



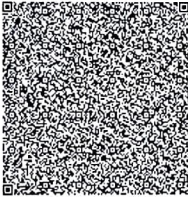
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL417472336635390
 Certificate Issued Date : 25-Apr-2016 04:27 PM
 Account Reference : NONACC (BK)/ dlcbibk02/ DWARKA/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DLCBIBK02825087426115150
 Purchased by : MANISH VERMA
 Description of Document : Article 23 Sale
 Property Description : FLAT NO-531, PLOT NO.1, SECTOR-4, DWARKA, NEW DELHI
 Consideration Price (Rs.) : 95,00,000
 (Ninety Five Lakh only)
 First Party : KAMLA CHAUDHRY
 Second Party : MANISH VERMA
 Stamp Duty Paid By : MANISH VERMA
 Stamp Duty Amount(Rs.) : 5,70,000
 (Five Lakh Seventy Thousand only)



LOCKED

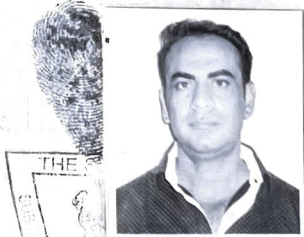
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Statutory Alert:

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

e-Stamp Certificate No.IN-DL41747233663539O dated 25/04/2016

SALE DEED FOR A SUM OF ₹ 95,00,000/-

STAMP DUTY PAID @3%	₹ 285000.00
CORPORATION TAX @3%	₹ 285000.00
TOTAL	₹ 570000.00

FLAT ALLOTTED BY THE BAHAWALPUR CGHS LIMITED

NAME OF COLONY	DWARKA
CATEGORY OF LOCALITY	D
MINIMUM RATE OF FLAT NOTIFIED BY GOVERNMENT	₹ 87840/-
PLINTH AREA IN SQ. MTRS.	98.01
FOUR STOREY/MULTI STOREY	MULTI STOREY
STATUS OF BUILDING	RESIDENTIAL
COMPUTATION OF DUTY:	
Component	Value
Minimum cost of flat 87840 X 98.01	₹ 8609198.40
Stamp Duty as per Circle Rate @6%	₹ 516551.90
Actual Stamp Duty paid in the deed	₹ 570000.00

This SALE DEED is made and executed at New Delhi, on this 29/04/2016

BY

SMT. KAMLA CHAUDHRY W/O **SH. J.C. CHAUDHRY** R/O B-8, FIRST FLOOR, VASANT MARG, VASANT VIHAR, NEW DELHI-110057, hereinafter called the "VENDOR"

IN FAVOUR OF

SH. MANISH VERMA S/O **SH. ASHOK KUMAR** R/O FLAT NO. 33, POCKET-1, PHASE-II, SECTOR-13, DWARKA, NEW DELHI, 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 heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.

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Manish

S No. 4526

Date 29/04/2016 14:46:11

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar IX

Village/City Dwarka Sector-4

Place (Segment) Dwarka Sector-4

Property Address House No.: Flat No 531,

Area of Property 98.01 Sq.Meter

Building Type

Property Type Residential

Road No.: Third Floor, Dwarka Sector-4

Money Related Detail

Consideration Amount 9,500,000.00 Rupees

Stamp Duty Paid 570,000.00 Rupees

Value of Registration Fee 95,000.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by : Sh/Smt

Kamla Chaudhary

S/o W/o

Sh. J C Chaudhary

R/o

Flat No. B-8, First Floor, Vasant Marg, Vasant
Vihar, New Delhi - 110087
between the hours of

in the office of the Sub Registrar, Delhi this 29/04/2016 14:11:13 day Friday

Signature of PresenterExecution admitted by the said Shri / Ms.
Kamla Chaudharyand Shri / Ms.
Manish VermaWho is/are identified by Shri/Smt/Km. Sushil Nagpal S/o W/o D/o S C Nagpal R/o H-4/74, Bangali Colony, ND
and Shri/Smt./Km Sunil Dev S/o W/o D/o Gokul Dev R/o RZ-883A/4, Sadh Nagar, 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

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 9,500,000.00 Ninety Five Lakh Only

The Balance of entire consideration of Rs. Rupees

Vendor(s)/Mortgagor(s) by Sh./Ms. Manish Verma has been paid to the

R/o, Flat No. 33, Pkt-1, Phase-II, Sec-13, Dwarka, ND

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

Date 30/04/2016 11:52:44

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

e-Stamp Certificate No.IN-DL417472336635390 dated 25/04/2016

Preamble of Property

Whereas a Plot bearing No.1, land area measuring 17000 square meters at Sector-4, Dwarka, New Delhi was allotted to THE BAHAWALPUR CGHS Limited by Delhi Development Authority, New Delhi subsequently lease hold rights in respect of the said plot has been granted to THE BAHAWALPUR CGHS Limited by President of India through Delhi Development Authority, New Delhi by virtue of Perpetual Lease Deed dated 19/07/1999, duly registered as Document No.3575, in Additional Book No.1, Volume No.109, on pages 40 to 45, registered in the office of Sub-Registrar, New Delhi thereafter the THE BAHAWALPUR CGHS Limited constructed residential units for its members after getting the building plan sanctioned from the concerned authority.

And whereas after the construction of residential units, THE BAHAWALPUR CGHS Limited allotted a SOCIETY BUILT UP FLAT NO. 531, THIRD FLOOR, SITUATED IN THE LAY OUT PLAN OF THE BAHAWALPUR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, PLOT NO.1, SECTOR-4, DWARKA, NEW DELHI to its member, DR. SAVITA WADHWA W/O COL. R.D. WADHWA, (who was the member of society vide Membership No.289) and the possession of the said flat has been handed over to her.

