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11/09/24

INDIA NON JUDICIAL

13267

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL51400836270952W
Certificate Issued Date : 09-Sep-2024 04:54 PM
Account Reference : NONACC (BK)/ dlunboi02/ NARELA/ DL-DLH
Unique Doc. Reference : SUBIN-DLIDLUNBOI0254950688918345W
Purchased by : RAMAN VERMA
Description of Document : Article 23 Sale
Property Description : FLAT NO.241 PKT-24 SEC-24 ROHINI DELHI
Consideration Price (Rs.) : 1,25,00,000
(One Crore Twenty Five Lakh only)
First Party : BIJENDER THAKRAN
Second Party : RAMAN VERMA
Stamp Duty Paid By : RAMAN VERMA
Stamp Duty Amount(Rs.) : 8,75,000
(Eight Lakh Seventy Five Thousand only)

4130/1



AXHPT 5801E
4334 4594 0/00

CHL PV 1432 M
30 89 2859 2911



e-stamp Certificate No.IN-DL51400836270952W

SALE DEED

SCHEDULE OF PROPERTY

DDA Built Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated in the layout plan of Rohini Residential Scheme, Rohini, Delhi.

Locality	:	Rohini
Category of Locality as per MCD	:	E
Land Use	:	Residential
Nature of property	:	Freehold DDA,MIG Flat.
Floor	:	Ground Floor
Area of Flat	:	70.0 Sq. Meters.
Circle Rate of Locality as Per MCD	:	66240/- Per Sq. Meter
Cost of Unit	:	Rs.46,36,800/-
Property Ref Id	:	
CA No.	:	
W/K NO.	:	

Stamp Duty for Sale Deed under
Article 23 of Indian Stamp Act,
@ 3% on Rs.1,25,00,000/-

: Rs.3,75,000/-

Transfer Duty under Section 147
of Delhi Municipal Corporation
Act, @ 4% on Rs.1,25,00,000/-

: Rs.5,00,000/-

Total..... @ 7%

: Rs.8,75,000/-

Contd..3/p..

Bhander

Ramam

Proofing Number : 2024/14/13267



Deed Related Details

Deed Name :- Sale Deed - 23(SALE WITHIN MC AREA) ,

Property Description	District :- North West , Sub-Division :- Sdm Rohini , Village :- Rohini Sector-24 , Category Of Locality :- E
	Plot Number :- 24/24 UPIC Number :- 033088010973700
	Area Of Property :- Plinth Area Under Released / Transfer :- 70 Square Meter, Stilt Parking Area - 0 Square Meter, Total Plinth Area - 70 Square Meter,
	Property Type :- Flat Residential Use
	House No. :DDA BUILT FLAT NO 241, UNDER MIG CATEGORY, ON GROUND FLOOR, IN POCKET-24, SECTOR-24 ROHINI, DELHI Pin code :110085 Property Address :DDA BUILT FLAT NO 241, UNDER MIG CATEGORY, ON GROUND FLOOR, IN POCKET-24, SECTOR-24 ROHINI, DELHI

Money Related Details

Consideration Value :- Rs.12500000/- ,Copying Fee :- Rs.100/- ,E-change of Name fee :- Rs.1000/- ,Registration Fee :- Rs.125000/- ,Stamp Duty :- Rs.375000/- ,Transfer Duty :- Rs.500000/-

This Document Of :- Sale Deed - 23

SALE WITHIN MC AREA

Presented by: SH/Smt

RAMAN VERMA

S/o,W/o R/o
HOUSE
NO.52,
TOP
FLOOR,
POCKET-
26,
SECTOR-
24,
ROHINI,
DELHI

The Office Of Sub-Registrar,Delhi this 11/09/2024 /12/12/24 day Wednesday between the hours of

Buliani

Registrar/Sub Registrar
North West Kanjhawala

Execution admitted by the said Shri/Ms

BIJENDER THAKRAN

and Shri/Ms

RAMAN VERMA

Who is/are identified by Shri/Smt/Km SONU THAKRAN S/o W/o D/o SHRI BHAGWAN R/o 246, POCKET-24, SECTOR-24, ROHINI, DELHI and RAJESH AHUJA S/o W/o D/o GOVIND AHUJA R/o 125, FIRST FLOOR, POCKET-D, SECTOR B-2, NARELA, DELHI

