

INDIA NON JUDICIAL**Government of National Capital Territory of Delhi****e-Stamp**

Certificate No.

IN-DL72354760421194V

Certificate Issued Date

06-Mar-2023 03:05 PM

Account Reference

NONACC (BK)/ dlunboi02/ GUJARANWALA TOWN/ DL-DLH

Unique Doc. Reference

SUBIN-DDDLUNBOI0216377473156398V

Purchased by

CHANCHALA

Description of Document

Article 23 Sale

Property Description

KHASRA NO. 812/1 EXTENDED LAL DORA VILLAGE BURARI DELHI

Consideration Price (Rs.)

27,00,000
(Twenty Seven Lakh only)

First Party

SHIV KUMAR GUPTA

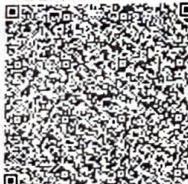
Second Party

CHANCHALA

Stamp Duty Paid By

CHANCHALA

Stamp Duty Amount(Rs.)

1,08,000
(One Lakh Eight Thousand only)**LOCKED**

20-04-1960

AIC 7961- 4723-7476
P.No. AA2PS 3367E

Please write or type below this line

13-10-1969

AIC 6339- 6190-6815

HEGISTRAR OF
RECORDS & STAMPS
Shiv

Statute of Limitations

This certificate is valid for a period of three years from the date of issue. Any alteration in the certificate and its availability on the website / Mobile App renders it invalid.

The user of the certificate is responsible for informing the competent authority.

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RJ 0006633744

P.No. AGUPC 5374K

CENTRAL DISTT. DELHI

Chetan

SALE DEED FOR Rs.27,00,000/-**BRIEF ELEMENTS UNDER CALCULATION AS PER APPLICABLE CIRCLE RATES**

a)	PROPERTY TYPE	RESIDENTIAL (FLOOR).
b)	LOCALITY NAME	EXTENDED LAL DORA OF BURARI, DELHI-110084.
c)	CATEGORY OF LOCALITY	'H'
i)	Cost of land	Rs.23,280/- Per Square Meters
ii)	Cost of Construction	Rs.3,480/- Per Square Meters
d)	KHASRA No.	812/1Min.
e)	TOTAL PLOT AREA	186.4503 Square Meters.
f)	TOTAL PLINTH AREA	932.2515 Square Meters.
g)	NO. OF FLOORS	STILT + FOUR.
h)	PLINTH AREA UNDER TRANSFER	83.61 + 12 (stilt) = 95.61 Square Meters.
i)	USE FACTOR YEAR OF CONST.	1 (RESIDENTIAL) ONWARDS 2020
j)	COMPONENT MINIMUM COST OF LAND [(Minimum value of Land rate per sq. mtrs) x total plot area x use factor]/total Nos. of Floor =	VALUE Rs.23,280/- x 83.61 x 1 x 1/4 = Rs.4,86,611/-.....(a)
	MINIMUM COST OF CONSTRUCTION [(cost of construction) x Plinth area x (age factor) x (STF)]	Rs.3,480/- x 95.61 x 1.0 = Rs.3,32,723/-.....(b)
	TOTAL VALUE i.e. a + b:->	Rs.8,19,334/-
k)	TRANSACTION VALUE Corporation Tax @ 2% Stamp Duty.....@ 2% Total Duty.....@4% STAMP DUTY PAID	Rs.27,00,000/- Rs.54,000/- Rs.54,000/- Rs.1,08,000 Rs.1,08,000/-

SALE DEED

This Sale Deed is Made & Executed at Delhi on this 9th day of March, 2023, by and between: **SHRI SHIV KUMAR GUPTA** son of Sh. Basheshar Dayal Gupta resident of BJ-128, Shalimar Bagh, Delhi-110088, as Special Attorney of **(1) ANKIT GUPTA (H.U.F.) [UNDIVIDED 1/3rd shares]** through its Karta Shri Ankit Gupta son of Shri Kamal Prakash Gupta resident of BT-54, Shalimar Bagh

