

PL-649-565-725

CMPDI BRANCH -05598 HOME LOAN TAKE OVER

SBI CENT.MINES PLAN - DESIGN INST.(05598) <sbi.05598@sbi.co.in>

Mon 11/15/2021 1:17 PM

To: HLST ZODEL <hlstzodel@sbi.co.in>

Madam / Dear Sir

HOME LOAN TAKE OVER

APURV SHARMA

We have received a home loan Take Over Proposal in the name of Apurv Sharma. The existing home loan is from LIC Housing. In this connection we request you to kindly arrange to provide the TIR reports and Valuation reports at the earliest.

Our CMPDI branch will pay both the bills as per banks norms.

Thanks & Regards,

Chief Manager,  
State Bank of India,  
CMPDI Branch (05598),  
Kanke Road, Ranchi.  
7766905560, 9771450331

Alok Trivedi

7509145069  
sharma.apurv1993@gmail.com

Tamant  
Vikrant  
9910501734

Thanks & Regards,

For Chief Manager,  
State Bank of India,  
CMPDI Branch (05598),  
Kanke Road, Ranchi.

यदि आवश्यक हो तब ही इस ईमेल को मुद्रित करे। चलो, हरियाली फैलाये।

From: SBI CENT.MINES PLAN - DESIGN INST.(05598) <sbi.05598@sbi.co.in>

Sent: 15 November 2021 13:08

To: HLST ZODEL <hlstzodel@sbi.co.in>

Subject: CMPDI BRANCH -05598 HOME LOAN TAKE OVER

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YONO: You Only Need One

6798



सत्यमेव जयते

**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

Certificate No.	: IN-UP025016327067040
Certificate Issued Date	: 18-Oct-2016 12:14 PM
Account Reference	: SHCIL (FI) upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL01030018244474850
Purchased by	: APURV SHARMA
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO-704 7TH FLOOR TOWER-A GAUR GLOBAL VILLAGE G.H PLOT NO-4 CROSSINGS REPUBLIC GZB
Consideration Price (Rs.)	: 54,00,000 (Fifty Four Lakh only)
First Party	: NISHANT SETHI AND OTHER
Second Party	: APURV SHARMA
Stamp Duty Paid By	: APURV SHARMA
Stamp Duty Amount(Rs.)	: 2,73,000 (Two Lakh Seventy Three Thousand only)

**Verified By**

*[Signature]*  
R.C.  
S.R.O.-I, Ghaziabad

**Locked By**

*[Signature]*  
Sub-Registrar  
Sadar-1st, Ghaziabad

Please write or type below this line

**ATTESTED**  
**GOVT OF INDIA**  
**NOTARY PUBLIC**  
**GHAZIABAD U.P.**  
**R/S. SINGH**

0002697294

**Important Alert**

1. Authenticity of this Stamp Certificate should be verified at "www.e-stampsonline.gov.in" and subsequently at the website for this Certificate and its extension on the website of the State.
2. The duty of checking the signature is on the part of the certificate holder. If any discrepancy arises from the Competent Authority.





उत्तर प्रदेश UTTAR PRADESH

BY 315772

(2)

BRIEF PARTICULAR OF SALE DEED

Nature of Property	: Residential
V.Code No	: 0138
Mohalla/Village	: Crossing Republik™ Dundahera, Ghaziabad
Description of Property	: The Residential Apartment No. 704, 7 <sup>th</sup> Floor, (Tower-A) (without roof right) in the multi-storied building constructed on Group Housing Plot No.4, in the Township known as "Crossing Republik™" in the Group Housing Complex known as "GAUR GLOBAL VILLAGE" situated at Dundahera, Ghaziabad
Area of Property	: Super Area 1576 Sq. Feet (i.e. 146.37 Sq. Meter) Covered Area 1261 Sq. Feet (i.e. 117.095 Sq. Meter)









उत्तर प्रदेश UTTAR PRADESH

BY 315773

(3)

