

1666  
21.03.17

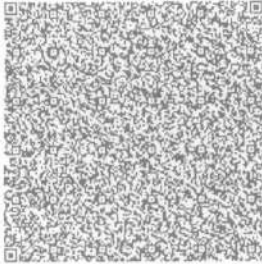
# INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL60407300156566P
Certificate Issued Date	: 21-Mar-2017 10:57 AM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK21351234171681P
Purchased by	: MRS VERTICA DVIVEDI
Description of Document	: Article 23 Sale
Property Description	: PROPERTY NO.1402-G, GALI NO.13, GOVINDPURI, KALKAJI, NEW DELHI-110019
Consideration Price (Rs.)	: 15,35,000 (FifteenLakh Thirty Five Thousand only)
First Party	: SANDEEP VASWANI
Second Party	: MRS VERTICA DVIVEDI
Stamp Duty Paid By	: MRS VERTICA DVIVEDI
Stamp Duty Amount(Rs.)	: 61,400 (Sixty One Thousand Four Hundred only)



Please write or type below this line

Sandeep Vaswani  
AEO Pr 5086 P

Vertica Dvivedi  
AEO Pr 5086 P



VO 0005401357

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shaktistamp.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 - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



(1<sup>st</sup> page being E-Stamp Certificate)

**SCHEDULE OF PROPERTY**

PROPERTY NO. : 1402-G, GALI NO.13, GOVINDPURI,  
KALKAJI, NEW DELHI-110019.

FLOOR : ENTIRE THIRD FLOOR WITH TERRACE  
RIGHTS

TYPE OF DEED : SALE DEED

SERIAL NO. : 497

CATEGORY OF LOCALITY : 'F'

TOTAL PLOT AREA : 71.06 SQ.MTRS.

TOTAL COVERED/PLINTH AREA : 284.24 SQ.MTRS.

COVERED/PLINTH AREA : 71.06 SQ.MTRS.  
UNDER SALE/TRANSFERRED

USE FACTOR : RESIDENTIAL

STRUCTURE TYPE : PUCCA

YEAR OF CONSTRUCTION : 1998

AGE FACTOR : 0.9

PROPORTIONATE AREA OF LAND : 17.77 SQ.MTRS.

MINIMUM RATE OF LAND : Rs.56,640/- PER SQ.MTRS.

COST OF CONSTRUCTION : Rs.8,220/- PER SQ.MTRS.

**CALCULATION :-**

SL	COMPONENT	VALUE
1.	MINIMUM VALUE OF LAND RATE PER SQ. MTRS. X PROPORTIONATE AREA X USE FACTOR = MINIMUM COST OF LAND	56,640 X 17.77 X 1 = Rs.10,06,493/-
2.	COST OF CONSTRUCTION X PLINTH AREA FOR SALE X AGE FACTOR X STF = MINIMUM COST OF CONSTRUCTION	8,220 X 71.06 X 0.9 X 1 = Rs.5,25,702/-
3.	TOTAL CIRCLE VALUE (1+2)	Rs.15,32,195/-

S No. 1666

Date 21/03/2017 2:09:02PM

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V

Village/City Govind Puri

Building Type

Place (Segment) Govind Puri

Property Type Residential

Property Address House No.: 1402-G GALI NO-13 GOVINDPURI N D, Road No.: Govind Puri

Area of Property 71.60 Sq.Meter

Money Related Detail

Consideration Amount 1,535,000.00 Rupees

Stamp Duty Paid 61,400.00 Rupees

Value of Registration Fee 15,350.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

SANDEEP VASWANI

S/o W/o

CHUNI LAL

R/o

989/9 FIRST FLOOR GOVINDPURI KALKAJI N D

in the office of the Sub Registrar, Delhi this 21/03/2017 1:42:58PM day Tuesday

between the hours of

Signature of Presenter

Registrar/Sub Registrar  
Sub Registrar V  
Delhi/New DelhiExecution admitted by the said Shri / Ms.  
SANDEEP VASWANIand Shri / Ms.  
VERTICA DVIVEDIWho is/are identified by Shri/Smt/Km. VIJAY PAL SINGH S/o W/o D/o JHANGIRI LAL R/o 12/571, BLOCK-G SANGAM  
VIHAR ND  
and Shri/Smt./Km SONDEV SINGH S/o W/o D/o BASUDEV SINGH R/o S-283-A SCHOOL BLOCK SHAKARPUR N D

(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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 1,535,000.00 Fifteen Lakh Thirty Five Thousand

The Balance of entire consideration of Rs. \_\_\_\_\_ Rupees \_\_\_\_\_ Only has been paid to the

Vendor(s)/Mortgagor(s) by. Sh./Ms. VERTICA DVIVEDI S/o, W/o, PRAGAT DVIVEDI

R/o, F-1118, 2nd FLOOR C R PARK ND

vendee(s)/Mortgagee (s) in my presence. He/They/ were also identified by the aforesaid witnesses.