(West), Delhi-110088, & (2) SMT. POOJA GUPTA [UNDIVIDED 2/3rd shares] wife of Shri Nitin Gupta resident of BT-54, Block BT, West Shalimar Bagh, New Delhi-110088, vide Special Power of Attorney Registered as Document No.480, in addl. Book No.IV, Volume No.3943, on pages 172 to 174, on 11.05.2022, in the office of the Sub Registrar, Sub District-I, Delhi, hereinafter called and referred to as the **VENDORS**, the expression of which, herein used shall mean and include them and their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns of their respective part.

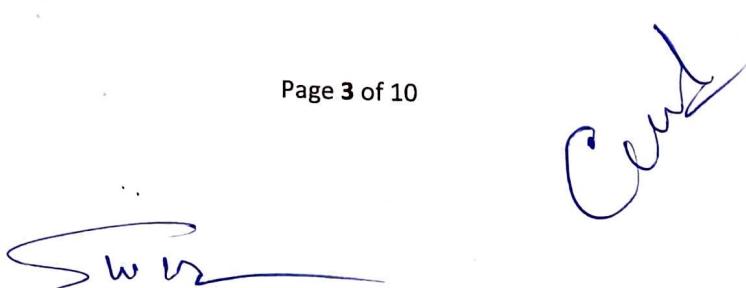
IN FAVOUR OF

SMT. CHANCHALA wife of Shri Rama Shankar resident of H.No.101-A, Khasra No.272, Near Masjid, Uttrakhand Enclave, Part-2, Nathupura, Burari, Delhi-110084, hereinafter called and referred to as the **VENDEE**, the expression of which, herein used shall mean and include her and her respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns of her respective part.

WHEREAS, the VENDORS (as mentioned herein) are absolutely seized and possessed of or otherwise well and sufficiently entitled to **PLOT BEARING PVT. NO.2, WITH LAND AREA MEASURING 223 SQUARE YARDS OR SAY 186.4503 SQUARE METERS, COMPRISING IN KHASRA NO.812/1min., SITUATED WITHIN THE EXTENDED LAL DORA OF VILLAGE BURARI, DELHI-110084**, and the same is bounded as under:-

- East :- Road 25 ft. Wide.
- West :- Plot bearing Pvt. No.3
- North :- Other's property.
- South :- Gali.

with the freehold rights, title, claims, concerns and interests of the Land underneath, hereinafter referred and called to as the **SAID PLOT**, and the same both have jointly acquired and purchased the same from **SMT. RENU AGGARWAL** wife of Shri Sanjay Kumar by virtue of Sale Deed Registered as Document No.9005, in Addl. Book No.1, Volume 8323, on Pages 71 to 78, on 23.12.2020, in the office of the Sub Registrar, Sub District-I, Delhi.



The image shows two handwritten signatures. One signature, written in blue ink, is located at the bottom left and appears to read "Smt. Pooja Gupta". Another signature, also in blue ink, is located at the bottom right and appears to read "Smt. Chanchala". Both signatures are cursive and somewhat stylized.

Deed Name SALE		SALE WITHIN MC AREA		
Land Detail		Building Detail		
Tehsil/Sub Tehsil	Sub Registrar I	Building Type		Class H
Village/City	Village Burari			
Place (Segment)	Village Burari			
Property Type				
Property Address	House No.: , Road No.: , Village Burari			
Area of Property	83.61 Sq Meter	0.00	0.00	
Money Related Detail				
Consideration Value	2,700,000.00 Rupees			
Value of Registration Fee	27,000.00 Rupees			
Transfer Duty	54000 Rupees			
Stamp Duty Paid	108,000.00 Rupees			
Pasting Fee	100.00 Ruppes			
Government Duty	54000 Rupees			