Status of Road	:45 Meter wide Road
Facility of Parking	:One Covered Car Parking
Govt. Circle Rate	:Rs. 34,000/- P.S.M. (Basic Cost)
Facilities in Building	:Car Parking, power back-up, security guard, community center, Swimming pool, gym & lift.
Floor Rebate	:5% rebate for 3 <sup>rd</sup> to 7 <sup>th</sup> Floor and 10% rebate for 8 <sup>rd</sup> to 12 <sup>th</sup> Floor and 15% Rebate for 13 <sup>th</sup> to above floors in Basic Rate for stamp duty purpose.
	:9% increase for above mentioned common facilities according to Govt. Circle Rate List.
Rain Water Harvesting	:Yes
	(so 5% rebate in above mentioned Basic Cost)
Sale Consideration	: <u>54,00,000/-</u>

*Mishant Singh*

*Suman Singh*



18 OCT 2016



महोदय

हस्ताक्षर

रजि. नं. 150  
म. नं. 150  
म. नं. 150



ने निम्नलिखित गीतों का निवेदन ।  
निवेदन प्रमाण मोहित अग्रवाल पहचान अत्र  
एनओ केओ-अग्रवाल  
पता आवासीय/अन्य/पत्नी  
निवासी ए-702 गोक गरीबल लोड रिपड गाओ बाग  
हमूल अग्रवाल लोड एलओ  
निवेदन अग्रवाल  
पता आवासीय/अन्य/पत्नी  
निवासी 1542 महागुन गीतलिक लोड रिपड गाओ बाग  
ने की ।  
अन्यथा यह गीतों के निवेदन अंगुठे निवेदनानुसार लिखे गये हैं ।

M

Handwritten signature or mark.



अरुण कुमार शर्मा के हस्ताक्षर



अरुण कुमार शर्मा  
उप निबन्धक, प्रथम  
गाजियाबाद  
18/10/2016







उत्तर प्रदेश UTTAR PRADESH

BY 315774

(4)

Boundary of Apartment

On the East by : Group Housing Plot No. 4A  
On the West by : Commercial Plot No. C-2  
On the North by : Plot No. GH-3  
On the South by : Road 45 Meter Wide

*Nishant Singh*

*Ram Singh*

*AS*





118

अपूर्व

5/10/16

निकास सेडी  
निकास सेडी  
निकास सेडी  
निकास सेडी

Rygh

विकेता

Registration No.: 6798

Year: 2,016

Book No.: 1

0101 निशास सेडी BJMP57180P

निकास सेडी

निकास सेडी

निकास सेडी

Nishantseki



0102 मुनिता सेडी BWUPS4383P

निकास सेडी

निकास सेडी

निकास सेडी

Sanita 9474





उत्तर प्रदेश UTTAR PRADESH

BY 315899

(3)  
PARTICULAR OF VENDOR 4848 1446 8547 3549 0244  
Mr. Nishant Sethi S/o Sh. Balwant Raj Sethi (PAN. BJMPS7180P) & Mrs.  
Sunita Sethi W/o Mr. Nishant Sethi (PAN. BWUPS4363P) Both R/o Pres-  
tidge Plams, Block D2, Flat #241, ECC Road, Whitefield Bangalore,  
Karnataka-560066 पञ्च हजार रुपये. 14/10/2016

*Nishant Sethi*

*Sunita Sethi*

*[Signature]*





18 OCT 2016

अपूर्व शर्मा s/o अमरजी शर्मा Ph. 920

सुराज

सुराज सदास विवेक

सुराज नम्बर 331

सुराज की जन्म 31 मार्च  
सुराज सदास विवेक

केला

Registration No. : 6798

Year : 2016

Book No. : 1

0201 अमरजी शर्मा प्रतिनिधि अपूर्व शर्मा DZKP60488C

सुराज सदास विवेक

सुराज 31 मार्च 1985

सुराज सदास विवेक





उत्तर प्रदेश UTTAR PRADESH

BY 315900

(6)

PARTICULAR OF VENDEE

Sh. Arun Kumar S/o Late Sh. M. L. Sharma R/o N-125, Ganga Nagar,  
Meerut GPA Holder of Mr. Apurv Sharma S/o Arun Kumar Sharma R/o N-  
125, Ganga Nagar, Meerut (PAN, DZKPS0488C) *with date 24.02.2015*

*Sh. Arun Kumar*

*Sh. Arun Kumar*

*Sh. Arun Kumar*





18 OCT 2016

24/20...  
...  
...  
...

