

1651

Non Judicial



# Indian-Non Judicial Stamp Haryana Government



Date : 01/07/2022

Certificate No. T0A2022G262

Stamp Duty Paid : ₹ 146200  
(Rs. Only)

GRN No. 92007657



Penalty : ₹ 0

(Rs. Zero Only)

## Seller / First Party Detail

Name: Saurabh Pahuja

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Delhi

District : Delhi

State : Delhi

Phone: 96\*\*\*\*\*91

Others : Pushpa rani



## Buyer / Second Party Detail

Name : Shikha Shukla

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Unnao

District : Unnao

State : Uttar pradesh

Phone : 96\*\*\*\*\*91

Purpose : SALE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

## SALE DEED OF FLAT

Residential Flat No. 05-09-04

Area – 1342 Sq.Ft Car Parking B307A

situated in "Sunshine County" Sushant City, sector-63,

Tehsil Rai &amp; District Sonapat, Haryana,

WORTH Rs. 29,00,000/-

STAMP Rs. 1,45,000/-

STAMP NO- T0A2022G262, DATED 01/07/2022,

Location- Rasoi/Sunshine County

Seller PAN- AJOPP5614N, AJOPP5613M

Collector Rate-2000 Sq feet

Reg Fee- 15003/-

Outside MC Area

This sale deed is made at Rai on this 04<sup>TH</sup> day of JUNE. 2022 by\*

1-MRS. PUSHPA RANI (AADHAAR NO-9737 1333 2771) W/O MR. RATTAN LAL PAHUJA &  
2-Mr. SAURABH PAHUJA (AADHAAR NO- 6957 3823 1037) S/O MR. RATTAN LAL PAHUJA  
R/O FLAT NO -63B, SITA APARTMENT SEC-14, ROHINI RAJA PUR KALAN, SEC-7, NARELA  
DELHI-110085;(Hereinafter called the VENDORS) which expressions shall mean and include  
unless repugnant to the context, their heirs, Executors, successors, Administrator, Assigns,  
Attorney legal claimants of the FIRST PART; (VENDORS)

*[Signature]*  
92007657

INFAVOUR OF

*[Signature]*

गुद्रण दिनांक 04/07/2022 01:58 PM

पंजीकरण दिनांक: 04-07-2022

प्रलेख क्र.: 1651

यसीका संबंधी विवरण

यसीका का नाम SALE URBAN AREA OUTSIDE MC

स्थित- मै. अन्शल प्रो. & इन्फ्रा. लि.  
पंजीकृत कॉलोनी

गांव/शहर- 36-रसोई

तहसील/सब-तहसील- राई

शहरी - म्युनिसिपल क्षेत्र सीमा के बाहर

पता : 050904 TOWER NO 05 FLOOR NO 09 FLAT NO 04 SUNSHINE COUNTY RASOI SONIPAT

धन संबंधी विवरण

राशि- 2922000 रुपये

स्टाम्प नं- T0A2022G262

रजिस्ट्रेशन फीस- 15000 रुपये

EChallan: 92012455

कुल स्टाम्प शुल्क- 146100 रुपये

स्टाम्प का मूल्य- 146200 रुपये

पेस्टिंग शुल्क- 3 रुपये

सेवा शुल्क- 200

द्वारा तैयार किया गया- अमित कुमार वकील

भूमि का विवरण

1342 Sq. Feet

निवासीय

यह प्रलेख आज दिनांक 04-07-2022 दिन सोमवार समय 1:58:00 PM बजे श्री/श्रीमती/कुमारी PUSHPA RANI पत्नी RATTAN LAL PAHUJA SAURABH PAHUJA पुत्र RATTAN LAL PAHUJA निवास DELHI द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

PUSHPA RANI SAURABH PAHUJA

उप/संयुक्त पंजीयन अधिकारी (राई)

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र प्राप्त कर लिया गया है

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 04-07-2022

PUSHPA RANI SAURABH PAHUJA

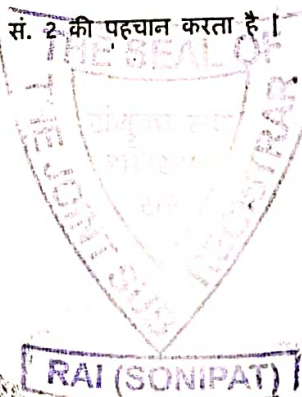
उपरोक्त क्रेता व श्री/श्रीमती/कुमारी SHIKHA SHUKLA पत्नी S K SHUKLA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ANAND N पिता --- निवासी RASOI व श्री/श्रीमती/कुमारी RAJESH KUMAR पिता --- निवासी KUNDLI ने की।