This document of SALE

SALE WITHIN MC AREA

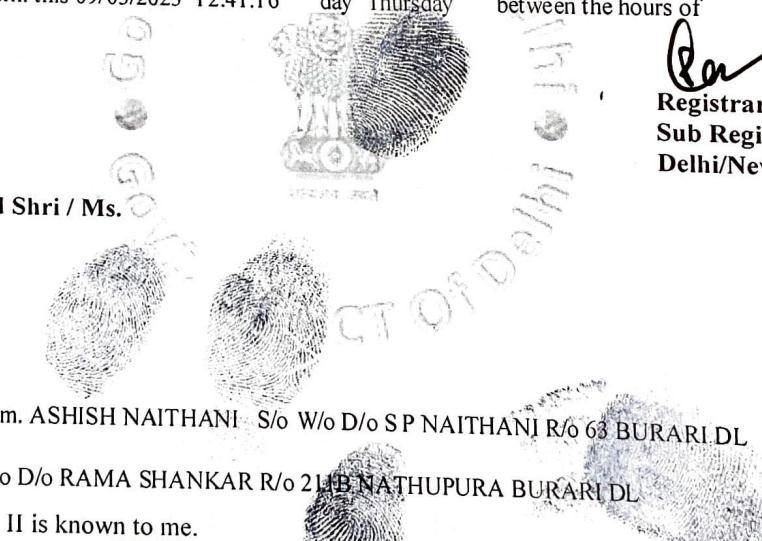
Presented by: Sh/Smt.
SHIV KUMAR GUPTA

S/o, W/o
BASHESHAR DAYAL GUPTA

R/o
BJ-128 SHALIMAR BAGH DL

in the office of the Sub Registrar, Delhi this 09/03/2023 12:41:16 day Thursday

between the hours of



Registrar/Sub Registrar
Sub Registrar I
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.
SHIV KUMAR GUPTA

and Shri / Ms.

CHANCHALA

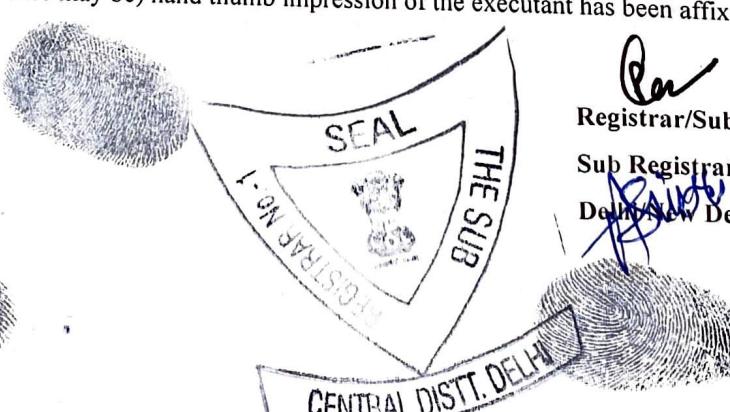
Who is/are identified by Shri/Smt/Km. ASHISH NAITHANI S/o W/o D/o SP NAITHANI R/o 63 BURARI DL

and Shri/Smt./Km SHIVAM S/o W/o D/o RAMA SHANKAR R/o 21B NATHUPURA BURARI DL

(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



Registrar/Sub Registrar
Sub Registrar I
Delhi/New Delhi

Date 10/03/2023 16:33:05



2390352102669

AND WHEREAS, lateron the above said VENDORS (as mentioned herein) have jointly raised construction and development over the said Plot with land measuring 200 sq. yards from their own and proportionate funds, costs, savings, expenses and resources and accordingly constructed & developed the building over it and remaining area of 23sq. yards vest in the common Gali, hereinafter called the **BUILT UP PROPERTY**.

