**SALE DEED FOR A SUM OF ` 1,11,00,000/-**

STAMP DUTY PAID FOR A SUM OF **`**5550000.00

STAMP DUTY PAID@3% **`** 166500.00

CORPORATION TAX @3% **`** 166500.00

\_\_\_\_\_\_\_\_\_\_\_\_

TOTAL **`** 333000.00

\_\_\_\_\_\_\_\_\_\_\_\_

STAMP DUTY PAID FOR A SUM OF **`**5550000.00

STAMP DUTY PAID@2% **`** 111000.00

CORPORATION TAX @2% **`** 111000.00

\_\_\_\_\_\_\_\_\_\_\_\_

TOTAL **`** 222000.00

\_\_\_\_\_\_\_\_\_\_\_\_

**TOTAL STAMP DUTY PAID ` 555000.00**

**FLAT ALLOTTED BY BANDHU VIHAR CGHS LIMITED**

|  |  |
| --- | --- |
| NAME OF COLONY | DWARKA |
| MINIMUM RATE OF FLAT NOTIFIED BY GOVERNMENT | **`** 70272/- PER SQ. MTR. |
| PLINTH AREA IN SQ. MTRS. | 98.33 |
| FOUR STOREY/MULTI STOREY | MULTI STOREY |
| STATUS OF BUILDING | RESIDENTIAL  |
| **COMPUTATION OF DUTY:** |
| Component | Value |
| Minimum cost of flat70272 X 98.33 | **`** 6909845.76 |
| Stamp Duty as per Circle Rate @5% | **`** 345492.29 |
| Actual Stamp Duty paid in the deed | **`** 555000.00 |

**This** SALE DEED is made and executed at New Delhi, on this \_\_\_/06/2021

**BY**

**SH. ANIL KUMAR TALWAR** S/O LATE SH. AMAR NATH TALWAR R/O FLAT NO. F-2, BANDHU VIHAR CGHS LIMITED, PLOT NO. 11, SECTOR-10, DWARKA, NEW DELHI, hereinafter called the "VENDOR"

**IN FAVOUR OF**

**(1) S. BALPREET SINGH** S/O S. KIRPAL SINGH AND **(2) SMT. RAVINDER KAUR** W/O S. KIRPAL SINGH BOTH R/O M-78, HARI NAGAR, MAYA PURI, NEW DELHI, hereinafter collectively called the "VENDEES".

**The** expression of the terms the VENDOR and the VENDEES, wherever they occur in the body of this sale deed, shall mean and include them, their respective heirs, successors, legal representatives, executors, administrators, nominees and assignees etc.

**Whereas** the VENDOR is the exclusive owner and in undisputed possession of SOCIETY BUILT UP FREE-HOLD **FLAT NO.F-2**, on FIFTH FLOOR, SITUATED IN THE LAY OUT PLAN OF **BANDHU VIHAR** CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED, **PLOT NO. 11, SECTOR-10, DWARKA**, NEW DELHI (**hereinafter called “THE SAID PROPERTY”**) by virtue of **Conveyance Deed** Registered as Document No.10355, in Book No.1, Volume No.4790, on pages 9 to 10, dated 10/04/2013, in the office of Sub-Registrar-VII, New Delhi having been allotted the same from BANDHU VIHAR CGHS Limited vide its Membership No.100.

**And whereas** the VENDOR for his bonafide legal needs and requirements has agreed to sell, convey and transfer all his rights, titles and interests in respect of **THE SAID PROPERTY** along with all easements and appurtenances thereto unto the VENDEES and the VENDEES have agreed to purchase the same for a total sale consideration of **`**1,11,00,000/- (Rupees ONE CRORE ELEVEN LAKH ONLY) on the terms and conditions of this SALE DEED:-

**NOW THEREFORE THIS SALE DEED WITNESSETH**:-

That the VENDOR has received the full and final sale consideration amount of **`**1,11,00,000/- (Rupees ONE CRORE ELEVEN LAKH ONLY) from the VENDEES before the execution of this SALE DEED as per details given below:-

**Amount Cheque/DD/PO/RTGS/ DATED BANK NAME**

 **NEFT/UTR No.**

**`**1,594 Cash

**`**15,00,000/- 793496852 09/01/2021 AXIS BANK

**`**10,00,000/- 793599304 11/01/2021 AXIS BANK

**`**15,00,000/- 816460812 23/04/2021 AXIS BANK

**`**15,00,000/- 822658900 25/05/2021 AXIS BANK

All RTGS IFSC-CODE UTIB0002788, AXIS BANK MYSORE 570001 KARNATAK.

