



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL61365966288224T
 Certificate Issued Date : 09-Dec-2021 01:13 PM
 Account Reference : SHCIL (FI)/dl-shcil/ PITAMPURA1/ DL-DLH
 Unique Doc. Reference : SUBIN-DL-DL-SHCIL14740498291127T
 Purchased by : MANJULA
 Description of Document : Article 23 Sale
 Property Description : PROP. NO.V-686, RISHI NAGAR, SHAKUR BASTI DELHI-34
 Consideration Price (Rs.) : 11,25,000
 (Eleven Lakh Twenty Five Thousand only)
 First Party : ANJU KHURANA AND OTHERS
 Second Party : MANJULA
 Stamp Duty Paid By : MANJULA
 Stamp Duty Amount(Rs.) : 45,000
 (Forty Five Thousand only)

182246



01-08-1971

15-07-1960

Please write or type below this line



4861 2711 9806

BRIGA 4566R
 7174 3524 2079

6768 2171 7630

DIBPM 1551

QT 0002115660

Aju Khurana

Angana Gulati

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Statutory Alert:

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

SALE DEED

Required Particulars of the Property under Transfer for
the Calculation of Stamp Duty and Corporation Tax

Locality Name	:	RISHI NAGAR
Category of Locality as per MCD	:	"E"
Circle Rate of Locality	:	Rs.56,064/- Per Sq.Mtrs.
Rate of Construction as per MCD	:	Rs.7,488/- P.Sq.Mtrs.
Area of Property	:	50.18 Sq.Mtrs.
Floor in Property	:	4
Total FAR	:	200.72 Sq. Mtrs.
Plinth Area under sale	:	50.18 sq.mtrs.
Proportionate Land Right	:	1/4th share in land
Use Factor	:	Residential
Nature and Year of construction	:	Pucca, after 2000
COST OF LAND	:	RS.7,03,322/-
COST OF CONSTRUCTION	:	RS.3,75,747/-
TOTAL COST OF PROPERTY	:	RS.10,79,070/-

SALE DEED FOR A SUM OF RS.11,25,000/-

Stamp Duty @ 2 % on Rs.11,25,000/-	Rs.22,500/-
Corporation Tax @ 2 % on Rs.11,25,000/-	Rs.22,500/-

TOTAL DUTY.....Rs.45,000/-

This **SALE DEED** is made and executed at Delhi on this **17-12-2021**, by **1. SMT. ANJU KHURANA** (50 % UNDIVIDED SHARE) Wife of Shri Madan Gopal Khurana R/o 1847, Rani Bagh, Shakur Basti, Delhi-110034, & **2. SMT. ANJANA GULATI** (50 % UNDIVIDED SHARE) Wife of Shri Kuldeep Gulati R/o 24, First Floor, Shakti Vihar, Delhi-110034, (hereinafter called the **VENDORS**).

--IN FAVOUR OF--

SMT. MANJULA wife of Shri Singha Ram R/o 473, E-Block, Shakur Pur J.J. Colony, Delhi-110034, (hereinafter called the **VENDEE**).