Content of the documents explained to the parties who understand the conditions and admit them as correct

That the left(or Right,as the case may be) hand thumb impression of the executant has been affixed in my presence

11/09/2024 12:21:59



Buliani

Registrar/Sub Registrar
North West Kanjhawala

Print Close

THIS SALE DEED IS MADE AND EXECUTED AT DELHI ON 11th day of September, 2024, BY :- **SHRI BIJENDER THAKRAN SON OF SHRI SATBIR** RESIDENT OF HOUSE NO.663, BAJITPUR THAKRAN, DELHI-110039, hereinafter called the **VENDOR**.

.....**IN FAVOUR OF**.....

SHRI RAMAN VERMA SON OF SHRI SATYA PRAKASH VERMA RESIDENT OF HOUSE NO.52, TOP FLOOR, POCKET-26, SECTOR-24, ROHINI, DELHI-110085, hereinafter called the **VENDEE**.

The expressions of the **VENDOR**, and the **VENDEE**, shall mean and include the parties itself, their respective legal heirs, executors, successors, administrators, legal representative, nominees and assignees.

WHEREAS, the Vendor is the absolute owner and in possession of **DDA Built Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated at Rohini Residential Scheme, Rohini, Delhi**, with all its fixtures, fittings, and connections installed therein, along with all common facilities and amenities as available in the apartments and undivided, indivisible, importable proportionate rights of the land under the said property (hereinafter called the **FLAT/PROPERTY**).

THE FACTS OF THE PROPERTY ARE AS UNDER:-

WHEREAS, **DDA Built Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated at Rohini Residential Scheme, Rohini, Delhi**, with the proportionate free hold rights of the land under the said property, has been allotted by the DDA to Shri Govardhan Dass Khorana S/o Shri Sant Lal Khorana Vide Allotment Letter No. Letter No.M/024(1073)1996/RO/NP, and a Proper **Conveyance Deed** in respect of the above mentioned flat has also been executed by the DDA infavour of Shri Govardhan Dass Khorana S/o Shri Sant Lal Khorana which is duly registered as **Document No.2024/11/1/881, in Book No. I, Volume No.9288, on Pages 55 to 70, on Dated 02/02/2024**, with the office of the Sub-Registrar, Sub-Distt. No.VII, New Delhi.

And Whereas said Shri Govardhan Dass Khorana S/o Shri Sant Lal Khorana has sold the above mentioned flat along with all its rights, title and interests to Bijender Thakran S/o Shri Satbir(the Vendor herein) by Virtue of Sale Deed duly registered as Document No.2024/14/1/818, in Book No. I, Volume No.2618, on Pages 137 to 156, on Dated 26/02/2024, with the office of Registering Officer, North West, Kanjhawala, Delhi.

Contd..4/p..

Bijender

Raman

Document Registration Summary 2

Print Date :- 11-Sep-2024

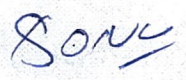
Proofing Number : 2024/14/13

Type Of Deed Sale Deed - 23

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	BIJENDER THAKRAN HOUSE NO.663, BAJITPUR THAKRAN, DELHI ,,, Delhi, Aadhar Card- *****0100 ,Pan No: AXHPT5801E, Age44	SELLER			
2	RAMAN VERMA HOUSE NO.52, TOP FLOOR, POCKET-26, SECTOR-24, ROHINI, DELHI ,,, Delhi, Aadhar Card- *****2911 ,Pan No: CHLPV1432M, Age47	PURCHASER			

The Executants Have Admitted The Execution
Stamp No. 3 at On Dated 11-Sep-2024 12:21:05 pm

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	SONU THAKRAN S/o/D/o :-SHRI BHAGWAN Address :-246, POCKET-24, SECTOR-24, ROHINI, DELHI			
2	RAJESH AHUJA S/o/D/o :-GOVIND AHUJA Address :-125, FIRST FLOOR, POCKET-D, SECTOR B-2, NARELA, DELHI			

Stamp No. 4 at 11-Sep-2024 12:21:54 pm

North West Kanjhawala



And Whereas the VENDOR hereby represented that he is the actual lawful owner of **Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated at Rohini Residential Scheme, Rohini, Delhi**, with all its fixtures, fittings, and connections installed therein, along with all common facilities and amenities as available in the apartments and undivided, indivisible, importable proportionate rights of the land under the said property, and he is fully competent to use, hold, enjoy, sell, convey, transfer the said flat to any manner as he likes, deem fit and proper.