**`**25,00,000/- CHQ NO. 088686 14/01/2021 BANK OF BARODA

**`**30,00,000/- CHQ NO. 088693 08/06/2021 BANK OF BARODA

BOTHS CHQ BANK OF BARODA, HARI NAGAR BRANCH New Delhi 110058.

**`**98,406/- has been deposited towards TDS in following manner:-

 **`**18,891/- vide TDS Certificate No. XPUYRPA dated 07/02/2021

 **`**18,891/- vide TDS Certificate No. XPUYRUA dated 07/02/2021

 **`**30,312/- vide Form 26QB Acknowledge No.AI1381671

 dated 06/11/2021

 **`**30,312/- vide Form 26QB Acknowledge No.AI1380934

 dated 06/11/2021

That the VENDOR doth hereby absolutely assigns, sells, conveys, releases and transfers all his rights of the ownership title and interest in the said property under sale together with all ways, paths, passages, rights, benefits, easements, options, privileges and appurtenances thereto unto the VENDEES, who shall hereinafter become the absolute owners 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 VENDOR or his heirs, successors, administrators, survivors and assignees etc.

That the VENDOR, his legal heirs, successors, survivors and assignees shall have no claim, title and interest in the said property and the VENDEES shall hereinafter hold, use, enjoy or sell the said property as they like or construct the same or make some additions and alterations in the said property as their own personal property (in accordance with the rules and bye-laws of concerned authority) without any hindrance, interruption, claim or demand whatsoever from the VENDOR or anyone of the heirs, successors, survivors, administrators and assignees etc. of the VENDOR.

That the VENDEES are fully entitled and authorised to get the said property mutated/transferred/substituted in their own names in the relevant records of BANDHU VIHAR CGHS LIMITED, Municipal Corporation of Delhi or any other concerned Government/Local authorities by presenting this SALE DEED or its certified true copy in the absence of the VENDOR and this Sale Deed by itself shall be deemed and construed to grant No Objection Certificate by the VENDOR in favour of VENDEES for all intents and purposes.

That the VENDOR hereby assures the VENDEES that the said property is at present free from all kind of encumbrances such as mortgage, exchange, lien, court injunction, court decree, surety, security, acquisition, notification, Will, gift, dispute, legal flaw, burden, court notice, litigation, charge, claim, demand, court case, liability, attachment, prior sale etc. etc. and there is no legal defect in the title of the VENDOR and if proved otherwise or if the VENDEES are deprived of the said property under sale or any part thereof owing to the above reasons or any other reason then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEES and shall keep the VENDEES saved, harmless and indemnified against all such costs, damages, losses suffered by the VENDEES.

That all the charges such as stamp duty, registration charges, advocate charges etc. for the execution of this SALE DEED have been borne by the VENDEES.

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., BANDHU VIHAR CGHS LIMITED in the form of House Tax, Electricity Consumption Bills, Water Consumption Bills, Society Maintenance Charges or any other bills or charges shall be paid by the VENDOR up to the date of handing over the peaceful vacant physical possession of the said property to the VENDEES and thereafter the same shall be paid by the VENDEES.

That the VENDOR has delivered the vacant actual peaceful physical possession of the said property to the VENDEES at the spot and the VENDEES have occupied the same by means of this SALE DEED.

That the original relevant documents in respect of the said property have been handed over by the VENDOR to the VENDEES at the time of execution of this SALE DEED and the VENDOR assured the VENDEES that the documents which have been handed over by the VENDOR to the VENDEES are proper and in order and the same have been legally executed and if any person challenges these documents on account of forged signatures or on behalf of any other irregularities then the VENDOR shall be liable for the same including all consequences arising there from.

That the VENDEES 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 their own names from the concerned authority by presenting this sale deed or its certified true copy and this Sale Deed shall be deemed and construed to grant the No Objection Certificate by the VENDOR in favour of the VENDEES.

That the VENDOR, the VENDEES and all their legal heirs shall remain bound to obey by all the terms and conditions of this Sale Deed and the VENDOR, his legal heirs, successors and assignees have been left with no right, claim or concern in the said property under sale and the VENDEES have become the absolute owners 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 or otherwise without any interruption or disturbance by the VENDOR.

That any error or omission or mis-description of the property under sale regarding the numbers or any references to the number of documents, books, volumes or pages of Registrar’s office, regarding the title deed of the said property shall not annul the said deed and if such error or mis-description is material one, the VENDEES will be entitled to get it removed by the VENDOR or his attorney by obtaining further necessary deed of assurance of supplementary deed at the cost of the VENDEES.

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

**IN FAITH AND TESTIMONY WHEREOF**, the VENDOR and VENDEES hereby set and subscribe their hands on this SALE DEED and a duplicate thereof on the day, month and year first written hereinabove.

WITNESSES: VENDOR

1.

2. VENDEES