रजिस्ट्रार प्रमुख

नम्बर 351

दिनांक 31 मार्च

गवाह

Registration No. 6798

Year: 2016

Book No. 1

W1 नमोदित अदालत पञ्चायत वर

एनओ नं० १०००००

एन००००० नमोदित अदालत पञ्चायत वर

आचार/अन्य/...



W2 नमोदित अदालत वर

दिनांक अदालत

1542 नमोदित अदालत वर

आचार/अन्य/...





उत्तर प्रदेश UTTAR PRADESH

BY 315901

(7)

SALE DEED

Total Sale consideration Rs. 54,00,000/-

Hence the Stamp duty payable as per rule set vide order No. S.V.K.N-5-2756/11-2008-500 (165)/2007 Lucknow dated 30-06-2008 by (Uttar Pradesh Government Institution Finance, Tax and registration Anubhag-5)

Paid Stamp Duty Rs. 3,78,000/-

THIS SALE DEED is made and executed at Ghaziabad on this 18<sup>th</sup> day of October 2016

*Ghazibad*

*Ghazibad*







उत्तर प्रदेश UTTAR PRADESH

BY 315645

(8)

BY

Mr. Nishant Sethi S/o Sh. Balwant Raj Sethi (PAN. BJMPS7180P) & Mrs. Sumita Sethi W/o Mr. Nishant Sethi (PAN. BWUPS4363P) Both R/o Prestige Plams, Block D2, Flat #241, ECC Road, Whitefield Bangalore, Karnataka-560066

hereinafter called the Vendor which expression shall unless repugnant to the context or meaning thereof mean and include his, heirs, successors, legal representatives, administrators, executors, nominees & assigns of the First Part.

*Nishant Sethi*

*Sumita Sethi*

*Adar*





उत्तर प्रदेश UTTAR PRADESH

BY 315646

(9)

IN FAVOUR OF

Sh. Arun Kumar S/o Late Sh. M. L. Sharma R/o N-125, Ganga Nagar, Meerut GPA Holder of Mr. Apurv Sharma S/o Arun Kumar Sharma R/o N-125, Ganga Nagar, Meerut (PAN. DZKPS0488C) on Dated 13-10-2016 entered Book No. 4 Vol. No. 502 on pages 179 to 190 Sr. No. 459 dated 13-10-2016 in the Office of Sub-Registrar-I, Meerut. hereinafter called the Vendee which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, successors, legal representatives, administrators, executors, nominees & assigns of the other part

*Arjun Kumar*

*Arjun Kumar*

*Arjun Kumar*







उत्तर प्रदेश UTTAR PRADESH

BY 315647

(10)

DETAILS OF PROPERTY /APARTMENT

The Residential Apartment No. 704, 7<sup>th</sup> Floor, (Tower-A) (without roof right) Super Area 1576 Sq. Feet and Covered Area 1261 Sq. Feet, consisting of 3-Bedrooms, 1-Drawing-Dinning room, 1-Kitchen, Toilets & Balconies, in the multi-storied building constructed on Group Housing Plot No.4, in the Township known as "Crossing Republik™" in the Group Housing Complex known as "GAUR GLOBAL VILLAGE" situated at Dundahera, Ghaziabad, (hereinafter called the said Flat/apartment) along with the proportionate undivided, impartible share and interest in the Group Housing plot of land on which Building is constructed.