AND WHEREAS at present the VENDORS are the absolute and exclusive joint owners and in possession of the said built up property and the VENDORS are fully competent and got the full powers and good rights to sell or transfer the said property in whole or any part thereof in any manners as they likes without any coercion, undue influence or under any pressure internal or external upon them and the VENDORS have signed this Sale Deed, with full sense of disposing mind and there is no impediments and hindrances under the subject of same and no one else except the VENDORS has or have got any rights, title, interest, claim or concern of any nature with the said property.
AND WHEREAS, the VENDORS hereby further assures, represents and covenants with the VENDEE as follows:-

- a) That the aforesaid property is free from all sorts of encumbrances whatsoever or howsoever.
- b) That there is no attachment by the Income Tax Authority or any other authorities under law for the time being in force or by neither any other authority nor any notice of acquisition or requisition has been received in respect of the aforesaid property.
- c) That there is no legal impediment or bar whereby the VENDORS can be prevented from selling, transferring or alienating the aforesaid property in favor of the VENDEE.
- d) That there is no subsisting agreement for sale, except the present Sale Deed entered between the VENDORS and the VENDEE in respect of the aforesaid property and the same has not been transferred in any manner whatsoever in favor of any other person or persons and the VENDORS have a good marketable title.



AND WHEREAS, now the VENDORS for their bonafide needs and legal requirements have jointly agreed to sell, convey and transfer the **FULLY-FURNISHED SECOND FLOOR PORTION BEARING PVT. No.C-1(LHS), WITHOUT ROOF/TERRACE RIGHTS, AREA MEASURING 100 SQUARE YARDS OR SAY 83.61 SQUARE METERS, WITH COMMON WALLS, INCLUDING COMMON MAIN ENTRANCE, PASSAGE, LEADING STAIRCASE, BALCONY AND WITHOUT ELECTRICITY AND WATER AND SEWER CONNECTIONS, BEING PART OF AFORESAID BUILT UP PROPERTY WITH LAND BEARING PVT. PLOT No.2, WITH LAND AREA MEASURING 223 SQUARE YARDS, COMPRISING IN KHASRA No.812/1Min., SITUATED WITHIN THE EXTENDED LAL DORA OF VILLAGE BURARI, DELHI-110084**, which is bounded as under:-

EAST	:- REMAINING OTHER FLOOR PORTION BEARING PVT. No.C-2.
WEST	:- PLOT NO.3.
NORTH	:- OTHER'S PROPERTY.
SOUTH	:- GALI. (BELOW).

hereinafter called the **PROPERTY** under sale, with proportionate land rights, title and interests of the Land underneath, and with right to use common stairs, passage, lift and common and free stilt parking rights for one small car only at stilt/lower Ground floor, unto the VENDEE, for the total sum of **Rs.27,00,000/- (Rupees Twenty Seven Lakh Only)** and the VENDEE have also agreed to purchase the same from the VENDORS on the following terms and conditions of this **SALE DEED**.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the entire consideration amount against the said Property under sale is fixed between the VENDORS & VENDEE at **Rs.27,00,000/- (Rupees Twenty Seven Lakh Only)** which the VENDORS have received from the VENDEE, prior to the execution of this **SALE DEED**, in full and final settlement and nothing remains due out of the same and the VENDORS doth hereby acknowledge the receipt of the same, as per payment details given below:-




PAYMENT MADE TO ANKIT GUPTA (H.U.F.):-

Rs.9,00,000/- vide Cheque No.739850, Dated 07.03.2023, drawn on State Bank of India, Mumbai, for **IIFL Home Finance Ltd.**

PAYMENT MADE TO SMT. POOJA GUPTA:-

Rs.18,00,000/- vide Cheque No.739848, Dated 07.03.2023, drawn on State Bank of India, Mumbai, for **IIFL Home Finance Ltd.**