And whereas later on DR. SAVITA WADHWA sold and transferred all her rights, titles and interests in respect of the said property to Smt. Kamla Chaudhry W/o Sh. J.C. Chaudhry by virtue of **Agreement to Sell** Registered as Document No.4149, in Book No.1, Volume No.3648, on pages 80 to 94, dated 03/05/2007, in the office of Sub-Registrar-IX, New Delhi and General Power of Attorney Registered as Document No.2153, in Book No.4, Volume No.1163, dated 03/05/2007, in the office of Sub-Registrar-IX, New Delhi.

And whereas later on, said Smt. Kamla Chaudhry has applied for and got the said flat converted from lease hold rights into free hold rights from the President of India through Delhi Development Authority, New Delhi by virtue of **Conveyance Deed** Registered as Document No.4617, in Book No.1, Volume No.5843, on pages 179 to 181, dated 30/03/2016, in the office of Sub-Registrar-VII, New Delhi therefore Smt. Kamla Chaudhry (**the VENDOR herein**) is the exclusive owner and in undisputed possession of SOCIETY BUILT UP FREE-HOLD FLAT NO. 531, THIRD FLOOR, SITUATED IN THE LAY OUT PLAN OF THE BAHAWALPUR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, PLOT NO.1, SECTOR-4, DWARKA, NEW DELHI (**hereinafter called "THE SAID PROPERTY"**) and is entitled to execute this sale deed.

Kchaudry

Signature

e-Stamp Certificate No.IN-DL417472336635390 dated 25/04/2016

And whereas the VENDOR for her bonafide legal needs and requirements has agreed to sell, convey and transfer all her rights, titles and interests in respect of **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 ₹ 95,00,000/- (Rupees NINETY FIVE LACS ONLY) on the terms and conditions of this SALE DEED:-

And whereas the VENDOR has offered and agreed to sell the said property to the VENDEE by representing and assuring;

- a) That the said property is free from all kind of encumbrances such as lien, mortgage, charge, lis-pendens and there is no notice of attachment, acquisition or requisition or notice thereto relating to the said property;
- b) That the said property is self acquired property of the VENDOR in which his/her heirs, successors, legal representatives, family members or any one else has no right, title, interest or concern of any nature whatsoever.

NOW THEREFORE THIS SALE DEED WITNESSETH:-

1. That the VENDOR has received the full and final sale consideration amount of ₹95,00,000/- (Rupees NINETY FIVE LACS ONLY) from the VENDEE before the execution of this SALE DEED as per details given below:-

Amount	Ch./P.O./D.D./ RTGS/NEFT No.	Date	Bank
₹10,00,000/-	000001	06/02/2016	HDFC BANK
₹5,00,000/-	000002	06/02/2016	HDFC BANK
₹79,05,000/-	234186	26/04/2016	ICICI BANK
₹95,000/-	has been deposited towards TDS vide Challan Serial No.13822 dated 28/04/2016		

2. That the VENDOR doth hereby absolutely assigns, sells, conveys, releases and transfers all her 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 VENDOR or her heirs, successors, administrators, survivors and assignees etc.

Kehar Singh

Mar

Reg. No. 3412 Reg. Year 2016-2017 Book No. 1



Ist Party



IInd Party



Witness

Ist Party

Kamla Chaudhary

IInd Party

Manish Verma

Witness


Sushil Nagpal, Sunil Dev

Certificate (Section 60)

Registration No.3,412 in Book No.1 Vol No 8,691
on page 146 to 151 on this date 02/05/2016 12:09:46
and left thumb impressions has/have been taken in my presence.

day Monday

Date 02/05/2016 16:01:18


Sub Registrar
Sub Registrar IX
New Delhi/Delhi



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e-Stamp Certificate No.IN-DL417472336635390 dated 25/04/2016

3. That the VENDOR, her 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 make some additions and alterations in the said property as his/her own personal property (in accordance with the rules and bye-laws of concerned authority) without any hindrance, interruption, claim or demand whatsoever from the VENDOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the VENDOR.
4. 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 THE BAHAWALPUR CGHS LIMITED, 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 VENDOR and this Sale Deed by itself shall be deemed and construed to grant No Objection Certificate by the VENDOR in favour of VENDEE for all intents and purposes.
5. That the VENDOR hereby assures 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 VENDOR.
6. 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.
7. 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., THE BAHAWALPUR CGHS LIMITED in the form of House Tax, Electric Consumption Bills, Water Consumption Bills, Society Maintenance Charges or any other bills or charges shall be paid by the VENDOR 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.
8. That the VENDOR has 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.
9. That the original relevant documents in respect of the said property have been handed over by the VENDOR to the VENDEE at the time of execution of this SALE DEED.

Khandwaj

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e-Stamp Certificate No.IN-DL417472336635390 dated 25/04/2016

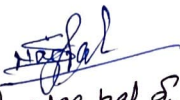
10. That the VENDEE can apply for and get the fresh electricity and water connections installed in the said property or can get the existing electricity and water connections along with their security amount transferred in his own name from the concerned authority by presenting this sale deed or its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

11. That the VENDOR, the VENDEE and all their legal heirs shall remain bound to obey by all the terms and conditions of this Sale Deed and the VENDOR, her legal heirs, successors and assigns 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 for ever 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 VENDOR.

12. That the VENDOR 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 VENDOR and the VENDEE in vernacular and which admitted as true and correct.

IN FAITH AND TESTIMONY WHEREOF, the VENDOR 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. S. C. Nagpal S.
S. C. Nagpal R.
H-4/74, Bengali
colony Mahavir
enclave N D
2. 8223 4285 0759



SUNIL DEV S.
GOKUL DEV R.
RZ-883A/4,
SADH NAGAR N. D
8734 6501 6921



VENDOR



VENDEE