Date 21/03/2017 14:56:10

Registrar/Sub Registrar  
Sub Registrar V  
Delhi/New Delhi

**SALE DEED**

TOTAL SALE CONSIDERATION FOR Rs.15,35,000.00

STAMP DUTY FOR SALE DEED UNDER : Rs.30,700.00  
ARTICLE 23, OF INDIAN STAMP ACT @2%

CORPORATION TAX/TRANSFER DUTY UNDER : Rs.30,700.00  
SECTION 147 OF DELHI MUNICIPAL  
CORPORATION ACT @2%

TOTAL STAMP

=====

Rs.61,400.00

=====

This Sale Deed is made and executed at New Delhi on this 21<sup>st</sup> day of March 2017 by **Shri Sandeep Vaswani** son of Shri Chuni Lal resident of 989/9, First Floor, Govindpuri, Kalkaji, New Delhi-110019, hereinafter called the "VENDOR".

**IN FAVOUR OF**

**Mrs. Vertica Dvivedi** wife of Mr. Pragat Dvivedi resident of F-1118, Second Floor, Chittaranjan Park, New Delhi-110019, hereinafter called the "VENDEE".

The expression of the terms the Vendor and the Vendee, wherever they occur in the body of this Sale Deed, shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, transferee(s), beneficiary(ies), legatee(s), probatee(s), nominees and assignees unless and until it is repugnant to the context or meaning thereof.

**PREAMBLE OF PROPERTY :-**

**WHEREAS** Shri Jagdish Jain son of Shri Gyan Chand Jain, was the owner of Property bearing No.1402-G, Gali No.13, measuring 71.06 sq.mtrs., out of Khasra No.93 situated at Govindpuri, Kalkaji, New Delhi-110019, within the limits of Municipal Corporation of Delhi, (hereinafter called the "Said Property").

**AND WHEREAS** said Shri Jagdish Jain son of Shri Gyan Chand Jain, has appointed and executed a General Power of Attorney in favour of Smt. Ravinder Kaur wife of Shri Rajinder Singh, in respect of Entire Third Floor of Property No.1402-G, Gali No.13, measuring 71.06 sq.mtrs., out of Khasra No.93 situated at Govindpuri, Kalkaji, New Delhi-110019, vide G.P.A. is duly registered as Regn. No.3039 in Addl. Book No.4 Volume No.3779 on pages 89 to 92 on 25/06/2011, in the office of the Sub-Registrar, New Delhi.

**AND WHEREAS** Smt. Ravinder Kaur wife of Shri Rajinder Singh, has sold, conveyed and transferred her rights, title and interest of Entire Third Floor with terrace rights of Property No.1402-G, Gali No.13, measuring 71.06 sq.mtrs., out of



Khasra No.93 situated at Govindpuri, Kalkaji, New Delhi-110019, to Shri Sandeep Vaswani son of Shri Chuni Lal, the Vendor herein, vide Sale Deed is duly registered as Regn. No.5,111 in Book No.1 Volume No.12,837 on pages 157 to 164 on 13/06/2013, in the office of the Sub-Registrar-V, New Delhi.

**AND WHEREAS** in the manner aforesaid, the Vendor herein became the sole, absolute and exclusive owner of the Said Premises and the Vendor has full right, absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the Vendor have any right, title or interest in the same.

**AND WHEREAS** the Vendor for his bonafide needs and requirements have agreed to irrevocably sell, convey, transfer and assign to the Vendee and the Vendee has agreed to purchase the **THIRD FLOOR WITH TERRACE RIGHTS, MEASURING 71.06 SQ.MTRS., CONSISTING OF TWO BEDROOMS, ONE DRAWING-DINING, KITCHEN, ONE BATHROOM/TOILET AND BALCONY OF BUILT-UP PROPERTY BEARING NO.1402-G, GALI NO.13, MEASURING 71.06 SQ.MTRS., OUT OF KHASRA NO.93 SITUATED AT GOVINDPURI, KALKAJI, NEW DELHI-110019**, alongwith proportionate undivided, indivisible and impartible share of ownership rights in the said plot of land, with all rights, title and interest, easements, privileges and appurtenances thereto, with all interior fittings, fixtures, installed therein, super-structure standing thereon, with separate electricity fittings and connection, separate water fittings and connection and water motor, separate sewer connection, separate overhead water tank, with all rights in common entrances, passage, staircase and other common facilities and amenities provided therein, (hereinafter referred to as "**SAID PREMISES**") for a total sale consideration amount of Rs.15,35,000/- (Rupees Fifteen Lac Thirty Five Thousand only).

