a total sale consideration of ₹ 40,00,000/- (Rupees FORTY LAKH ONLY) on the terms and conditions of this SALE DEED:-

Darindeep Kaur

Vishal

Amritpal Singh

Rambir Singh



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

NOW THEREFORE THIS SALE DEED WITNESSETH:-

That the VENDORS have received the full and final sale consideration amount of ₹40,00,000/- (Rupees FORTY LAKH ONLY) from the VENDEE before the execution of this SALE DEED as per details given below:-

Amount	Cheque/DD/PO/RTGS/ NEFT/UTR No.	DATED	BANK NAME
₹6,00,000/-	479922	13/04/2021	CANARA BANK
₹7,00,000/-	000005	08/05/2021	PUNJAB AND SIND BANK
₹1,00,000/-	566406	06/09/2022	CANARA BANK
₹8,66,666/-	163579	21/01/2023	CANARA BANK, SECTOR-6, DWARKA, NEW DELHI
₹8,66,667/-	163580	21/01/2023	--do--
₹8,66,667/-	163581	21/01/2023	--do--

That the VENDORS do hereby absolutely assign, sell, convey and transfer all their rights of the ownership title and interest in the said property under sale together with all ways, paths, passages, rights, benefits, easements, options, privileges and appurtenances thereto unto the VENDEE, who shall hereinafter become the absolute owner of the said property and shall enjoy all the absolute and exclusive rights of ownership, title and interest of the said property without any interruption, disturbance and demand whatsoever from the VENDORS or their heirs, successors, administrators, survivors and assignees etc.

That the VENDORS, their legal heirs, successors, survivors and assignees shall have no claim, title and interest in the said property and the VENDEE shall hereinafter hold, use, enjoy or sell the said property as he likes or makes some additions and alterations in the said property as his own personal property without any hindrance, interruption, claim or demand whatsoever from the VENDORS or anyone of the heirs, successors, survivors, administrators and assignees etc. of the VENDORS.

Devinity Jain
Vishal

16/01/2023
Ranbir Singh



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

That the VENDEE is fully entitled and authorised to get the said property mutated/transferred/substituted in his own name in the relevant records of Municipal Corporation of Delhi or any other concerned Government/Local authorities by presenting this SALE DEED or its certified true copy in the absence of the VENDORS and this Sale Deed by itself shall be deemed and construed to grant No Objection Certificate by the VENDORS in favour of VENDEE for all intents and purposes.

That the VENDORS hereby assure the VENDEE that the said property is at present free from all kind of encumbrances such as mortgage, exchange, lien, court injunction, court decree, surety, security, acquisition, notification, Will, gift, dispute, legal flaw, burden, court notice, litigation, charge, claim, demand, court case, liability, attachment, prior sale etc. etc. and there is no legal defect in the title of the VENDORS and if proved otherwise or if the VENDEE is deprived of the said property under sale or any part thereof owing to the above reasons or any other reason then the VENDORS will be liable and responsible to make good the loss suffered by the VENDEE and shall keep the VENDEE saved, harmless and indemnified against all such costs, damages, losses suffered by the VENDEE.

That all the charges such as stamp duty, registration charges, advocate charges etc. for the execution of this SALE DEED have been borne by the VENDEE.

That all the dues, demands, taxes, charges, duties, liabilities and out goings if any relating to the above said property payable to the M.C.D., B.S.E.S. Rajdhani Power Limited, D.J.B. in the form of House Tax, Electricity Consumption Bills and Water Consumption Bills or any other bills or charges shall be paid by the VENDORS up to the date of handing over the peaceful vacant physical possession of the said property to the VENDEE and thereafter the same shall be paid by the VENDEE.

That the VENDORS have delivered the vacant actual peaceful physical possession of the said property to the VENDEE at the spot and the VENDEE has occupied the same by means of this SALE DEED.

That the photocopies of all previous ownership papers in respect of the said property have been handed over by the VENDORS to the VENDEE at the time of execution of this SALE DEED and the VENDORS assured the VENDEE that the documents which have been handed over by the VENDORS to the VENDEE are proper and in order.

That the VENDEE can apply for and get the fresh electricity and water connections installed in the said property or can get the existing electricity and water connections along with their security amount transferred in his own name from the concerned authority by presenting this sale deed or its certified true copy and this Sale Deed shall be deemed and construed to grant the No Objection Certificate by the VENDORS in favour of the VENDEE.

Deed duly seen
Vishal

Atm vsd
Rambir Singh



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

That all the occupants of the said building shall bear proportionate expenses for the maintenance and repair of common amenities and services of said building.

That one toilet on ground floor shall remain common for all occupants/owners of ground floor.

That the VENDEE shall have proportionate right in the land of the property (according to his ownership) whenever property/building collapses due to any calamity like earthquake, flood, fire etc.

That it has been agreed between both the parties that the VENDORS or future owners of roof of second floor of the said property can construct above floors and the VENDEE or any other occupants/owners of the building shall have no objection for the same in any manner and the same condition shall be applicable for future owner/occupant of the said property.