Anju Khurana

Anjana Gulati

MSM

S No. 26074

Date 24/12/2021

Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI A

Village/City Rishi Nagar

Place (Segment) Rishi Nagar

Property Address House No.: PROP NO-V-686,

Building Type

Property Type Residential

Road No.: Rishi Nagar

Area of Property 50.18 Sq.Meter

Money Related Detail

Consideration Amount :1,125,000.00 Rupees

Stamp Duty Paid 45,000.00 Rupees

Value of Registration Fee 11,250.00 Rupees

Pasting Fee 100.00 Rupees

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

ANJU KHURANA

ANJANA GULATI

S/o W/o

MADAN GOPAL KHURANA

KULDEEP GULATI

R/o

1847 RANI BAGH SHAKUR BASTI DELHI

24 FF SHAKTI VIHAR DELHI

in the office of the Sub Registrar, Delhi this 24/12/2021 11:44:00AM day Friday

between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New DelhiExecution admitted by the said Shri / Ms.
ANJU KHURANA, ANJANA GULATIand Shri / Ms.
MANJULAWho is/are identified by Shri/Smt/Km. SINGA RAM S/o W/o D/o ATTANARI R/o E-473 FF JJ COLONY SHAKURPUR
DELHI
and Shri/Smt/Km. HARPREET SINGH S/o W/o D/o BEANT SINGH R/o 67 APNA GHAR SOCIETY RANI BAGH 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 presenceVendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs. 1,125,000.00 Eleven Lakh Twenty Five Thousa
Only

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

Vendor(s)/Mortgagor(s) by Sh./Ms. MANJULA

S/o, W/o, SINGHA RAM

R/o, 473 BLK-E SHAKUR PUR JJ COLONY DELHI

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

Date 24/12/2021 18:50:55

Registrar/Sub Registrar
Sub Registrar VI A
Delhi/New Delhi

The expressions of Vendors and Vendee shall mean and include them, their respective legal heirs, successors, executors, administrators, legal representatives and assignees etc..

WHEREAS, the **VENDORS** are the sole, exclusive and absolute owner and in possession of **ENTIRE BUILT-UP THIRD FLOOR (L-TYPE CORNER), WITH ROOF RIGHTS UPTO SKYHIGH**, With Common Passage and Common Staircase, entrance Gate, alongwith Common Lift facility, built on land measuring 60 sq.yds., out of total land measuring 125 sq.yds., part of **BUILT-UP PROPERTY BEARING NO.V-686**, alongwith one scooter parking right at Ground Floor in common parking area, bearing Old Nos.2263, WZ-279 & 380, Out of **KHASRA NO.369**, Situated in the area of **VILLAGE SALEEMPUR MAZRA MADIPUR**, Delhi State, Delhi, now abadi known as **RISHI NAGAR**, Shakur Basti, Delhi-34, which is bounded as under :-

East :-> Remaining Portion
West :-> Gali 15 Fts.
North :-> Remaining Portion
South:-> Gali 10 Fts.

With the proportionate freehold rights of the land under the said Property, (hereinafter called the **PROPERTY**).

AND WHEREAS, the **VENDORS** have purchased the above said property from **1. SHRI YASH PAUL BATRA, 2. SHRI INDER PAUL BATRA, 3. SHRI DHARAM PAUL BATRA, 4. SHRI MITTER PAUL BATRA**, All Sons of Late Shri Nand Batra, all R/o V-686, Rishi Nagar, Shakur Basti, Delhi-110034, by virtue of **SALE DEED** dated 15-06-2018, duly Regd. as Doc.No.8636, In Addl. Book No.I, Volume No.7620, On Pages 97 to 105, dt.15-06-2018, with Sub-Registrar-VI-A, Pitampura, Delhi.

AND WHEREAS, by the strength of the said documents/facts the Vendors have got full rights, power and absolute authority to sell or transfer the above said property either in part or in whole to anyone in any manner according to their choice, and the said property is still free from all sorts of encumbrances i.e. prior Sale, Agreement, Gift, Attachment, Will, Mortgage, lien, Court Case, attachment, injunction etc.

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Ajay Khurana

Anya Gulati

AND WHEREAS, the **VENDORS** for their bonafide needs and legal requirements have agreed to sell the **ENTIRE BUILT-UP THIRD FLOOR (L-TYPE CORNER)**, **WITH ROOF RIGHTS UPTO SKYHIGH**, With Common Passage and Common Staircase, entrance Gate, alongwith Common Lift facility, built on land measuring 60 sq.yds., out of total land measuring 125 sq.yds., part of **BUILT-UP PROPERTY BEARING NO.V-686**, alongwith one scooter parking right at Ground Floor in common parking area, bearing Old Nos.2263, WZ-279 & 380, Out of **KHASRA NO.369**, Situated in the area of **VILLAGE SALEEMPUR MAZRA MADIPUR**, Delhi State, Delhi, now abadi known as **RISHI NAGAR**, Shakur Basti, Delhi-34, which is bounded as under :-

East :-> Remaining Portion
West :-> Gali 15 Fts.
North :-> Remaining Portion
South :-> Gali 10 Fts.