That the "**SAID PREMISES**" is situated at Govindpuri, New Delhi-110019, which has been regularized by Standing/Committee DDA/M.C.D, vide Resolution No:27 dated 02/04/1979.

That the said part of land is not notified under section 4 & 6 of Land Acquisition Act 1894, and has not been acquired by the Government for any public purpose.

There is no contravention of Delhi Land Reforms Act.

**NOW THIS SALE DEED WITNESSETH AS UNDER:**

1. That in pursuance of this Sale Deed and in consideration of a total sum of Rs.15,35,000/- (Rupees Fifteen Lac Thirty Five Thousand only) as fixed and agreed upon by and between the parties hereto which amount have been received by the Vendor from the Vendee in the following manners :-

Rs.3,00,000/- by Chq. No.000151 dated 23/02/2017 drawn on HDFC Bank ;

Rs.3,00,000/- by Chq. No.000152 dated 23/02/2017 drawn on HDFC Bank ;



Rs.3,00,000/- by Chq. No.000153 dated 24/02/2017 drawn on HDFC Bank ;

Rs.3,25,000/- by Chq. No.000154 dated 27/02/2017 drawn on HDFC Bank ;

Rs.3,10,000/- by Chq. No.000160 dated 20/03/2017 drawn on HDFC Bank ;  
in full and final settlement of the total sale consideration, the receipt of which the Vendor admits and acknowledges, the Vendor do hereby grants, conveys, assigns and transfers by way of absolute Sale unto the Vendee, the "Said Premises" together with all things permanently attached thereto or standing thereon and all the privileges, easements, profits, options, advantages, rights and appurtenances whatsoever to the "Said Premises" or any part thereof belonging or anywise appurtenant thereto AND ALL the estate, rights, titles, interests, uses, possession benefits, claims, and demands whatsoever at law or otherwise of the Vendor to the "Said Premises" TO HOLD the same unto and to use and benefit of the Vendee ABSOLUTELY AND FOREVER.

2. That the actual, physical, vacant, peaceful possession of the "Said Premises" have been delivered by the Vendor to the Vendee on the spot.

3. That the Vendor have been left with no right, title, interest, claim or concern of any nature with the "Said Premises" or any part thereof and the Vendee has become the absolute owner of the Said Premises with full right to use, enjoy, sell and transfer the same as absolute owner without any hindrance or objection by the Vendor or any other person claiming through or under the Vendor.

4. That the Vendor hereby assures the Vendee that the Vendor has neither done nor been party to any act whereby the Vendor rights and title to the Said Premises may in any way be impaired or whereby the Vendor may be prevented from transferring the Said Premises.

5. That the Vendor hereby declares and represents that the Said Premises is no subject matter of any HUF and that no part of the Said Premises is owned by any minor and/or no minor have any right, title, interest and claim or concern of any nature with the Said Premises and further none else other than the Vendor have any right, title or interest of any kind whatsoever in the whole or any part of the Said Premises and further there is no impediment in the Vendor right to transfer the same.

6. That the Vendor assure the Vendee that the Said Premises is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition attachment in the decree of any court, lien, court injunction, lease, loan, surety, security, stay order, notices, claims, demands, Will, Trust, Exchange, prior agreement to sell etc. etc. and if it is ever proved otherwise, or if the whole or any part of the Said Premises is ever taken away or goes out from the possession of the Vendee on account of any legal defect in the ownership and title of the Vendor then the Vendor will be liable and responsible to make good the loss suffered by the Vendee and shall keep the Vendee indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the Vendee.

7. That the Vendee can get the Said Premises mutated in her own name in the records of M.C.D., BSES Rajdhani Power Ltd. and other concerned authorities on the basis of this sale deed or its certified true copy.

8. That the Vendee can get transferred water, electric and sewerage connections in the Said Premises in her name, from the concerned authority on the basis of this Sale Deed or its certified true copy.

9. That the house tax, property tax, water and electricity charges, and other dues and demands of whatsoever nature if any payable in respect of the Said Premises shall be paid and borne by the Vendor upto the date of execution of this Sale Deed.

10. That no common parts of the building will be used by the Vendee or other owners/occupants of the said building for keeping/chaining pets, dogs, birds or for storage of cycles, motor cycles nor the common passage shall be blocked in any manner.

11. That the owners/occupants of the said building shall have full right of access through staircase etc. to the top terrace at all reasonable times to get the overhead tank repaired/cleaned etc. and to install T.V./Dish Antenna.

12. That the proportionate common maintenance charges will be paid by all the occupants/owners of the said building in proportion of the area occupied by them.

13. That the Vendee shall have, as a matter of right, right to use all entrances, passages, staircases and other common facilities as are available in the said building.

