

9368/18



क्रमांक A

4341

56

## SALE DEED

## RELEVANT PARTICULARS

|                                 |   |
|---------------------------------|---|
| Consideration                   | : Rs. 45,00,000.00  |
| Market Value as per Circle rate | : Rs. 45,66,000.00  |
| Stamp Duty                      | : Rs. 2,00,000.00   |
| Main Locality                   | : Dehradun  |
| Locality                        | : Mauza Dhoran Khas, Pargana Parwadoon, Distt Dehradun (Commonly known as "GREEN VIEW BLOSSOM")   |
| Type of Property                | : Residential   |
| Description of Property         | : RESIDENTIAL FLAT NO. 206, Block "B" on IInd floor, on as is where is basis, consisting of one living-cum-dining, three bedrooms, one kitchen, two toilets and three balconies having total super area 1335 Sq. ft. or 124.07 Sq. Mtrs. (approx), comprising in and being part of Housing Complex known as "GREEN VIEW BLOSSOM" constructed on land out of Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No. 517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra No. 517 area measuring 250 sq. Mtrs, Khasra No. 517 area measuring 170 sq. Mtrs, Khasra No. 517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs., total measuring 8820 Sq. Mtrs., situated in Mauza Dhoran Khas, Pargana Parwadoon, Distt Dehradun |
| Super Area                      | : 124.07 Sq. Mtrs (Approx.)   |
| Circle Rate                     | : Rs. 32,000/- per sq. mtrs. (Super area)   |
| Distance from Main Road         | : On main Sahastradhara Road  |
| Name and Address of Seller      | : M/S. Phool Chand Infrastructure Private Limited (PAN : AAGCP0200Q) a Company incorporated under the Companies Act, 1956, through its its Authorized Representative Sh. Akhilesh Singh S/o Sh. Dinesh Singh, R/o 218, Main Shyam Park, Sahibabad, Ghaziabad (U.P.) (PAN No. BQGPS6516L)  |
| Name and Address of Purchaser   | : (1) Shri Pranav Sharma S/o Shri Murari Lal Sharma and (2) Smt. Deepika Sharma W/o Shri Pranav Sharma, both R/o H.No. S-210, Shivalik Nagar, B.H.E.L., Ranipur, Distt. Haridwar<br>1. (Adhar No. -318484458682) Form -60 enclosed.<br>2. (PAN - CIHPS3899C)  |

Phool Chand Infrastructure (P) Ltd.

*Akhilesh Singh*  
Authorised Signatory

*Pranav Sharma* *Deepika Sharma*

# Online Public Data Entry Summary



UKPDE2018045133600

SRD : देहादुन

26-Nov-2018

11:25:07AM

Date: 26 Nov 2018

Appointment Time: 12:30 p.m to 1:30 p.m

Appointment TokenNo: 7

File Type

: Sale (Immovable)

Good Sub-Article

: Sale (Residential Building)

Page Location

: सर्वे प्लॉट से रायपुर रोड पर स्थित नया पुन, गहमखाना प्लॉट होने वाले जॉइंटिंग के तहत (पेजी G)