साक्षी सं. 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी सं. 2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (राई)

उप/संयुक्त पंजीयन अधिकारी (राई)

दिनांक 04-07-2022





**SHIKHA SHUKLA (AADHAR NO- 8518 3841 0917, PAN NO- CXGPS2976C) D/O S K SHUKLA R/O 78KASIF ALI SARYA, UNNAO, UTTAR PRADESH-209801;** hereinafter called the VENDEE which expressions shall mean and include unless repugnant to the context, their heirs, Executors, successors, Administrator, Assigns, Attorney legal claimants of the SECOND PART;

WHEREAS the VENDORS is the absolute owner of a Residential Flat No. 05-09-04 (Tower No. 05, Floor No.-09, Flat No.-04) measuring super area of 1342 Sq.Ft in the group housing project developed by M/s Ansal Properties and Infrastructure Limited (API) along with a Car Park Space No. B-307A situated in the said scheme named, "Sunshine County" Sushant City, sector-63, Tehsil Rai & District Sonapat, Haryana, alongwith proportionate, undivided, importable share only in the land underneath the building in which the flat is located, together with proportionate rights in the common areas and facilities including all ways, paths, passages, basements, and appurtenances whatsoever to the said flat to Have, Hold and Enjoy the same unto the VENDEE, absolutely and forever. ( hereinafter referred to as the SAID Flat) Forming part of the approved layout plan of colony Sushant city API Kundli .

AND WHEREAS the Sale deed of the said flat have been executed in the name of the VENDORS registered Document No- 238 dated 17-04-2014 in the office of Sub-Registrar, Rai.

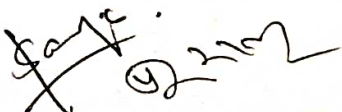
AND WHEREAS there is no court case, stay pending regarding the above said flat and if any court case, stay is found, the VENDORS will be responsible for the same.

AND WHEREAS the VENDORS hereby declares that the above said flat is free from all encumbrances like mortgage etc. and the VENDORS title is quite clear and free from all encumbrances.

AND WHEREAS the VENDORS has agreed to sell the flat to the VENDEE and VENDEE have also agreed to purchase the same.

**NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:**

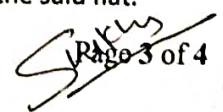
1. That in pursuance of an sale agreement and in consideration of a sum of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) paid by the VENDEE to the VENDORS with the execution of these presents and the receipt whereof the VENDORS hereby admits and acknowledges as full and final payment from the VENDEE , the VENDORS hereby sell, conveys, assigns, transfers, assures unto the VENDEE all that Residential Flat No. 05-09-04 (Tower No. 05, Floor No.-09, Flat No.-04) measuring super area of 1342 Sq.Ft in aforesaid Group Housing along with a Car Park Space No- B-307A situated in the said scheme named, "Sunshine County" Sushant City, sector-63, Tehsil Rai & District Sonapat, Haryana, alongwith proportionate, undivided, importable share only in the land underneath the building in which the flat is located, together with proportionate rights in the common areas and facilities including all ways, paths, passages, basements, and appurtenances whatsoever to the said flat to Have, Hold and Enjoy the same unto the VENDEE, absolutely and forever along with all right, privilege attached therewith forever.
2. That the VENDORS has received the full and final payment of the said flat from the VENDEE as such nothing is due from the VENDEE. Details are given below.