And Whereas the VENDOR in sound and disposing mind, without undue influence or fraud and for his bona fide needs and legal requirements has agreed to sell, transfer, convey, all rights of ownership, title or interests of the above said flat i.e. **DDA Built Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated at Rohini Residential Scheme, Rohini, Delhi** with all its fixtures, fittings, and connections installed therein, along with all common facilities and amenities as available in the apartments and undivided, indivisible, importable proportionate rights of the land under the said property, (hereinafter called the FLAT), unto the VENDEE, for a total sale consideration of **Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh only)**, and the VENDEE, has also agreed to purchase the same against the said sale consideration.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement and consideration of **Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh Only)**, the entire amount has been received by the VENDOR from the VENDEE, as full and final settlement, prior to the execution of this SALE DEED, the receipt of which is hereby admitted & acknowledged by the VENDOR, before the Sub-Registrar, at the time of registration of this Sale Deed, the details of payment are as under:-

Rs.40,00,000/- Through Cheque No.000112, Dated 10/09/2024

Rs.40,00,000/- Through Cheque No.000113, Dated 10/09/2024

Rs.43,75,000/- Through Cheque No.000115, Dated 10/09/2024

All Cheques Drawn on HDFC Bank

Rs.1,25,000/- AS TDS

Rs.1,25,00,000/- Total

Contd..5/p..

By Vendor

Perkum

e-stamp Certificate No.IN-DL51400836270952W

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2. That in consideration of the said amount, the VENDOR do hereby Sells, Grants, Conveys, Transfers, Assigns and Alienates the above mentioned FLAT, absolutely by way of Sale the aforesaid FLAT, with all its rights, titles, interests of the same, option, privileges, easements & appurtenances attached to the said FLAT, thereto in favour of the VENDEE who shall hereafter be and remain the absolute owner of the said FLAT, and TO HOLD, USE AND ENJOY the same permanently in any manner without any hindrance, claim or title of the others.
3. That the VENDOR has handed over the peaceful and vacant physical possession of the said FLAT, with the proportionate free hold rights of the land under the said property to the VENDEE, at the time of execution / registration of this Sale Deed.
4. That all the expenses of this SALE DEED such as stamps duty, execution and registration fees, drafting charges etc., has been paid and borne by the VENDEE.
5. That all the dues, demands, arrears such as Property-Tax, Water charges, Electricity bills, House Tax, Development charges, or any other dues (pending if any) in respect of the said FLAT, for the period prior to the execution of this SALE DEED, shall be paid & borne by the VENDOR, and thereafter the same shall be paid & borne by the VENDEE.
6. That the VENDOR hereby agrees & assure the VENDEE, to help and assist in getting the above said FLAT transferred / mutated in his own name in all the relevant records of M.C.D., Govt. Revenue Department or in any other Statutory Authority / Department concerned, and shall be ready and willing to do so and write any or all documents that may be required on his behalf from time to time and also to be present at any place where the VENDOR, is/are called by the Department/Authority concerned and to give such statement as required by the Authority concerned to mutate the said FLAT, in favour of the VENDEE, and/or in the alternative the VENDEE, can get the above said FLAT, under sale mutated on the basis of this SALE DEED, or it's COPY even in the absence of the VENDOR.
7. That all the right and easements, attached with the said FLAT, have also been conveyed and transferred with the said FLAT, unto the VENDEE.
8. That the VENDOR hereby assures the VENDEE, that the said FLAT, is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Lease, Loan, Litigation, Legal flaws, Lien, Decree, Court Attachment, Injunctions, Family dispute, Notification, Stay, Acquisitions, etc., and there is no legal defect in the ownership title of the VENDOR and if it is proved otherwise at any stage/time in whole or part and the VENDEE, suffers any loss, then the VENDOR shall be liable and responsible for the same to indemnify with a similar type of accommodation/FLAT, to the VENDEE & all the losses, costs, damages and expenses incurred by the VENDEE, in all respects from his moveable/ immovable properties or any other resources.