Area

124.0700 वर्ग मीटर

Transaction Value : 4,500,000.00

Market Value : 4,566,000.00

Regn Fees : 50,000.00

Stamp Duty : 200,000.00

Advance : 0.00

Lease Period : 0.00

Avg. Rent : 0.00

Construction Value : 4,566,000.00

Khasra : 0

Khatoni : 0

Khewat : 0

House/Flat : FLAT NO. 206

Land Value : 0.00

Page

Words : 1,000

BLOCK-B

Deed Writer : MR R K

CHAURASIA

56

| क्र.सं                | निर्माण का प्रकार   | व्यवसायिक निर्माण का विवरण |  |                       |                     |
|-----------------------|---|----------------------------|--|-----------------------|---------------------|
| क्र.सं                | निर्माण क्षेत्र   | निर्माण का प्रकार          | निर्माण तत्व                                 | आयतन                  | एकड़                |
| क्र.सं                | पुनर्वास की विधि  | घनराशि                     | संदर्भ क्रमांक                               | निबंधक शुल्क का विवरण |                     |
| 1                     | Cash  | 50,000.00                  | 0  |                       |                     |
| क्र.सं                | पुनर्वास की विधि  | घनराशि                     | संदर्भ क्रमांक                               | जारी दिनांक           | स्टाम्प विवेका नईसी |
| 1                     | e-Stamp   | 200,000.00                 | 00   | 26-Nov-2018           | 0                   |
| पक्षकारों का विवरण    |   |                            |  |                       |                     |
| पक्षकार का प्रकार     | पक्षकार का विवरण  | हस्ताक्षर                  | व्यवसाय                                      | पैन नं                | मोबाइल नं           |
| विवेका / प्रथम पक्ष   | श्री वीरम कृतवर्ध इंफ्रास्ट्रक्चर प्र० लि० द्वारा अधिकृत प्रतिनिधि श्री अश्विनेश सिंह पुनर्वासी विशेष मिह निचामी २१८, मेन अथाय पार्क माहिवाबाद गाजिवाबाद उत्तर प्रदेश | <i>Ashwini Singh</i>       | Phool Chand Infrastructure (P) Ltd GOVT. JOB | AAGPC0200 Q           | 0                   |
| क्रेता / द्वितीय पक्ष | श्री प्रकाश शर्मा पुनर्वासी मुजारी जाल शर्मा निचामी हाउस न एन २१० शिवाजी नगर, बी एन ई एन रानीपुर हरिद्वार   | <i>Prakash Sharma</i>      | OTHERS                                       | FORM 60               | 0                   |
| क्रेता / द्वितीय पक्ष | श्रीमती दीपिका शर्मा पत्नी श्री प्रकाश शर्मा निचामी हाउस न एन २१० शिवाजी नगर, बी एन ई एन रानीपुर हरिद्वार   | <i>Deepika Sharma</i>      | OTHERS                                       | CIHPS3899 C           | 0                   |
| गवाह                  | श्री प्रकाश मेरी अधिकृत , ० निचामी कोर्ट कपाट देहादुन   | <i>Prakash Meheri</i>      | OTHERS                                       |                       | 0                   |
| गवाह                  | श्री अश्विनेश बटोला अधिकृत , 0 निचामी कोर्ट कपाट देहादुन  | <i>Ashwini Batola</i>      | ADVOCATE                                     |                       | 0                   |

RESIDENTIAL FLAT NO. 206, Block "B" on IInd floor, on as is where is basis, consisting of one living-cum-dining, three bedrooms, one kitchen, two toilets and three balconies having total super area 1335 Sq. ft. or 124.07 Sq. Mtrs. (approx), comprising in and being part of Housing Complex known as "GREEN VIEW BLOSSOM" constructed on land out of Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No. 517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra No.517 area measuring 250 sq. Mtrs, Khasra No.517 area measuring 170 sq. Mtrs, Khasra No.517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs., total measuring 8820 Sq. Mtrs., situated in Mauza Dhoran Khas, Pargana Parwadoon, Distt Dehradun



Phool Chand Infrastructure (P) Ltd.

*Phool Chand Infrastructure (P) Ltd.*  
VENDOR Authorized Signatory

*Pranav Kumar*

*Pranav Kumar*  
VENDEE(S)





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK92603629795823Q  
Certificate Issued Date : 26-Nov-2018 03:19 PM  
Account Reference : NONACC (SV) uk1211204/ DEHRADUN/ UK-DH  
Unique Doc. Reference : SUBIN-UKUK121120483235680465833Q  
Purchased by : PRANAV SHARMA AND DEEPIKA SHARMA  
Description of Document : Article 23 Conveyance  
Property Description : MAUZA DHORAN KHAS DEHRADUN  
Consideration Price (Rs.) : 45,00,000  
(Forty Five Lakh only)  
First Party : MS PHOOL CHAND INFRASTRUCTURE PVT LTD  
Second Party : PRANAV SHARMA AND DEEPIKA SHARMA  
Stamp Duty Paid By : PRANAV SHARMA AND DEEPIKA SHARMA  
Stamp Duty Amount(Rs.) : 2,00,000  
(Two Lakh only)

Att.No.....  
CHAMAN SINGH  
STAMP VENDOR  
Id.No. 8997544950



Please write or type below this line.....



Phool Chand Infrastructure Ltd.

