

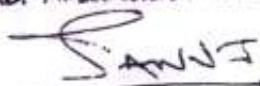


प्रदेश UTTAR PRADESH

BRIEF DETAILS OF FLAT

Type of Property	Residential
V-Cord No.	0305
Mohalla/Gram	Flat No. J-1003, 10th Floor in Tower-J, (Without Roof Right) in "Grand Savanna" situated at Raj Nagar Extension, NH-58, Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.)
Super Area	1550 Sq. Ft. (143.99 sq. mtr.)
Covered Area	1342.37 Sq. Ft. (124.71 sq. mtr.)
Status of Road	45 Mtrs. Wide
Parking	One Covered Car Parking (Right to use only)

For KDP Infrastructure Private Limited


Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 AUG 2016

भारत

20000

TWENTY
THOUSAND RUPEES

बीस हजार रुपये

Rs.20000

INDIA

देश UTTAR PRADESH

12

Rs. 27,000/-par Sq.Meters.

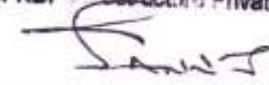
Less 10% as Rebate for 10th Floor
& Less 5% as Rebate for Rain
Water Harvesting System on
basic price & after that 8% add
for all Common Facilities *except*
community centre

Total Sale Consideration	:	Rs. 21,48,000/-
Stamp duty paid on	:	Rs. 37,26,000/-
Stamp (Paid Stamp Duty)	:	Rs. 2,76,500/-

SALE DEED

SALE DEED FOR Rs.	21,48,000/-
STAMP DUTY Rs.	2,76,500/-

Per KDP ~~Industries~~ Private Limited



Director





THIS SALE DEED is executed at Ghaziabad, on this 09th day of August, 2016.

BETWEEN

1. M/s. K.D.P. Infrastructure Private Limited, a private limited company incorporated under the provisions of Companies Act, 1956, having its Corporate Office at Ground Floor, D-247/29, Sector - 63, Noida, through its Director **Shri Tanuj Goel**, son of **Shri K.K. Goel**, Resident of 18, Rama Krishna Colony, Model Town, Ghaziabad, duly authorized vide Board's Resolution dated 15.06.2011, (hereinafter referred to as "**Vendor**"), which expression, unless it be repugnant to the context or meaning thereof, shall mean and include its successors-in-interest, legal representatives and assigns, of the **ONE PART**.
(PAN-AAACS1691J)

AND

Mr. MUKUL TALYAN S/o **Mr. C.P. Singh Talyan** R/o II-A/191A, Nehru Nagar, Ghaziabad, (U.P.), (hereinafter jointly/singly referred to as "**Vendee(s)**"), which expression, unless it be repugnant to the context or meaning thereof, shall mean and include his/her their respective legal heirs, legal representatives and assigns, of the **OTHER PART**.
PAN-CAEDPT 762011

For KDP Infrastructure Private Limited

भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 AUG 2016

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

प्रदेश UTTAR PRADESH

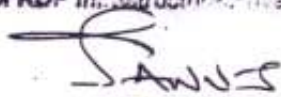
B 297626

(4)

WHEREAS:

- A. The Vendor, developed a group housing complex, named, "KDP Grand Savanna" (herein "Said Complex") on the land comprising under Khasra No. 966, 967, 968, 969, 971 and 972, situated at Village Noor Nagar, Pargana Loni, Ghaziabad (U.P.) (herein "Said Land") after obtaining requisite sanction of lay out plan/building plan from Ghaziabad Development Authority, (here "GDA") vide its letter bearing No. 676 dated 30.09.2009.
- B. The Vendor developed the Said Complex, comprising of several multi-storied towers/buildings, having residential flats alongwith other common services and facilities being part of the Said Complex.

For KDP Infrastructure Private Limited


Director






UTTAR PRADESH

51

- C. The Vendor offered for allotment and sale of the flats in the Said Complex and by virtue of an Allotment, the Vendor had allotted to the Vendee a Flat bearing No. J-1003, 10th Floor (herein "Said Flat") in Tower-J (herein "Said Building"), in the Said Complex together with usage rights of parking space in the Said Complex alongwith undivided and impartible proportionate share in the land underneath the Said Building and undivided proportionate share in the common areas of the Said Building including all easementary rights attached thereto alongwith rights of use of common areas and facilities earmarked for common use for all occupants within the Said Complex, for an agreed consideration and on payment of other charges and in accordance with the terms and conditions of allotment.