Contd..6/p..

By Vendor

Received

e-stamp Certificate No.IN-DL51400836270952W

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9. That the VENDOR has handed over/delivered all the title deeds/ documents of above said FLAT / property, to the VENDEE, in original and the Vendee, acknowledge having received the original title Deeds/Documents.

10. That the VENDOR hereby assure and confirm that he is selling the above mentioned FLAT, without any threat, fear, coercion, allurements, fraud, pressure, influence etc., from any side/corner, but by his own desire & for his bona fide requirements after receiving the full and final sale consideration/proceeds from the VENDEE.

11. That with the execution of this Sale Deed the VENDOR and his legal heirs and successors has left with no right, title, interest, claim or concern of any nature whatsoever in the said FLAT, which has become the exclusive property of the VENDEE, and the VENDOR has released/ conveyed all the rights, title and interest of the above said FLAT, in favour of VENDEE, TOGETHER WITH all liberties, privileges, easements & appurtenances whatsoever belonging or held or occupies, herewith and TO HAVE AND TO HOLD the same unto the VENDEE.

12. That by virtue of the execution of this SALE DEED the VENDEE has become the absolute owner of the said FLAT & appurtenances thereto and shall hereafter Hold, Use and Enjoy the said FLAT, and can sell, gift, mortgage and transfer the said FLAT and appurtenances thereto in any manner to any person(s) without any hindrance, interruption, claim or demand by or from the VENDOR, or any other person(s).

13. That the VENDOR hereby declared and represents that the said flat is not subject matter of any HUF and that no part of the said Flat is owned by any minor and/or no minor has any rights, title, interest and claim or concern of any nature with the said flat and further none else other than the VENDOR has any right, title or interest of any kind whatsoever in the whole or any part of the said flat and further there is no impediment in the VENDOR'S rights to transfer the same.

14. That the VENDEE, shall have full right to apply and get Water, Electric and Sewerage connection along with security deposited by the Vendor regarding the said FLAT from the concerned authorities and also to get the existing name changed in his favour from the department concerned without any written consent of the VENDOR.

Contd..7/p..

Signature

Signature

15. That the VENDOR hereby further assures, represents and covenants with the VENDEE, as follows:-

- a. That the said flat is free from all liens, mortgages, charges and encumbrances and lis-pendens and there is no notice of attachment, acquisition or requisition or notices thereto relating to the said flat of any Court or Department.
- b. That there are no outstanding, govt. dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law enforce, in respect of the said FLAT.
- c. That the VENDOR has good and marketable title to the said flat and none other than the VENDOR has/have any interest, rights, and title thereto.
- d. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said FLAT, in favour of the VENDEE.
- e. That the VENDOR has not entered into any agreement with any other person for the sale of the said FLAT, except the Agreement between the VENDOR and the Vendee.

Contd..8/p..

Bijender

Ramam

Any covenant in any other deed or document executed by the VENDOR, and/or any other person claiming through or under or curtailing the title of the VENDEE, to the said flat or imposing on VENDEE, any restriction, not found herein, shall be void and unenforceable against the VENDEE.

17. That the VENDOR, after execution of this Sale Deed shall have no other outstanding claims/ demands/ charges for consideration against the VENDEE, in respect of said FLAT on any ground whatsoever.

18. That this document of Sale has been executed/registered at Delhi/New Delhi, in case of any dispute arise among the parties in full or part in respect of this transaction/sale deed, that the Delhi/New Delhi courts will have the jurisdiction to adjudicate the same.

19. That the VENDOR, & VENDEE, are citizens of India.

IN WITNESSES WHEREOF the VENDOR, and the VENDEE, have signed this SALE DEED on the date, month and year above first written, in the presence of the following witnesses.