Pranav Sharma

Authorised Signatory



TQ 0004330083

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shivastamp.com". Any discrepancy in the details on the Certificate will be available on the website, vendors & agents.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

## SALE DEED

|                                 |  |
|---------------------------------|--|
| SALE DEED FOR                   | Rs 45,00,000/-                                 |
| MARKET VALUE as per Circle rate | Rs. 45,66,000/-                                |
| STAMP DUTY                      | Rs. 2,00,000/-                                 |
| Circle rate                     | Rs. 32,000/- per Sq. Mtr.<br>(Super Area Rate) |

### DETAILS OF FLAT:

RESIDENTIAL FLAT NO. 206, Block "B" on IInd floor, on as is where is basis, consisting of one living-cum-dining, three bedrooms, one kitchen, two toilets and three balconies having total super area 1335 Sq. ft. or 124.07 Sq. Mtrs. (approx), comprising in and being part of Housing Complex known as "GREEN VIEW BLOSSOM" constructed on land out of Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No. 517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra No.517 area measuring 250 sq. Mtrs, Khasra No.517 area measuring 170 sq. Mtrs, Khasra No.517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs., total measuring 8820 Sq. Mtrs., situated in Mauza Dhoran Khas, Pargana Parwadoon, Distt Dehradun (HEREINAFTER CALLED AS THE SAID FLAT)

BOUNDARY OF THE FLAT:

|       |   |                           |
|-------|---|---------------------------|
| EAST  | : | Flat No. B-205            |
| WEST  | : | Flat No. B-207            |
| NORTH | : | Entrance & Corridor       |
| SOUTH | : | Drive way on ground floor |

### SALE DEED.

This sale Deed is executed and made at Dehradun, on this 26th day of November, 2018, by **M/S. Phool Chand Infrastructure Private Limited** a Company incorporated under the Companies Act, 1956 and having its site office at Village Dhoran Khas, Main Sahastradhara Road, and Registered Office at Flat No.-703, Tower Apartment, Swasthya Vihar, Delhi-110092, through its

Phool Chand Infrastructure (P) Ltd.

  
Anil Kumar Singh  
Authorised Signatory

-2-







✓  
Authorized Representative Sh. Akhilesh Singh S/o Sh. Dinesh Singh, R/o 218, Main Shyam Park, Sahibabad, Ghaziabad (U.P.), (vide Board of Directors Resolution dated 15.03.2018 of the Company), (hereinafter called as the "Vendor") which includes unless repugnant to the context or meaning thereof, be deemed to mean and include his nominees, administrators, legal representatives, successors & assignees of the ONE PART.

**IN FAVOUR OF**

(1) Shri Pranav Sharma S/o Shri Murari Lal Sharma and (2) Smt. Deepika Sharma W/o Shri Pranav Sharma, both R/o H.No. S-210, Shivalik Nagar, B.H.E.L., Ranipur, Distt. Haridwar, hereinafter referred to as the Vendee(s)/ Purchaser(s) which expression unless repugnant to the context or meaning thereof be deemed to mean and include his/her, their heirs, executors, administrators and legal representatives of the OTHER PART,

WHEREAS the Vendor is the sole and absolute owner of FREE HOLD BUILT UP PROPERTY BUILT ON PLOT OF LAND being Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No. 517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra No.517 area measuring 250 sq. Mtrs, Khasra No.517 area measuring 170 sq. Mtrs, Khasra No.517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs., total measuring 8820 Sq. Mtrs., situated in Mauza Dhoran Khas, Pargana Parwadoon, Distt Dehradun (Commonly known as **GREEN VIEW BLOSSOM**).

WHEREAS, the vendor through its Directors (1) Late Sh. Anil Aggarwal S/o Sh. Kulwant Rai, R/o H-3/124, Sector-11, Rohini New Delhi (2) Sh. Gulshan Kumar S/o Sh. R.C. Arora, R/o 36, Chardham Apartments, Sector-9, New Delhi-110085 had purchased all that land bearing Khasra No. 518Ka area 0.1870 Hect. or 1870 sq. mtrs., situated at Mauza Dhoran Khas, Pargana Parwadoon, Distt. Dehra Dun from its just immediate owner S.B. Realtech Pvt. Ltd., Head Office at D-16, South Extension, Part-II, New Delhi-110049 through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal, R/o S-12, Dhruv Apartments, Sector - 13, Rohini, Delhi-110085 vide sale deed dt. 21.04.2011, which is duly registered in the office of Sub-Registrar-IV, Dehra Dun in Book No. 1, Vol. 150, Pages 1 to 82 as Document No. 1184 on 21.04.2011 and after purchasing the aforesaid land, the vendor got mutated its name in revenue records;

AND WHEREAS, the above named company S.B. Realtech Pvt. Ltd., through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal had purchased the above detailed land from its previous owner Smt. Rekha Gupta W/o Sh. Mukesh Gupta, R/o W-23/523-A, Sainik Farm, Police Post, New Delhi-92, vide sale deed dt. 12.01.2007, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1766, Page 26, Addl. File Book No. 1, Vol. 1772, Pages 43 to 54 as Document No. 484 on 12.01.2007 and after purchasing the aforesaid land, S.B. Realtech Pvt. Ltd. got mutated its name in revenue records;

AND WHEREAS, the above named Smt. Rekha Gupta W/o Sh. Mukesh Gupta through her husband and Attorney holder Sh. Mukesh Gupta S/o Late Sh.