For KDP Infrastructure Private Limited


Director





संज्ञा

For KDP Infrastructure Private Limited



Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 AUG 2016

20000

द्विसहस्रार रूपये

TWENTY
THOUSAND RUPEES

Rs.20000

भारत
INDIA

UTTAR PRADESH

४४

- D. The Vendee has been provided by the Vendor with all the relevant informations, documents, building plans and such other credentials with respect to its rights, titles and interest and its competency, facilities and basic infrastructure provided in the Said Building. The Vendee has confirmed that he/she has examined the said documents, building plans etc., and is/are fully satisfied in all respects with regard to the rights, title and interest of the Vendor in the Said Building/Said Complex and has also understood all limitations and obligations of the Vendor in relation thereof. The Vendee herein thus has relied solely on his/her own judgment and investigation while deciding to seek allotment of the Said Flat. There has never been any investigation or objection by the Vendee in this respect after the allotment of the Said Flat by the Vendor, and as such, pursuant to the allotment, the Vendee is now entering into this sale deed for the Said Flat.

- E. For the purposes of this Sale Deed, "Common Areas and Facilities" and "Limited common areas and facilities", means and includes:

- (i) the land on which the Said Building is located and all easements, rights and appurtenances belonging to the Said Land and the Said Building.
- (ii) the foundations, columns, girders, beams, supports, main walls, roofs, halls, common corridors, passages, lobbies, stairs, stair-way, and entrances and exits of the Said Building:



For KDP Infrastructure Private Limited

[Signature]

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 AUG 2016

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

देश UTTAR PRADESH

7

- (iii) the club building, swimming pool, gymnasium, parks and gardens in the Said Complex.
- (iv) installations of common services such as power, light and sewerage;
- (v) the elevators, tanks, pumps, motors, expressers, pipes and ducts and in general all apparatus and installations existing for common use including electrical, plumbing and fire shafts, services ledges on all floors;
- (vi) circulation area, service areas including but not limited to, machine room, overhead water tanks, stores etc., architectural features, if provided and security control rooms;

F. All other common areas and facilities, which are not included hereinbefore, shall be treated as limited common areas and facilities and shall be reserved for use of certain flat or flats to the exclusion of other flats.

"Limited common areas and facilities", means those common areas and facilities within the Said Complex earmarked/ reserved including parking spaces for use of certain flat or flats to the exclusion of the other flats.

G. The Vendee, since has paid the total agreed consideration to the Vendor, the Vendor, by virtue of this sale deed, transferring and conveying the Said Flat, in favor of the Vendee, on the terms and conditions, as set out hereinafter;

For KDP Infrastructure Private Limited





भारतीय गैर न्यायिक INDIA NON JUDICIAL

03 AUG 2015

5.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000

INDIA

UTTAR PRADESH

(8)

NOW, THEREFORE, THIS SALE DEED WITNESSETH, AS UNDER:

1. In consideration of a total sum of **Rs. 21,48,000/- (Rupees Twenty One Lac Forty Eight only)**, which consideration is already paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledges and admits before the Sub-Registrar- II, Ghaziabad and in consideration of the undertaking of the Vendee to pay such further amount, as he/she/they may be at any time heretoafter become liable to pay in terms of this Sale Deed, and also subject to all those terms and conditions contained in the allotment agreement, as referred hereinabove, which may or may have not been specifically incorporated herein, the Vendor doth hereby grant, convey, transfer, assure and assign unto the Vendee the Said Flat, as more fully described in Schedule "A" given hereunder, and for greater clarity delineated on the plan attached hereto, together with usage rights of Parking Space, specifically earmarked and provided, in the Said Complex alongwith undivided and impartible proportionate share in the land underneath Said Building and undivided proportionate share in the common areas of the Said Building alongwith all rights, privileges and easements whatsoever necessary for the enjoyment of the Said Flat together with Parking Space in limited common areas and facilities. TO HAVE AND TO HOLD the same unto and to the use of the Vendee and his/her/their successors-in-interest and assigns, legal heirs, absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants hereinafter contained and each of them.

For KDP Infrastructure Private Limited

