

Anaya Law Firm

MANOJ BHANDARI

ADVOCATE

Enrol. No. D/1963/2006

DELHI HIGH COURT

ON PANEL : Bank of India, Canara Bank, Punjab National Bank, Delhi State Industrial & Infrastructure Development Corporation Ltd., M/s Mittal & Mittal Pvt. Ltd. etc.

Ref. No.MB/ADV/2022/62

Bill No.62

DATED : 16.03.2022

MEMO OF FEES

In respect of certified copy of Gift Deed dated 21.06.2016, executed by Sh. Manish Verma S/o Sh. Ashok Kumar in favour of Smt. Geetanjali Verma W/o Sh. Manish Verma and registered in the office of the Sub-Registrar-IX, New Delhi vide Registration No.4903, Book No.1, Volume No.8746, on page No.74 to 79 dated 23.06.2016.

S.No.	Particulars	Amount (Rs.)
1.	Professional fees for doing investigation of title and giving search.	Nil
2.	Charges for receipt	Nil
3.	Charges for certified copy (two)	2,000.00
4.	NEC	NIL
5.	Misc. expenses including clerkage	NIL
		2,000.00

Total =====
(RUPEES TWO THOUSAND ONLY)

Kindly deposit the bill amount in my saving bank account
No.6023000100066956, IFSC Code No.PUNB0602300, maintaining in Punjab
National Bank, Mandawali Branch, Delhi.
PAN No.ALHPB5239Q

MANOJ BHANDARI
ADVOCATE

Stamp Paper No.: -IN-DL99362944568219U

CERTIFIED/TRUE COPY

Registration No. 4903 In Addl. Book No. 1 Volume No.8,746 On
Pages 74-79 On This Date 23-06-2016 Day Of Thursday

Sub Registrar IX
South West

Date Of Application 10-03-2022

Calculated Fee 60

Fee Paid Rs. 60

Vide Slip No. 211,572

Date Of Payment 10-03-2022

Date when Copy Is Ready 15-03-2022

Copy prepared By: NEERAJ KUMAR

Copy Checked By: NEERAJ KUMAR

Certified to be true copy GIFT


Record Keeper
NEERAJ KUMAR


Reader
NEERAJ KUMAR


Sub Registrar IX
South West





सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL99362944568219U

: 04-Mar-2022 12:18 PM

: IMPACC (IV)/ dl784003/ DELHI/ DL-DLH

: SUBIN-DL78400387941562994582U

: MANOJ BHANDARI ADV

: Article 25 Additional Copy of document

: Not Applicable

: 0
(Zero)

: MANOJ BHANDARI ADV

: Not Applicable

: MANOJ BHANDARI ADV

: 10
(Ten only)



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सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

4903

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL617474355246320
: 20-Jun-2016 05:29 PM
: NONACC (BK)/ dl-corpbk/ CORP JANAK/ DL-DLH
: SUBIN-DLDL-CORPBK226733797441360
: DHIRENDER SOLANKI
: Article 33 Gift
: FLAT NO. 531 PLOT NO.1 SEC-4 DWARKA NEW DELHI
: 0
: (Zero)
: MANISH VERMA
: GEETANJALI VERMA
: GEETANJALI VERMA
: 3,44,400
: (Three Lakh Forty Four Thousand Four Hundred only)



LOCKED

Please write or type below this line.

TRUE COPY



33



28

VO 0001448637

e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

GIFT DEED

STAMP DUTY PAID ON ₹86,10,000/- as per circle rate

STAMP DUTY PAID @2%	₹172200.00
CORPORATION TAX @2%	₹172200.00
TOTAL	₹344400.00

FLAT ALLOTTED BY THE BAHAWALPUR CGHS LIMITED

NAME OF COLONY	DWARKA
CATEGORY OF LOCALITY	D
MINIMUM RATE OF FLAT NOTIFIED BY GOVERNMENT	₹ 87840/- P. SQ. MTRS.
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 @4%	₹ 344367.94
Actual Stamp Duty paid in the deed	₹ 344400.00

This GIFT DEED is made and executed at New Delhi, on this 21/06/2016

BY

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 "DONOR"

IN FAVOUR OF

SMT. GEETANJALI VERMA W/O **SH. MANISH VERMA** R/O FLAT NO. 33, POCKET-1, PHASE-II, SECTOR-13, DWARKA, NEW DELHI, hereinafter called the "DONEE".