  
Page 2 of 4

- A- RS 11,000/- Ref no.- 211509995950 Date 25-04-2022 Bank HDFC  
B- RS 11,000/- Ref no.- 212633881432 Date 06-05-2022 Bank HDFC  
C- RS 1,50,000/- Ref no.- NI26221946032810 Date 06-05-2022 Bank HDFC  
D- RS 1,50,000/- Ref no.- NI26221946020193 Date 06-05-2022 Bank HDFC  
E- RS 13,00,000/- DD no.- 695805 Date 17-06-2022 Bank HDFC  
F- RS 13,00,000/- DD no.- 695806 Date 17-06-2022 Bank HDFC

3. That the VENDORS has handed over the vacant, actual and physical possession of the above said flat to the VENDEE.
4. That now the VENDEE have become the absolute owner of the said flat without any further demand or interruption from the VENDORS or from their heirs, successors, assigns, attorneys etc.
5. That the expenses of these presents viz. stamp duty etc. have been borne by the VENDEE.
6. That now the VENDORS or his/her/their respective heirs, successors shall have no claim/right/ title/interest in the said flat.
7. That in case if the possession of the said flat is taken away from the VENDEE due to wrongful sale or due to defect in the title of the VENDORS, the VENDORS shall be liable to make good the losses if any suffered by the VENDEE.
8. That the sale transaction between the parties with regards to above said flat is final and complete.
9. That the VENDORS being of disposing and sound mind by free will without any pressure do herein grants, conveys and transfer all his rights, titles and interests in the above said residential flat.
10. That the said property transferred herein is free hold and free from all encumbrances, claims, demands liens, gift etc.
11. That the actual physical vacant peaceful possession of the said property hereby conveyed as been delivered to the VENDEE at the Spot who have become the absolute owner in possession of the same and shall enjoy all the rights, privileges, passages, appurtenances and possessions etc. and absolute owner of the said property without any hindrance, other incidental charges for this sale deed have been borne and paid by the VENDEE.
12. That the taxes, dues or demands in respect of this property has been paid as per bills raised by **M/s Ansal Properties and Infrastructure Limited** and cleared by the VENDORS up to the date of execution of this sale deed absolutely and thereafter it shall be the responsibility of the VENDEE for future taxes etc.
13. That the first parties have taken no objection certificate from the **M/s Ansal Properties and Infrastructure Limited** that there are no dues pending regarding the said flat.



Page 3 of 4



14. That all the previous documents concerning this property have been handed over by the VENDORS to the VENDEE in original like A- Conveyance Deed, B-Builder- Buyer agreement- between API and VENDORS and Sale Deed ,original transfer letter etc. at the time of execution of this sale deed.
15. That the amount of sale consideration includes contingency deposit and security deposit which the VENDORS has paid to M/s Ansal Properties and Infrastructure Limited.Now the VENDEE is entitled to get the said amount endorsed in its favor.
16. That the contents of these presents have been fully read over explained to and made to understand to the parties the correctness of which the parties hereto admit.

Note- That this document is registered under Registration Act-1908. Both the Parties shall responsible for this registration.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE DAY OF MONTH AND YEAR WRITTEN IN THE PRESENCE OF THE WITNESSES GIVEN BELOW:-

SCRIBE:

WITNESS;

Anand Numberdar S/o  
Sh. Hoshiyar Singh R/o Rasoi,snp



VENDORS;

1-MRS. PUSHPA RANI

*Pushpa*

2-Mr. SAURABH PAHUJA



WITNESS;

Mr. RAJESH KUMAR S/O J KUMAR  
R/o KUNDLI SONPAT

*Rajesh*



VENDEE;

SHIKHA SHUKLA

*Shikha*



*Neel*  
996888707  
AHLAWAT  
Advocate  
9-A/2009

Reg. No.

Reg. Year

Book No.

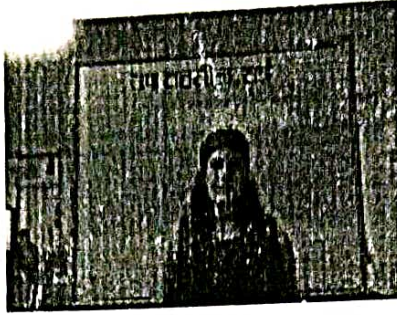
1651

2022-2023

1



विक्रेता



क्रेता



गवाह

*Handwritten signatures and fingerprints of the parties.*

उप/सयुक्त पंजीयन अधिकारी

विक्रेता :- PUSHPA RANI SAURABH PAHUJA

क्रेता :- SHIKHA-SHUKLA

गवाह 1 :- ANAND N

गवाह 2 :- RAJESH KUMAR

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 1651 आज दिनांक 04-07-2022 को बही नं 1 जिल्द नं 60 के पृष्ठ नं 127.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 1938 के पृष्ठ संख्या 28 से 30 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 04-07-2022



उप/सयुक्त पंजीयन अधिकारी ( राई )