WITNESSES:-

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1. *Sonu*  
Sonu Thakran S/o Shri  
Bhagwan R/o Flat No.246,  
Pocket-24, Sangam Apartment,  
Sector-24, Rohini, Delhi  
4345 9927 9204

*Bijender*

VENDOR

2. *Rajesh Ahuja*  
Rajesh Ahuja S/o Shri  
Govind Ahuja R/o Flat No.125,  
First Floor, Pocket-D0,  
Sector: B-2, Narela, Delhi  
6308 6663 8735

*Ramam*

VENDEE



Proofing Number: 2024/14/13267  
Presenter Name: BIJENDER THAKRAN

## Certificate (Section 60)

### Office of the North West Kanjhawala

Registration No: 2024/14/I/4130 in Book No : I, Volume No : 2966,  
Page No. on page 167 to 186 on this date 12-Sep-2024 day  
Thursday.

Date:- 12-Sep-2024

  
Registering Officer  
North West Kanjhawala



FORM-A

See Rule 5 of the Delhi Stamp

(Prevention of Undervaluation of Instruments) Rules 2007.

- i) Name of the office of Registrar/Sub-Registrar :- VI D
- ii) Name & Father's Name of the Transferor & Address: - **SHRI BIJENDER THAKRAN SON OF SHRI SATBIR** RESIDENT OF HOUSE NO.663, BAJITPUR THAKRAN, DELHI-110039
- iii) Name & Father's name of Transferee & Address of Transferee:- **SHRI RAMAN VERMA SON OF SHRI SATYA PRAKASH VERMA** RESIDENT OF HOUSE NO.52, TOP FLOOR, POCKET-26, SECTOR-24, ROHINI, DELHI-
- iv) Amount of Consideration (previous) : Rs.46,50,000/-
- v) Present Sale Consideration Amount : Rs.1,25,00,000/-
- vi) Other Information:-
- vii) In case of Agricultural Land: **NA**
- i) Name of the Revenue Estate \_\_\_\_\_
- ii) Name of Village \_\_\_\_\_
- iii) Khasra Numbers \_\_\_\_\_
- iv) Area of Land under Transfer (in Hec./Sq. Mtrs.) \_\_\_\_\_
- viii) In case of Non Agricultural Land:-
- i) Location to the Property: **DDA Built Flat No.241, Under MIG Category, on Ground Floor, in Pocket-24, Sector-24, Situated at Rohini Residential Scheme, Rohini, Delhi.**
- (Sr. Number of the Colony/Locality in the List of Colonies, the category of the nearest colony/localities may be mentioned)
- ii) Area (in Sq. Mtrs.) : **70.0 Sq. Mtrs.,**
- iii) (Fill the corresponding Value of the following land uses as applicable in the case)
- (a) Residential - 1
- (b) Govt. Public Purpose -1
- (c) Private Public Purpose(e.g. private schools, colleges, hospital) -2
- (d) Industrial -2
- (e) Commercial - 3
- iv) Land Marks, if any with the help of which the Property can be located:

Contd..10/p..

*Bijender*

*Raman*



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C. In case of built-Up Property other than flats : **NA**

i) Total Area of Plot :

ii) Land Use :

(Fill the corresponding Value of the following land uses as applicable in the case)

(a) Residential -

(b) Govt. Public Purpose -

(c) Private Public Purpose(e.g. private schools, colleges, hospital) -

(d) Industrial -

(e) Commercial -

iii) Total Plinth Area of the Property (in Sq. Mtrs.) :

Year of Construction:

Nature of Construction:

ix) In case of Flats:-

i) Constructed by DDA/CGHS/Private Builder : **DDA**

ii) Plinth Area of Flat/Unit (in Sq. Mtrs.): **70.0 Sq. Meters**

iii) Whether number of storey in the Building of your Flat exceeds Four or Not -  
Not



Signature of Transferor

**Verification**

I/We, Bijendefr Thakran do hereby solemnly affirm and declare that what is stated above is true to the best of my knowledge and belief.

Verified today, this /09/2024.



Signature of Transferee



Signature of Transferor