The expression of the DONOR AND DONEE shall mean and include their respective legal heirs, representatives, administrators, successors and assignee etc.

Manish

TRUE COPY
Geetanjali

e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

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.

Handwritten signature

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TRUE COPY

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And whereas later on Smt. Kamla Chaudhry sold and transferred all her rights, titles and interests in respect of the said property to Sh. Manish Verma S/o Sh. Ashok Kumar by virtue of **Sale Deed** Registered as Document No.3412, in Book No.1, Volume No.8691, on pages 146 to 151, dated 02/05/2016, in the office of Sub-Registrar-IX, New Delhi, therefore Sh. Manish Verma (**the DONOR 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 Gift Deed.

AND WHEREAS the aforesaid property is self acquired property of the DONOR in which his heirs, successors, legal representatives, family members or any one else has no right, title, interest or concern of any nature whatsoever and DONOR hereby assured the DONEE that there is no legal impediment or bar whereby the DONOR can be prevented from selling, gifting, transferring or alienating the above said property to any one in any manner.

AND WHEREAS the DONOR has agreed to gift all his rights, titles and interests in respect of **THE SAID PROPERTY** along with all easements, appurtenances thereto unto the DONEE and the DONEE has agreed to accept the same, on the following terms and conditions of this GIFT DEED:-

NOW THEREFORE THIS GIFT DEED WITNESSETH:-

1. That in consideration of natural love and affection of the DONOR regarding the DONEE, who is his wife, the DONOR hereby transfers, conveys and delivers the said property along with all rights, titles and interests thereto unto the DONEE by way of this gift, who shall thereafter become the absolute owner of the same and shall enjoy all rights of ownership, possession etc. for ever.
2. That the DONOR doth hereby absolutely assigns, conveys and transfers all his rights of the ownership title and interest in the said property under gift together with all ways, paths, passages, rights, benefits, easements, options, privileges and appurtenances thereto unto the DONEE, 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 DONOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the DONOR.

Manish

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e-Stamp Certificate No.IN-DL617474355246320 dated 20/06/2016

3. That the DONOR, his legal heirs, successors survivors and assignees etc. shall have no claim, title and interest in the said property and the DONEE shall hereinafter hold, use, enjoy the said property in any manner as she likes or make some additions and alterations in the aforesaid property as her own personal property without any hindrance, interruption, claim or demand whatsoever from the DONOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the DONOR. However it has been agreed between both the parties, that the DONEE shall not sale and transfer the said property in favour of anybody else in any circumstance upto ten year from the date of execution of this Gift Deed.
4. That the DONEE has accepted this Gift and signed as DONEE on this Gift Deed in token of her consent.
5. That the DONEE is fully entitled and authorised to get the aforesaid property mutated/transferred/substituted in her own name in the relevant records of Municipal Corporation of Delhi or any other concerned Government/Local authorities by presenting this GIFT DEED or its certified true copy in the office of the concerned authorities in the absence of the DONOR.
6. That the DONOR hereby assures the DONEE that the said property is at present free from all kinds of encumbrances such as mortgage, exchange, lien, court injunction, court decree, surety, security, acquisition, notification, Will, gift, dispute, family dispute, legal flaw, burden, court notice, litigation, charge, claim, demand court case, liability, attachment, prior sale etc. and there is no legal defect in the title of the DONOR.
7. That all the charges such as stamp duty, registration charges, advocate charges etc. for the execution of this GIFT DEED have been borne by the DONEE.
8. 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, Electric Consumption Bills and Water Consumption Bills or any other bills or charges shall be paid by the DONOR up to the date of handing over the peaceful vacant physical possession of the said property to the DONEE and thereafter the same shall be paid by the DONEE.
9. That the DONOR has delivered the vacant actual peaceful physical possession of the said property to the DONEE at the spot and the DONEE has occupied the same by means of this GIFT DEED.
10. That all original ownership documents in respect of the said property have been handed over by the DONOR to the DONEE at the time of execution of this GIFT DEED and the DONOR assured the DONEE that the documents which have been handed over by the DONOR to the DONEE are proper and in order and the same have been legally executed.