With the Proportionate freehold rights of the land under the said Property, duly fitted with electric, water and sewer connections therein, along with fittings and fixtures fitted therein, (hereinafter called the **PROPERTY UNDER SALE**) unto the Vendee for a total sum of **Rs.11,25,000/-** (Rupees Eleven Lac Twenty Five Thousand Only), and for which the Vendee have also agreed to purchase the above mentioned property under sale for the said amount from the Vendors.

NOW THIS SALE DEED IS WITNESSETH AS UNDER :-

1. That the Vendors have received the full and final entire sale consideration amount of **Rs.11,25,000/-** (Rupees Eleven Lac Twenty Five Thousand Only) from the Vendee, prior to the execution of this SALE DEED, in the following manner :-

Rs.5,62,500/- transfer through RTGS vide UTR
No.CNRBR52021111571700740, DT.15-11-2021,
Rs.5,62,500/- transfer through RTGS vide UTR
No.CNRBR52021111571700879, DT.15-11-2021,
Both from Canara Bank, Rani Bagh, Delhi.

That the Vendors have also acknowledged the receipt of the same from the Vendee, at the time of execution, presentation of this SALE DEED before Sub-Registrar VI-A, Pitampura, Delhi.

And the Vendors hereby declare that now nothing remains due towards the Vendee out of total sale consideration.

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Angana Gulati

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2. That in consideration of the above said amount the Vendors doth hereby convey, transfer, sell and assign all their rights, titles and interest alongwith complete all benefits, facilities, privileges, easements, appurtenances and advantages whatsoever absolutely, completely and forever in respect of the above said property under sale in favour of the Vendee.
3. That the Vendors hereby declare that the Vendors are the only rightful owner of the said property and anyone else except the Vendors have no right to sell, transfer, convey or assign the same in any manner herein appearing. That Vendors hereby assure the Vendee that the said property is free from any claim, title, interest & right etc. which can prevent the Vendors from conveying assigning or transferring the said property unto the Vendee in the manner, hereinabove described.

That the Vendors further undertake that in the event of any defect in their title as an result whereof, the Vendee is/are dispossessed from the said property or part thereof, the Vendors shall indemnify to the Vendee to the extent of the loss thus sustained and suffered by the Vendee, the Vendors and his property both movable and immovable shall be liable to make good and loss thus suffered by the Vendee, and the Vendee shall have full right to recover the same alongwith the other expenses of courts, profit of market value, costs and expenses of additional construction, renovation etc. whatsoever from the Vendors through the court of law.

4. That the Vendors hereby assure the Vendee that the aforesaid property under sale is free from all sorts of encumbrances such as prior sale, gift, lease, decree, injunction, exchange, equitable mortgage, litigation/s, dispute, stay order/s, income tax attachment/s, sales tax attachment/s, including any other attachment/s, notification/s and acquisition, charge/s, lien/s, family dispute, court-injunction, contract, agreement, surety and security etc. or any other registered or unregistered encumbrances, and if it is proved otherwise and the Vendee suffer any loss, damage, cost from this transaction, property, Sale Deed etc. and/or dispossess from the above said property due to any concealment of facts, undisclosed statements, then the Vendors shall be liable and responsible to compensate the Vendee upto the prevailing market price of that period, otherwise the Vendee shall have right to initiate legal proceedings against the Vendors.
5. That the Vendors hereby assure the Vendee that the above said property is not the property of HUF and neither the children of the Vendors and nor anybody else have any right, title, interest, claim or demand in the said property till today.