*Nisha Kishor*

*Sumit Kumar*





उत्तर प्रदेश UTTAR PRADESH

BY 316111

(11)

The boundary of said Group Housing plot No. 4.  
 On the East by : Group Housing Plot No. 4A  
 On the West by : Commercial Plot No. C-2  
 On the North by : Plot No. GH-3  
 On the South by : Road 45 Meter Wide

*Michael S. Khan*

*Sanjay Kumar*

*[Signature]*





उत्तर प्रदेश UTTAR PRADESH

BY 316112

(12)

AND WHEREAS the Vendor purchased the said Apartment from M/s Gaursons India Ltd., corporate office at Gaur Biz Park Plot No. 1, Abhay Khand-II, Indirapuram, Ghaziabad, through its Authorised Signatory Mr. Pradeep Verma S/o Late Sh. Kalyan Singh Verma R/o K-115, Gaur Greencity Indirapuram, Ghaziabad vide registered sale deed dated 11-01-2012 entered in Book No. 1 Volume No. 9503 on pages 283 to 334 in Sr. No. 300 dated 11-01-2012 in the office of Sub-Registrar, Ghaziabad.

AND whereas the vendor of the first part have agreed to sell the said Apartment for a total sale consideration of Rs. 54,00,000/- (Rupees Fifty Four Lacs only) and the vendee of the second part agreed to purchase the said Apartment hence this deed of sale between Vendors and Vendee.

*Mishra*

*Singh*





उत्तर प्रदेश UTTAR PRADESH

BY 316113

(13)

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the vendor of the first part hereby sells, transfer and convey the aforesaid Apartment to the vendee of the second part together with proportionate share of land in the land underneath, together with independent electricity and water connections and right to use common passage, gallery, staircase lifts, entrance lobbies, exit of the building, water supply arrangement and installations such as power light, sewerage and easement-rights, privileges and appurtenants thereto and with all common facilities, including One Covered Car Parking.

*Mishra*

*Sanjay*

*Sanjay*







उत्तर प्रदेश UTTAR PRADESH

BY 311912

(14)

2. That the complete sale consideration of Rs. 54,00,000/- (Rupees Fifty Four Lacs only) have been duly paid by the vendee of the second part and the receipt whereof the vendor of the first part both hereby acknowledge as under:-
- Rs. 9,34,000/- vide D.D. No. 547989 dated 15-10-2016 drawn on SBI, Ganga Nagar, Meerut
  - Rs. 27,000/- For TDS
  - Rs. 27,000/- For TDS
  - Rs. 22,06,000/- vide D.D. No. 189338 Dated 14-10-2016 drawn on PNB, Sec-63, Noida For Housing Loan
  - Rs. 22,06,000/- vide D.D. No. 189339 Dated 14-10-2016 drawn on PNB, Sec-63, Noida For Housing Loan

*Richard D. K.*

*Sanjay Kumar*





उत्तर प्रदेश UTTAR PRADESH

BY 311913

(15)

3. That the vendor of the first part have handed over the vacant and peaceful possession of the said Apartment to the vendee of the second part at the time of execution of this deed.
4. That the vendee has become owner & possession holder of the above said Apartment and have full right of ownership & possession to use, sell, transfer, gift, mortgage & in any manner.

*Michael Little*

*Amish Kumar*

*Amish Kumar*







उत्तर प्रदेश UTTAR PRADESH

BY 311914

BY 311914

(16)

5. That all the taxes, such as House tax, Water Tax, Sewerage Tax, Electric charges or any other taxes or charges such as society, maintenance charges etc., shall be payable by the Seller upto date and after the execution of the sale deed shall be payable by the Vendee

*Michael Hille*

*Sanjay Kumar*

*Shree*





उत्तर प्रदेश UTTAR PRADESH

BY 315558

(17)

6. That the vendor of the first part have represented and confirmed that the said Apartment and the land underneath it, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as charges, lien, mortgage, gift, attachments, liabilities, unauthorised occupation, tenancies, claims, notification and litigation whatsoever etc. and that the vendor of the first part is fully authorised and have legal capacity to transfer the same in favour of the vendee of the second part.

