



OFFICE OF THE SUB DIVISIONAL MAGISTRATE (VASANT VIHAR)
6th FLOOR, PALIKA BHAWAN, SECTOR-13, R.K. PURAM, NEW DELHI
28th October, 2021

F. No. COS/ VV/2021/4235

ORDER

An instrument styled as 'Sale Deed' relating to property at property bearing Shop DDA Shop/Kiosk No. S-3, DDA Building at Bhikaji Cama Place, New Delhi has been referred to the undersigned by the Sub- Registrar (SR) VII-A vide a letter dated 26/08/2021. The instrument executed between Mr. Gaurav Sachdeva S/o Mr. Buta Ram Sachdeva R/o 132, First Floor, Arjun Nagar, Safdarjung Enclave, New Delhi-110029 hereinafter called Vendor and Mrs. Rekha Bedi W/o Mr. Harish Chander R/o C-141, First Floor, Moti Nagar, New Delhi-110015 hereinafter called Vendee was submitted for registration vide proofing no. 4455 dated 30/07/2021 at SR VII-A, 6th Floor, Palika Bhawan, Sector-13, R K Puram, New Delhi and forwarded to this office u/s 38 of the Indian Stamp Act for taking further necessary action.

By this Order, I shall dispose off the proceedings under the Stamp Act, 1899, conducted by this office with regard to the aforementioned instrument being deficient in stamp duty, the instrument was impounded under section 33 of the Indian Stamp Act, 1899, regarding deficiency of stamp duty & sent in original to this office.

Notice was issued to the applicant and submit as why the deficient stamp duty should not be charged and the penalty may not be imposed under section 40 of the Indian Stamp Act, 1899 for 28/09/2021, 05/10/2021 & 28/10/2021. Mr. Joginder Bedi appeared before the court on 05/10/2021 and stated that the above said instrument has already paid stamp duty for Rs. 60,000/- under article-18 of the Scheduled-IA of the Indian Stamp Act, 1899. Further, he stated that the Sub Registrar-VIIA, Sarojini Nagar, New Delhi calculated stamp duty on instrument for land in place of DDA Shop/Kiosk and given refence of case of the Hon'ble High Court of Delhi vide W.P.(C) 6698/2020 & CM Appl. 23279/2020.

The Government of NCT of Delhi has notified the minimum rates (Circle rates) for valuation of lands and immovable properties in Delhi for the purposes and intent of the said Act and the rules vide notification No.F.1(953)/Regn. Br./Div. Com./HQ/2014 dated: 22.09.2014. Para No.4 says that Minimum rate of built-up flats upto four storey:-

- 4.1 *For the flats having more than four storeys, a uniform rate per sq. metre of Rs. 87840/- will be taken as a minimum value of built up rate for residential purpose, whereas in case where the same is used for commercial purpose, a uniform rate per sq. metre of Rs. 100800/- will be taken as a minimum*

Accordingly, the minimum circle rate of the property is as under:-

Type of Deed	: Sale Deed (Article-23)
Name of Colony/Locality	: Bhikaji Cama Place
Type of Property	: Built up DDA shop (Commercial)
Total Plinth Area	: 6.01 Sq. mtr.
Minimum rate	: 1,00,800/- per sq. mtr.
Minimum Circle rate of the Property	: 6.01 X 1,00,800 = Rs. 6,05,808/-
Multistories flats by flats by private Builders	: 6,05,808 X 1.25 = Rs. 7,57,260/-
Consideration Amount	: Rs. 15,00,000/-
Stamp Duty @2%	: Rs. 30,000/-
Transfer duty @2%	: Rs. 30,000/-
Total duty	: Rs. 60,000/-
Stamp duty paid	: Rs. 60,000/-
Deficient Stamp duty	: Nil

In view of the above facts and circumstance, the stamp duty on the above said instrument is properly stamped under article-23 (Sale Deed) of the Schedule-IA of the Indian Stamp Act, 1899.

ANKUR MESHIRAM, DANICS
COLLECTOR OF STAMPS, VASANT VIHAR
NEW DELHI DISTRICT



To,

1. Sh. Gaurav Sachdeva S/o Sh. Buta Ram Sachdeva R/o 132, First Floor, Arjun Nagar, New Delhi-110029.
2. Mrs. Rekha Bedi W/o Sh. Harish Chander R/o C-141, First Floor, Moti Nagar, New Delhi.
3. IT Analyst, 12/1, Jam Nagar House, Shahjahan Road, New Delhi to upload the Order on website.