2. That the VENDORS hereby sells, conveys, transfers and assigns all their rights, title and interests in the above said property with all their rights, titles, interests, options, privileges and easements, attached thereto, unto the VENDEE and the VENDEE will use, hold, enjoy, sell, mortgage said PROPERTY in whole or in parts in any manner she like without any hindrance or claim from the VENDORS or others.
3. That the VENDORS have delivered the vacant physical possession of the said PROPERTY to the VENDEE on the spot by means of this SALE DEED.
4. That all the dues and taxes such as water, electricity and house tax in respect of the above said PROPERTY shall be paid by the VENDORS till registration of this Sale Deed and thereafter the same shall be paid by the VENDEE.
5. That now the VENDORS doth hereby conveys, grants, transfers and assigns all their rights, titles, interests, claims, benefits in the said PROPERTY, including easements and appurtenances, whatsoever, pertaining to the said PROPERTY UNDER SALE, TO HAVE AND TO HOLD THE SAME unto the VENDEE, ABSOLUTELY & FOREVER.
6. That the VENDORS admit that they have been left with no rights, titles, interests, claim or lien of any nature whatsoever in the said PROPERTY hereby sold, and the same has become the PROPERTY of the VENDEE, with the rights to use, enjoy, sell and transfer by whatever mean she like, without any demand, objection, claim or interruption by the VENDORS or any person(s), claiming under or in trust for them.



7. That the VENDORS hereby assure and declare that the VENDORS are the sole, absolute, complete and exclusive owners of the said property which is under sale, and the VENDORS are fully competent and have full power, absolute authority and unrestricted rights to sell and transfer the said property and the said Property is free hold in nature and is free from all kinds of encumbrances, such as prior sale, gift, mortgage, Will, lien of any court or person, litigation, stay order, notice, charges, family or religious disputes, acquisition, decree, injunction, hypothecation, Income Tax or Wealth Tax attachments or any other registered/un-registered encumbrances, whatsoever and if it is proved otherwise and as a result the VENDEE is deprived of the said PROPERTY or any part thereof, then the VENDORS shall be liable and responsible to indemnify all the losses/ damages thus suffered by the VENDEE.
8. That the VENDEE can apply and get water, electric and sewerage connections in the said PROPERTY, in her own name, from the concerned authority and the VENDEE can apply & get the said PROPERTY transferred and mutated in her own name, in the records of TPDDL/Electric Company, Delhi Jal Board (DJB), or any other concerned authority on the basis of this Sale Deed.
9. That the VENDEE can get the said PROPERTY assessed/mutated in her own name, in the MCD or concerned authority for the payment of House Tax.
10. That the VENDORS have delivered all the Photostat copies of connected documents pertaining to the aforesaid PROPERTY, to the VENDEE, on signing of this sale deed.
11. That the VENDORS and their legal heirs and successors shall not raise and create any objection and claim over the said property after the execution of this SALE DEED, if any legal heirs shall make any claim or create any objection in the title of the said property then the same will be treated null and void in the court of law.

12. That the above said land/PROPERTY bearing Khasra No.812/1Min., has never been acquired/proposed to be acquired in connection with the scheme and in relation to which a declaration to the effect that such land/PROPERTY is needed for a public purpose by the Central/State Govt. under the various relevant provisions/rules/law of land Acquisition Act, 1894 and other relevant Act in force.

13. That no permission/N.O.C. is required in respect of the above said property bearing Khasra No.812/1Min., from any competent authority keeping in view the various provisions of Delhi Land (Restriction on Transfer) Act 1972, Delhi Land Reform Act 1954, Land Acquisition Act 1894, Indian Registration Act 1908, and any other Act and Rules applicable in this regard to which the above said property bearing Khasra No.812/1Min., in a subject as referred above.

14. That in the event of the building being damaged or not remaining in existence or any account whatsoever then the VENDEE shall have the proportionate right in the land underneath the building and appurtenant thereto alongwith other owners in the building and shall have the right to raise construction in proportion to the one as now being sold, conveyed and being transferred under this Sale Deed.

15. That Elevator/Lift is already installed in the said building and the same shall remain common for the use by all the occupants of the respective floor portions of the entire building, and all the occupants shall be bound to get done the maintenance and upkeep work towards proper functioning of the Lift periodically or annually, and in case if any incident/accident occurs or happens then said VENDORS shall not be responsible and liable for the same.