Ajay Khurana

Angana Gulati

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6. That the Vendors hereby further assure the Vendee that there is no subsisting agreement for sale in respect of the above said property and the same has not been transferred in any manner whatsoever in favour of any other person or persons and the Vendors have a good marketable title over the said property.
7. That the Vendors hereby further assure the Vendee that there is no notice of default or breach on part of the Vendors or their predecessors-in-interest under any provisions of law in respect of the above said property.
8. That the Vendors hereby assure the Vendee that they (Vendors) and their legal heirs, attorneys, successors, nominee or any other person shall have no rights title and interest regarding the said property from today and in future.
9. That the Vendors further declare that the above said property under sale is their self acquired property from own funds and sources.
10. That the Vendee can get the said property under sale mutated in her own name as owner in the revenue records of the concerned authority or M.C.D. Records on the basis of this SALE DEED or its Certified True Copy, even in the absence of the Vendors.
11. That all the rights, privileges, appurtenances, attachments, and easements attached with the above said property under sale have also been conveyed and transferred with the said property by the Vendors unto the Vendee.
12. That the Vendors now admit that after the execution of this SALE DEED, the Vendors has been left with no right, title and interest of any nature whatsoever in the said property under sale and Vendee has now become the absolute owner of the same, and Vendee will use, enjoy, hold and utilize the said property in any manner as Vendee likes without any interruption or disturbances by the Vendors or any other person claiming title through or under them.
13. That the Vendee may apply and get the existing Electric and Water Connection/s (with security deposit) transferred in her own name in the records of the NDPL/TPDDL and Delhi Jal Board or any other concerned authority, on the basis of this SALE DEED or its Certified copy. That Vendee can also apply and get more Electric and Water connection in her own name, in the above said property.

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Anjana Gulati

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14. That the Vendee will be permitted and allowed for maintenance, inspection and repairing of her water motor and water and electric meters which are installed in common passage on Ground Level of the said property.
15. That all the convenience and other amenities alongwith right to egress and ingress have been conveyed to the Vendee herein to use in common alongwith other occupants/owners of the building.
16. That all common portions like staircase, passage, entrance/gates to the building premises and all other services, facilities like draining. Sewerage pipes/channels, main holes, ventilators, if any, etc. shall remain common for use of the Vendee and other co-owner/occupants of the building.
17. That the Vendee hereby declare that the Vendor and/or occupant of other floors have right to go and get repair, change, install, inspect, the Water Tank, T.V. Antenna/Dish (Domestic), at the Roof/Terrace of the Top Floor without any objection from the Vendee, in all reasonable hours of the day, Similarly the Vendee will be permitted and allowed for maintenance, inspection and repairing of her water motor and water and electric meters which are installed in common passage on Ground Level of the said property.
18. That the Vendors hereby declares that by virtue of this Sale Deed the Vendee have now got the proportionate rights in the land of the said property.
19. That the Vendors shall bear and pay all the prior dues, demands, taxes etc. (i.e. Electricity, Water, Sewer bills, House Tax, Sewer Development Charges etc.) in respect of the above said property upto the date of registration of this SALE DEED and thereafter the same shall be paid by the Vendee.
20. That the peaceful physical vacant possession of the above said property under sale has been handed over to the Vendee by the Vendors, on the spot.
21. That all the expenses for registration of this SALE DEED i.e. Stamp Duty, Registration fees etc. have been paid and borne by the Vendee.
22. That all the relevant documents in ORIGINAL/PHOTOCOPY pertaining to the title of the said property under sale have been handed over to the Vendee by the Vendors, on the spot.