*Notarized*

*Emitted*

*Notar*







उत्तर प्रदेश UTTAR PRADESH

BY 315559

(18)

7. That the vendor of the first part have confirmed that in case, the vendee of the second part is put to any monetary loss, harm or injury or loss of property on account of any legal defect in the title of the vendor of the first part or on account of any representation made by the vendor found to be untrue or on account of suppression of any material facts pertaining to the title of the said Apartment the vendor of the first part shall indemnify and keep indemnified the vendee of the second part in respect of any such loss and shall be personally responsible for the same.

*Neha Singh*

*Ranjana Singh*

*Adarsh*





उत्तर प्रदेश UTTAR PRADESH

BY 315560

(19)

8. That the entire liability pertaining to the said Apartment in the nature of electricity and water charges and any other charges till the date of execution and registration of sale deed shall be of the vendor of the first part and thereafter the same shall be the responsibility of the vendee and the vendor shall keep the vendee duly indemnified in this regard.

*Nishant Saha*

*Amrita Saha*

*[Signature]*







उत्तर प्रदेश UTTAR PRADESH

BY 315382

(20)

9. That the Stamp duty/transfer duty and registration charges in respect of the sale deed have been paid and borne by the vendee of the second part.
10. That after the execution of sale deed the vendor of the first part is left with no right, interest and claim of any nature whatsoever in the said Apartment and that the vendee is fully authorised and competent to get the said Apartment duly mutated in his/their favour and to get his/their name duly transferred and substituted in the records of the Municipal Corporation, revenue records etc. and other concerned authorities and vendor of the first part shall render all assistance for the purpose as may be reasonably required.

*Mishra*

*Sanita*

*Dr. R.*



NO. : 705

TYPE : SAMRA

WARD ROBE AREA - 16.15 SQ. FT. (1.50 sq.mt.)

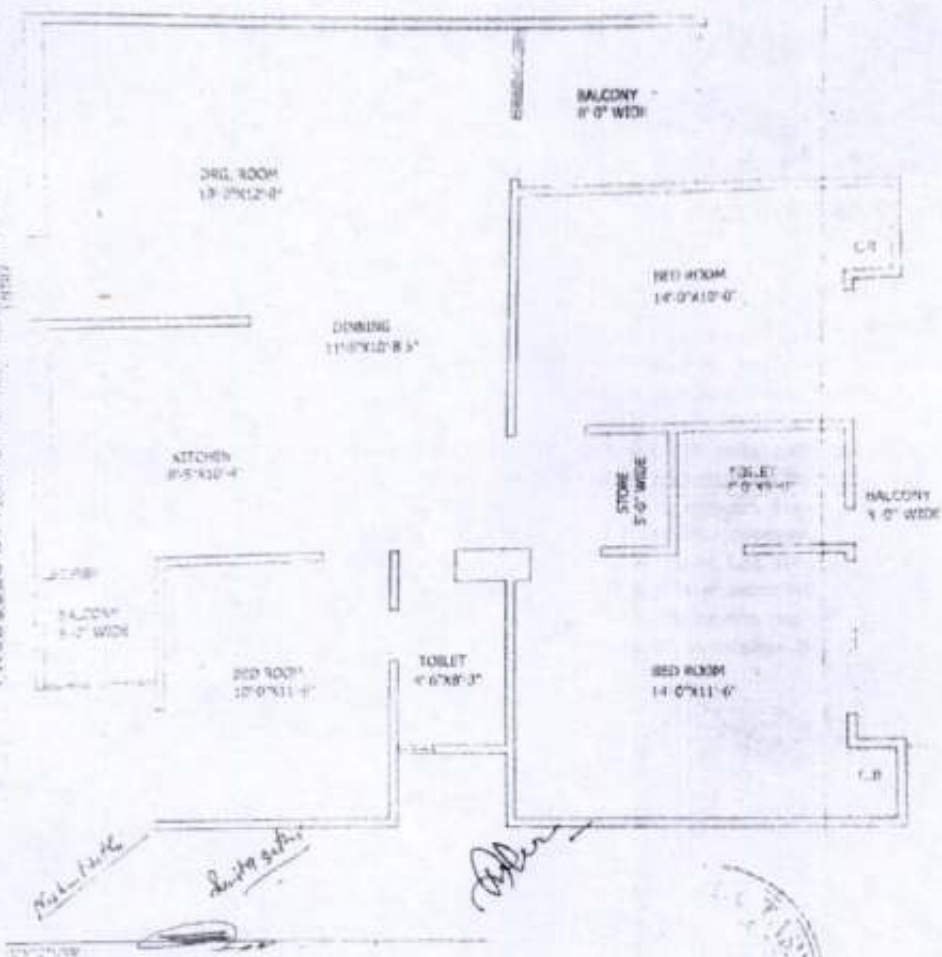
BALCONY - 180.76 SQ. FT. (16.80 sq.mt.)