Phool Chand Infrastructure (P) Ltd

  
Akhilesh Singh  
Authorised Signatory







Roop Chand Gupta R/o W-23/523-A, Sainik Farm, Police Post New Delhi (The said attorney is notarised attorney) had purchased the above detailed land from its previous owners (1) Sh. Vinod Kumar Dabral, (2) Sh. Manoj Kumar Dabral sons of Siddhanand Dabral, (3) Smt. Shailbala Mamgain W/o Col. Bhagwati Prasad Mamgain, (4) Smt. Manjul Kukreti W/o Sh. K.C. Kukreti, both daughters of Sh. Siddhanand Dabral, R/o Village Dhoran Khas, Dehra Dun (the above named Smt. Manjul Kukreti had executed a notarised Power of Attorney dt. 10.10.2005 in favour of her brother Vinod Kumar Dabral, which is notarised by Public Notary, Raipur, Chhatisgarh) vide sale deed dt. 17.02.2006, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1379, Addl. File Book No. 1, Vol. 1603, Pages 797 to 806 as Document No. 1392 on 17.02.2006 and after purchasing the aforesaid land, Smt. Rekha Gupta got mutated her name in revenue records;

AND WHEREAS, the initial owner of the above detailed land along with other land was Sh. Siddhanand Dabral S/o Sh. Gajadhar since 1371 Fasli i.e. 1964 as per revenue records and after the death of Sh. Siddhanand Dabral and his wife Smt. Laxmi Dabral their children/legal heirs (1) Sh. Vinod Kumar Dabral, (2) Sh. Manoj Kumar Dabral sons of Siddhanand Dabral, (3) Smt. Shailbala Mamgain W/o Col. Bhagwati Prasad Mamgain, (4) Smt. Manjul Kukreti W/o Sh. K.C. Kukreti became the owners of above detailed land along with other land, left by above deceased, as living legal heirs;

WHEREAS, similarly the vendor through its Directors (1) Late Sh. Anil Aggarwal S/o Sh. Kulwant Rai, R/o H-3/124, Sector-11, Rohini New Delhi (2) Sh. Gulshan Kumar S/o Sh. R.C. Arora, R/o 36, Chardham Apartments, Sector-9, New Delhi-110085 had purchased all that land bearing Khasra No. 518Ka area 0.2340 Hect. or 2340 sq. mtrs., situated at Mauza Dhoran Khas, Pargana Parwadoon, Distt. Dehra Dun from its just immediate owner S.B. Realtech Pvt. Ltd., Head Office at D-16, South Extension, Part-II, New Delhi-110049 through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal, R/o S-12, Dhruv Apartments, Sector -13, Rohini, Delhi-110085 vide sale deed dt. 21.04.2011, which is duly registered in the office of Sub-Registrar-IV, Dehra Dun in Book No. 1, Vol. 150, Pages 83 to 172 as Document No. 1185 on 21.04.2011 and after purchasing the aforesaid land, the vendor got mutated its name in revenue records;

AND WHEREAS, the above named company S.B. Realtech Pvt. Ltd., through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal had purchased the above detailed land from its previous owner Smt. Rekha Goyal W/o Sh. Ghanshyam Dass Goyal, R/o A-634, Sector-19, Noida, Gautam Budh Nagar (U.P.) vide sale deed dt. 12.01.2007, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1766, Page 26, Addl. File Book No. 1, Vol. 1772, Pages 69 to 78 as Document No. 486 on 12.01.2007 and after purchasing the aforesaid land, S.B. Realtech Pvt. Ltd. got mutated its name in revenue records, which is found duly mutated.