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Angana Gulati

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23. That the Vendee shall be well within the rights to carry out any type of additions, alterations in the said property under sale for according to her use and convenience.
24. That the above said colony i.e. **RISHI NAGAR**, is regularized as per DDA Resolution No.25, Dt.02-04-1979.
25. That the Vendee shall have right to use and fix the Door Bell, Door Phone and Name Plate (normal size) at the main gate on the Ground Floor, to which the Vendors/owners and/or occupant of the other floors of the said property, shall have no objection under all/any circumstances.
26. That if any error, omission are noticed, then the same will not annul this SALE DEED and at the request of the Vendee, the Vendors shall always be ready to execute the rectification deed, supplementary deed for the correction of the same at the cost and expenses of the Vendee.
27. That the Vendors from time to time and at all times hereafter, at the costs and request of the Vendee do, execute or cause to be done at such times all such acts, deeds and things whatsoever for further and more perfectly assuring the sale of the above mentioned property under sale in favour of the Vendee as shall or may reasonably be required.
28. That any error or omission or mis-description of the property under sale regarding the number of any references to the number of documents, books, volumes or pages of the registrar office, regarding the title deed of the said property shall not annul the deed and such error or mis-description are material one, and the Vendee will be entitled to get it removed by the Vendors or his attorney by obtaining further necessary deed of assurance or supplementary deed at the cost of Vendee.
29. That the Vendee shall be fully entitled to use, to hold, to enjoy, to Sale, Gift, Will, Mortgage, Lease the said Property under sale in any manner she likes without any hindrance, objection from any corner, after the execution of this SALE DEED.
30. That Vendee shall use the common Lift and bear the expenditure incurred on the repairs and maintenance and electricity charges of lift. along with the occupants of building i.e. First Floor, Second Floor, Third Floor and shall pay the 25 % share of the same.
31. That the Vendors hereby assures and confirm that Vendors is/are selling the above said property under sale without any threat, coercion, allurements, fraud, pressure, influence etc. from any side/corner and rather out of their own sweet will, desire and bonafide requirement.

Anjitha

Arjana Gulati

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Form-A

[See Rule 5 Of The Delhi Stamp (Prevention Of Undervaluation Of Instruments) Rules, 2007]

1. Name Of Office Of Registrar/Sub-Registrar.....VI-A, Pitampura, Delhi

2. Name & Father's Name of Transferor...

1. SMT. ANJU KHURANA (50 % UNDIVIDED SHARE) Wife of Shri Madan Gopal Khurana R/o 1847, Rani Bagh, Shakur Basti, Delhi-110034, & **2. SMT. ANJANA GULATI** (50 % UNDIVIDED SHARE) Wife of Shri Kuldeep Gulati R/o 24, First Floor, Shakti Vihar, Delhi-110034,

3. Name of Transferee..

SMT. MANJULA wife of Shri Singha Ram R/o 473, E-Block, Shakur Pur J.J. Colony, Delhi-110034,

4. If The Property Was Transferred Earlier (Yes/No)

If Yes, Amount Of Consideration Thereof

5. Amount Of Consideration of The Present Transfer. **Rs.11,25,000/-**

6. Other Information

A. In Case of Agricultural Landn/a

B. In Case of Non-Agricultural Land :

I. Location Of The Property

A. Name Of The Colony/Locality... **RISHI NAGAR**

B. Sl.No. Of The Colony In The List.....n/a

C. Category Of The Colony/Locality..... E

D. Total Area 50.18 sq.mtrs.

II. Land Use **RESI.**

(Residential/Commercial/Industrial/Private Public Purpose/ Govt. Public Purpose

III. Land Marks, If Any, With The Help Of Which The Property

Can Be Located :.....N/A

C. In Case Of Built-Up Property Other Than Flats :

I. Total Area Of The Plot 50.18 sq.mtrs.

II. Land Use **RESI.**

(Residential/Commercial/Industrial/Private Public Purpose/ Govt. Public Purpose

Proportionate Share in land : 1/4TH SHARE IN LAND

Land use : **RESI.**

Anjana Gulati

Anju Khurana

Signature of Transferor/s

Verification

I/We, Do Hereby Solemnly Declare That What Is Stated Above Is True To The Best Of My/Our Knowledge And Belief.