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TRUE COPY

e-Stamp Certificate No.IN-DL61747435524632O dated 20/06/2016

11. That the DONEE 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 her own name from the concerned authority by presenting this Gift Deed or its certified true copy and this Gift Deed shall be deemed and construed to grant the No Objection Certificate by the DONOR in favour of the DONEE.

12. That the DONOR, the DONEE and all their legal heirs shall remain bound to obey by all the terms and conditions of this Gift Deed and the DONOR, his legal heirs, successors and assigns have been left with no right, claim or concern in the said property under gift and the DONEE 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, exchange, hypothecation or otherwise without any interruption or disturbance by the DONOR or any of the legal heir of the DONOR.

13. That the DONOR and the DONEE have signed this Gift Deed without any pressure, influence, coercion from any side after understanding its contents which have been fully explained to the DONOR and the DONEE in vernacular and which admitted as true and correct.

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

WITNESSES:

1. Nitin

Sh Ramesh Chander

By F-103, Pkt-8,

2. Sec-12, Dwarka, N-2

UIN 575505226155

शामा शर्मा

SHAMA

Mo Ajay Chander

By BG-6/311C, Paschim Vihar,
New Delhi

DONOR

DONEE

TRUE COPY

Ist Party

IInd Party

Witness

Ist Party

Manish Verma

IInd Party

Geetanjali Verma

Witness

Nitin, Shama

Certificate (Section 60)

Registration No.4,903 in Book No.1 Vol No 8,746
on page 74 to 79 on this date **23/06/2016 17:55:49**
and left thumb impressions has/have been taken in my presence.

day Thursday

Date 23/06/2016 17:57:32


Sub Registrar

Sub Registrar IX

New Delhi/Delhi



169645874903

At the time of presentation of the document of any competent
authority of any other office or department of this office


Reader to SR-IX

TRUE COPY

Date 21/06/2016 14:24:22

Deed Related Detail

GIFT WITH IN MC AREA

and Detail

Sub Registrar IX

Building Type

Village/City

Dwarka Sector-4

Place (Segment)

Dwarka Sector-4

Property Type Residential

Property Address House No.: Flat No 531, Road No.: Third Floor, Dwarka Sector-4

Area of Property 98.01 Sq.Meter 0.00 0.00

Money Related Detail

Consideration Amount 8,610,000.00 Rupees

Stamp Duty Paid 344,400.00 Rupees

Value of Registration Fee 86,100.00 Rupees

Pasting Fee 100.00 Rupees

This document of

GIFT

GIFT WITH IN MC AREA

Presented by: Sh/Smt.

S/o, W/o

R/o

Manish Verma

Sh. Ashok Kumar

Flat No. 33, Pkt-1, Phase-II, Sec-13, Dwarka, New

in the office of the Sub Registrar, Delhi this 21/06/2016 13:45:27 day Tuesday between the hours of

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

Manish Verma

and Shri / Ms.

Geetanjali Verma

Who is/are identified by Shri/Smt/Km. Nitin S/o W/o D/o Ramesh Chandra R/o Flat No. 103, Pkt-8, Sec-12, Dwarka, New Delhi

and Shri/Smt./Km Shama S/o W/o D/o Ajay Bhandari R/o D/o-6/311, C.P. Paschim Vihar, New Delhi

(Marginal Witness). Witness 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 22/06/2016 11:00:12

Registrar/Sub Registrar
Sub Registrar IX
Delhi/New Delhi

श्रीमा शर्मा