14. That all relevant documents in original in respect of the Said Premises and the photostat copies of all relevant documents in respect of the Said Property have been handed over by the Vendor to the Vendee and the Vendee hereby acknowledge the receipt thereof.

15. That the Vendor and Vendee are Indian Nationals.

16. That this Sale Deed has been drafted on the basis and light of documentary evidence, which was provided by the Vendor and the Vendee and under the verbal statement of both the parties.

17. That the contents of this Sale Deed have been read over by the Vendor or Vendee and found correct.

18. That all the expenses of this Sale Deed viz. Cost of E-Stamp, as also Registration Charges, etc. have been borne and paid by the Vendees.





FORM-A

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

1. Name of office of Registrar/Sub-Registrar - MEHRAULI, SR-V
2. Name & Father's name of the transferor Shri Sandeep Vaswani son of Shri Chuni Lal
3. Address of the transferor 989/9, First Floor, Govindpuri, Kalkaji, New Delhi-110019
4. Name & Father's name of the transferee Mrs. Vertica Dvivedi wife of Mr. Pragat Dvivedi
5. Address of the transferee F-1118, Second Floor, Chittaranjan Park, New Delhi-110019
6. If the property was transferred earlier (Yes/No) :

NO

(a) If yes, amount of consideration thereof : N.A.

7. Amount of consideration of the present transfer Rs.15,35,000/-

8. Other Information -

- A. In case of agricultural land :

- (i) Name of the Revenue Estate : \_\_\_\_\_ N.A. \_\_\_\_\_
- (ii) Name of Village : \_\_\_\_\_ N.A. \_\_\_\_\_
- (iii) Khasra number (s) \_\_\_\_\_ N.A. \_\_\_\_\_
- (iv) Area of land under transfer (in hect/sq.mtr.) : \_\_\_\_\_ N.A. \_\_\_\_\_  
(1 Acre = \_\_\_\_ sq.mtr., 1 Bigha = \_\_\_\_ sq.mtr., 1 Biswa = \_\_\_\_ sq.mtr.)

- B. In case of non-agricultural land :

- (i) Location of the property :

- (a) Name of the Colony/locality : GOVINDPURI KALKAJI NEW DELHI-110019

- (b) Sl. No. of the colony/locality in the list colonies/localities :

- (c) Category of the colony/locality

F

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

- (ii) Area (in sq.mtr.) : 71.06 SQ.MTRS.

- (iii) Land Use\* :

1

\*(Fill the corresponding value of the following land uses as applicable in your case)

- (a) **Residential-1**

- (b) Govt. Public purpose-1

- (c) Private public purpose (e.g. private schools, colleges, hospitals)

- (d) Industrial-2

- (e) Commercial-3

- (iii) Land Marks, if any, with the help of which the Property can be located : GOVINDPURI


Contd..2..

19. 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 deed.

**IN WITNESS WHEREOF**, the Vendor and the Vendee have signed this Sale Deed at New Delhi, on the date first mentioned above in the presence of the following witnesses;

**WITNESSES :-**


1.

  
Vijay Pal Singh  
S/o Jhangiri Lal  
R/o 12/571, Block-G, Sangam Vihar,  
New Delhi.

  
**VENDOR**

E.I.Card No.SBC0757195

2.

  
Somender Singh  
S/o Mr. Basuender Singh  
R/o S-283A, School  
Block Shalimar Park  
Chm 1 PS 2297802

  
**VENDEE**

Reg. No.

1062

Reg. Year

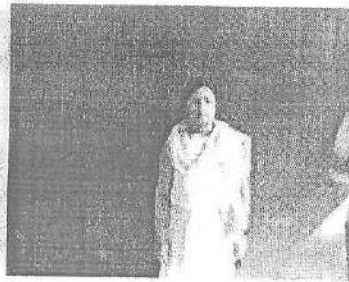
2017-2018

Book No.

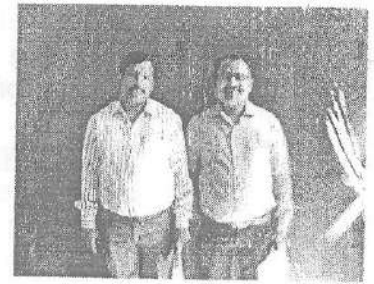
1



Ist Party



IInd Party



Witness

Ist Party

SANDEEP VASWANI

IInd Party

VERTICA DVIVEDI

Witness

VIJAY PAL SINGH, SONDEV SINGH

Certificate (Section 60)

Registration No.1,062 in Book No.1 Vol No 14,525

on page 1 to 8 on this date

28/03/2017 2:08:34PM

day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 28/03/2017 15:01:02

Sub Registrar

Sub Registrar V

New Delhi/Delhi



179148111062