Verified Today, this 17-12-2021.

Manjula

Signature of Transferee/s

Anju Khurana

Signature of Transferor/s

Anjana Gulati

UNDERTAKING

I/We, **SMT. MANJULA** wife of Shri Singha Ram R/o 473, E-Block, Shakur Pur J.J. Colony, Delhi-110034, do hereby undertake as follows :-

1. I/We am/are the buyer(s) of the property as detailed below :-

ENTIRE BUILT-UP THIRD FLOOR (L-TYPE CORNER), WITH ROOF RIGHTS UPTO SKYHIGH, With Common Passage and Common Staircase, entrance Gate, alongwith Common Lift facility, built on land measuring 60 sq.yds., out of total land measuring 125 sq.yds., part of **BUILT-UP PROPERTY BEARING NO.V-686**, alongwith one scooter parking right at Ground Floor in common parking area, bearing Old Nos.2263, WZ-279 & 380, Out of **KHASRA NO.369**, Situated in the area of **VILLAGE SALEEMPUR MAZRA MADIPUR**, Delhi State, Delhi, now abadi known as **RISHI NAGAR**, Shakur Basti, Delhi-34.

2. The mobile no. mentioned by me belongs to me/us.

3. I/we have no objection if the details of the property purchased by me/us vide this deed is shared with concerned local bodies/Public utilities for change of name/mutation in their record.



SIGNATURE OF BUYER(S)

Electricity CA No.(TPDDL)
Property Id.(MCD)
Mobile No.
Email Id.

: 0600 2864091
: 104959715000
: 9718695530
: nkradv@nahoo.co

32. That on the basis of this Sale Deed the Vendee have now become the sole and absolute owner of the above said property along with all fittings and fixtures fitted therein, duly fitted with Electric, water and sewer connections in working order, along with freehold rights of the land under the said Property, with all rights and title therein, with all its rights, title and interest mentioned hereinabove and all other rights which would create in future by virtue of Property, authorities or in any other way.
33. That the above said property has not been notified so far under section 4 & 6 of Land Acquisition Act.
34. That this Sale Deed has been drafted on the basis of the previous documents provided by the Vendee, and on the clear instructions of **VENDEE** only.
35. That the Vendors and Vendee both are Citizens of India.

IN WITNESSES WHEREOF, the Vendors and Vendee have set their respective hands on this **SALE DEED**, after reading and understanding the contents of the same, voluntarily, in good and perfect health and with their sound and disposing mind and without any fear, influences and pressure from any corner, on the day, month and year first above written, in the presence of the following noted witnesses:-

WITNESSES :-

1.

SINGA RAM
8088, ATTANARI
A.O. E-473, F.F.
72, Colony Shahpur Delhi - 74
5208 3172 6952

Angana Ruler

Ajita Khanna
VENDORS

HARPREET SINGH

2.

HARPREET SINGH
80 Sh. Beant Singh
R/o 67, Apna Ghar Society,
Rani Bagh, Delhi - 74
9744 1305 0598

HG M

VENDEE

Reg. No. 18246 Reg. Year 2021-2022 Book No. 1



Ist Party



IIInd Party



Witness

Ist Party ANJU KHURANA , ANJANA GULATI

IIInd Party MANJULA

Witness SINGA RAM, HARPREET SINGH

Certificate (Section 60)

Registration No.18,246 in Book No.1 Vol No 10,376
on page 75 to 85 on this date 25/12/2021 1:54:15PM
and left thumb impressions has/have been taken in my presence.

day Saturday

Date 25/12/2021 14:19:23

Sub Registrar
Sub Registrar VI A
New Delhi/Delhi



Anjana Gulati



2178541718246

Anju Khurana