COVERED AREA - 1260.00sq. ft. (117.09 sq.mt.)

[including ward robe & balcony area]

SUPER AREA - 1576.00 SQ. FT. (146.37 sq.mt.)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT







उत्तर प्रदेश UTTAR PRADESH

BY 315383

(21)

11. That the all terms & conditions of the sale dated 11-01-2012 with regard to residential complex maintenance building bye-laws shall be continue apply to the Vendeo.
12. That the map is attached with this sale deed and constructed area in this sale deed shown attached map.

*Michael Latha*

*Sumit Singh*

*Dr. S. S. Singh*

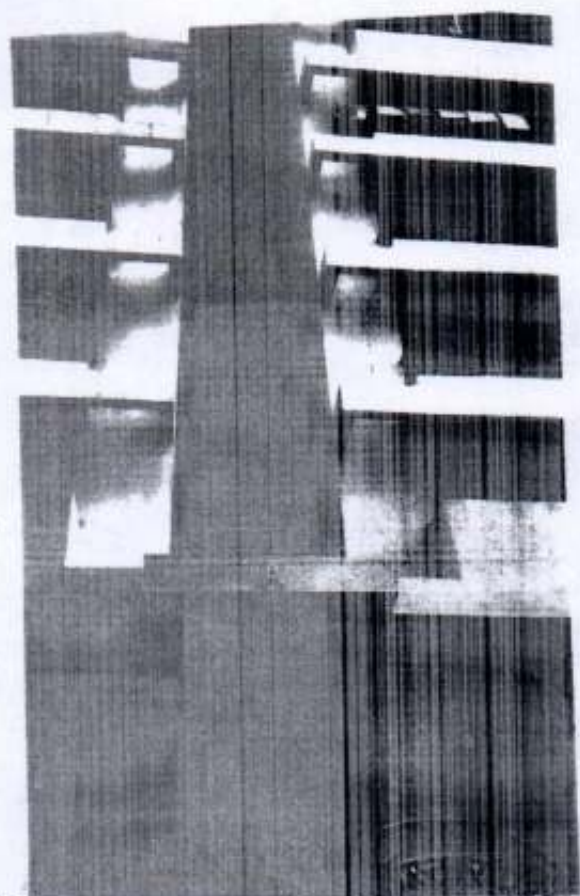


11/10

11000

5000 - 10000

10000







उत्तर प्रदेश UTTAR PRADESH

BY 315384

(22)

I witness whereof the Vendor and the Vendee both have signed and executed the above deed on the date month and year mentioned herein above in the presence of the followings witnesses.

Witnesses:

1. *[Signature]*  
C.M. S. Agarwal  
A-702 Gaur Global Village  
Ghaziabad.  
D.C. No. UP 20 307 000531

Vendor

*[Signature]*  
Nishant Singh  
*[Signature]*  
Smita Singh

2. *[Signature]*  
Chakraborty  
90 Vasant Avenue  
A-1542, Mahanagar Majestic  
Ghaziabad.  
D.C. No. UP 20 307 000531

Vendee

*[Signature]*

Drafted by: BUDH PRAKASH SHARMA Document Writer,  
NITIN KUMAR Advocate, Chamber No. 21,  
11th Lane Tehsil Compound, Ghaziabad.