16. That the VENDEE hereby agrees to pay the proportionate share out of the total charges/expenses towards the maintenance and upkeep of the common area of the building including the common passage, staircase, lift and its running and maintenance charges, lighting of common areas, maintenance and upkeep common area of the building and any other additional expenses incurred towards the maintenance

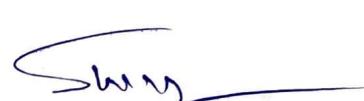
- and upkeep of the common area of the said building and on account of the common facilities provided for the occupants of the said building.
17. That the said VENDEE shall have rights to access the top terrace of the said building for the maintenance/general checking of her respective water tank(s) and fixing T.V./Dish antenna(s) only as and when required, with the prior consent of the owner of the top floor portion, and within reasonable hours.
18. That the Lower Ground Floor Portion Comprising of Main Entrance, Passage, Leading Staircase, Lift/Elevator, Common Parking (Stilt) in Area measuring 129 Square Yards Approx. and Five Shops having total area measuring 71 Square Yards Approx., out of all the said Main Entrance, Passage, Leading Staircase, Lift/Elevator and Common Parking (Stilt) shall under subject of common use among all the occupants of respective floor portions with easements and the VENDEE alongwith other occupants of respective floor portions are exempted with any rights under subject of said Five Shops and they all shall have no rights to claim, raise objection and any interests in present or in future and if found the same shall be treated null and void.
19. That the property under sale has never been declared & booked by MCD as "unauthorized construction" till date.
20. That the VENDEE have satisfied herself with the title of the Property under sale, with all the connected documents/deeds of the property alongwith entire work of whitewash, furniture and fixtures etc. in all respects, under subject to this deed.
21. That both the parties hereto, are the Indian Nationals.
22. That all the expenses of this Sale Deed viz. Corporation tax, registration fee, transfer levy, etc. has been paid and borne by the VENDEE.



IN WITNESSES WHEREOF, the VENDORS and VENDEE have set their respective hands on the attestation of this sale deed after read and understood all the contents of this sale deed in presence of the following witnesses who have also attested the same in their presence.

WITNESSES:-

1. 
Shri Ashish Naithani,
S/o. Shri S.P. Naithani,
R/o.H.No.63, C-Block,
Parvatiya Anchal, St.No.2, Near-
Kaushal Chowk, Sant Nagar,
Burari, Delhi-110084,
UID No.2009 4468 0153.



VENDORS

2. 
Mr. Shivam
S/o Shri Rama Shankar,
R/o. H.No. 211B, Uttrakhand-
Enclave, Kh.No.272, Shastri Park,
Near Masjid, Nathupura,
Burari, Delhi-110084
UID No.8486 5151 8401.



VENDEE

Email:-sonishivam457@gmail.com

Mob No.9999870918.

CA. No.60025482294.



Attested By :
Pawan Dahiya (Advocate)

Enrolment No. D-1685/01
Chamber No. 109 & 110
Old Courts Compound
Behind Ritz Cinema
Kashmiri Gate, Delhi-01
Ph. : 9818191999

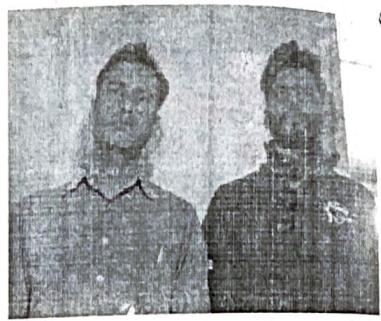
Reg. No. Reg. Year Book No.
2669 2023-2024 1



Ist Party



IIInd Party



Witness

Ist Party SHIV KUMAR GUPTA

IIInd Party CHANCHALA

Witness ASHISH NAITHANI, SHIVAM

Certificate (Section 60)

Registration No.2,669 in Book No.1 Vol No 9,654
on page 90 to 99 on this date 10/03/2023 14:47:45
and left thumb impressions has/have been taken in my presence.

day Friday

Date 10/03/2023 16:33:36

Sub Registrar
Sub Registrar I
New Delhi/Delhi



2390449902669