That it has been agreed by both the parties that the VENDEE or occupant/owner of any other portion of the said building will not disturb/remove the basic and fundamental structure such as columns, beams and facing walls of the building which may lead to instability/damage to the building structure of the said property.

That the VENDEE shall have right to go to the area of stilt/ground floor for the inspection, repair and maintenance of electric and water meters/connections, water motor and sewer main hole etcetera.

That it has been agreed between both the parties that the VENDORS will not take any kind of loan on the said property under sale from any bank, financial institution or any other entity by pledging the original documents of the said property.

That the VENDORS, the VENDEE and all their legal heirs shall remain bound to obey by all the terms and conditions of this Sale Deed and the VENDORS, their legal heirs, successors and assignees have been left with no right, claim or concern in the said property under sale and the VENDEE has become the absolute owner of the said property forever with the right to use and enjoy the same in any manner and to transfer the same to any one by way of sale, mortgage, gift, Will, Lease or otherwise without any interruption or disturbance by the VENDORS.

Dawinder Singh
Visht

Atmendra
Rambir Singh



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments), Rules, 2007]

Name of office of Registrar/Sub-Registrar	SUB-REGISTAR-IIB
Name, Fathers Name and Address of Transferors	(1) SH. DEVINDER KUMAR S/O SH. RAVINDER KUMAR R/O B-1-C/53-B, JANAK PURI, NEW DELHI-110058, (2) SH. VISHAL CHAWLA S/O SH. RAMESH CHAWLA R/O E-337, BINDAPUR DDA FLATS, DWARKA, NEW DELHI and (3) SH. WAKIL CHAND JAIN S/O SH. PURAN CHAND JAIN R/O F-115, MAHAVIR ENCLAVE, PART-III, NEW DELHI-110059
Name, Fathers Name and Address of Transferee	SH. RAMBIR SINGH S/O SH. ANGAN LAL R/O HOUSE NO.485, STREET NO.78, MAHAVIR ENCLAVE, PART-III, UTTAM NAGAR, NEW DELHI-110059
If the property was transferred earlier (Yes/No)	NO
if yes, amount of consideration thereof	
Amount of consideration to the present transfer	₹ 40,00,000/-
Other information	
Name of Colony	BINDAPUR, DWARKA
Category of Locality	F
Plot area in square meters	100
Number of Floors	THREE
Plinth area on each floor	98.5
Total plinth area of building	295.5
Plinth area under transfer	29.98
Status of property under sale	COMMERCIAL
Use Factor	3
Type of Construction	Pucca
Age factor	1

Devinder Kumar *Vishal*
Name and Signature of the Transferors

VERIFICATION

We, DEVINDER KUMAR, (2) SH. VISHAL CHAWLA and (3) SH. WAKIL CHAND JAIN, do hereby solemnly declare that what is stated above is true to the best of our knowledge and belief.

Verified today, this 23/01/2023

Rambir Singh

Signature of Transferee

Signature of Transferors

Vishal

Devinder Kumar



Stamp Duty paid through e-Stamp Certificate No.IN-DL49507025585200V dated 18/01/2023

That any error or omission or mis-description of the property under sale regarding the numbers or any references to the number of documents, books, volumes or pages of Registrar's office, regarding the title deed of the said property shall not annul the said deed and if such error or mis-description is material one, the VENDEE will be entitled to get it removed by the VENDORS or their attorney by obtaining further necessary deed of assurance or supplementary deed at the cost of the VENDEE.

That the VENDORS and the VENDEE have signed this Sale Deed without any pressure, influence, coercion from any side after understanding its contents which have been fully explained to the VENDORS and the VENDEE in vernacular and which is admitted as true and correct.

IN FAITH AND TESTIMONY WHEREOF, the VENDORS and VENDEE hereby set and subscribe their hands on this SALE DEED and a duplicate thereof on the day, month and year first written hereinabove.

WITNESSES:

1.

SH. MURARI LAL SHAKYA
S/O SH. ANGAN LAL SHAKYA
R/O E-504, GALI NO.78, MAHAVIR
ENCLAVE, PART-III, NEW DELHI,

UID No.5482 7037 7092

VENDORS

2.

SUDHIR

Sh. OM PAL SINGH
R. 922 MAHAR PAR.
DN
8614 5623 0142

VENDEE

Reg. No. Reg. Year Book No.
1803 2023-2024 1



Ist Party



IIInd Party



Witness

Ist Party DEVINDER KUMAR , VISHAL CHAWLA , WAKIL CHAND JAIN

IIInd Party RAM BIR SINGH

Witness MURARI LAL SHAKYA, SUDHIR

Certificate (Section 60)

Registration No.1,803 in Book No.1 Vol No 8,586
on page 15 to 23 on this date 23/01/2023 4:26:13PM day Monday
and left thumb impressions has/have been taken in my presence.



Date 23/01/2023 16:51:44

Sub Registrar
SR IIB Janakpuri
New Delhi/Delhi



2383368101803