AND WHEREAS, the above named Smt. Rekha Goyal W/o Sh. Ghanshyam Dass Goyal through her brother/Attorney Sh. Mukesh Gupta S/o Late Sh. Roop Chand Gupta R/o W-23/523-A, Sainik Farm, Police Post New

Phool Chand Infrastructure (P) Ltd

  
Anil Kumar Singh  
Authorised Signatory







Delhi (The said attorney is notarised attorney) had purchased the above detailed land from its previous owners (1) Sh. Vinod Kumar Dabral, (2) Sh. Manoj Kumar Dabral sons of Siddhanand Dabral, (3) Smt. Shailbala Mamgain W/o Col. Bhagwati Prasad Mamgain, (4) Smt. Manjul Kukreti W/o Sh. K.C. Kukreti, both daughters of Sh. Siddhanand Dabral, R/o Village Dhoran Khas, Dehra Dun (the above named Smt. Manjul Kukreti had executed a notarised Power of Attorney dt. 10.10.2005 in favour of her brother Vinod Kumar Dabral, which is notarised by Public Notary, Raipur, Chhatisgarh) vide sale deed dt. 17.02.2006, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1380, Addl. File Book No. 1, Vol. 1604, Pages 67 to 74 as Document No. 1407 on 18.02.2006 and after purchasing the aforesaid land, Smt. Rekha Goyal got mutated her name in revenue records;

AND WHEREAS, Sh. Siddhanand Dabral S/o Sh. Gajadhar Dabral executed a registered Will dt. 28.11.1985 in favour of his wife Smt. Laxmi Dabral, sons Sh. Vinod Kumar Dabral and Sh. Manoj Kumar Dabral and daughters Smt. Shailbala Mamgain W/o Col. Bhagwati Prasad Mamgain, Smt. Manjul Kukreti, which is duly registered in the office of Sub-Registrar, Dehra Dun as Document No. 455 dated 28.11.1985.

AND WHEREAS, Sh. Siddhanand Dabral S/o Sh. Gajadhar Dabral had purchased the said land along with other land from its previous owner (1) Sh. Fateh Chand S/o Sh. Shambu Charan (2) Sh. Babu Lal, (3) Sh. Jiya Lal both S/o Sh. Daulat Ram, (4) Leelawati alias Leeladevi wd/o Sh. Ratan Lal, (5) Sh. Prakash Narain, (6) Sh. Lalita Prasad, Sh. Gendan Lal, Sh. Anand Swaroop S/o Sh. Janki Prakad R/o Village Dhoran Khas, Pargana Parwadoon, Distt. Dehradun, vide sale deed dt. 10.05.1963, which is registered in the office of Sub-Registrar, Dehra Dun in Book No. 1, Vol. 676, Pages 65 to 68 as Document No. 162 dated 18.05.1963 and after purchasing the said land, above Sh. Siddhanand Dabral got mutated his name in revenue records;

AND WHEREAS, abovenamed Sh. Fateh Chand and others were the initial owner of the said land along with other land and their names were found duly mutated in revenue records since before 1963.

WHEREAS, similarly the vendor through its Directors (1) Late Sh. Anil Aggarwal S/o Sh. Kulwant Rai, R/o H-3/124, Sector-11, Rohini New Delhi (2) Sh. Gulshan Kumar S/o Sh. R.C. Arora, R/o 36, Chardham Apartments, Sector-9, New Delhi-110085 had also purchased all that land bearing Khasra No. 517Gha area 0.0250 Hect., Khasra No. 517Ka area 0.0170 Hect., Khasra No. 517Kha area 0.0090 Hect. (having Old Khasra No. 537/1) and Khasra No. 517Ga (having old Khasra No. 537/1) area 0.0950 Hect., total area 0.1460 Hect. or 1460 sq. mtrs., situated at Mauza Dhoran Khas, Pargana Parwadoon, Distt. Dehra Dun from its just immediate owner S.B. Realtech Pvt. Ltd., Head Office at D-16, South Extension, Part-II, New Delhi-110049 through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal, R/o S-12, Dhruv Apartments, Sector - 13, Rohini, Delhi-110085 vide sale deed dt. 21.04.2011, which is duly registered in the office of Sub-Registrar-IV, Dehra Dun in Book No. 1, Vol. 149, Pages 237 to 304 as Document No. 1182 on 21.04.2011 and after purchasing the aforesaid

Phool Chand Infrastructure (P) Ltd

  
Authorised Signatory







land, Phool Chand Infrastructure Pvt. Ltd. got mutated its name in revenue records;

AND WHEREAS, the above named company S.B. Realtech Pvt. Ltd., through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal had purchased the above detailed land from its previous owner Sh. Subash Harnal S/o Sh. D.N. Harnal, R/o 17, Araghar, Dehra Dun through Attorney Sh. Ghanshyam Dass Goyal S/o Late Sh. Ram Kumar Goyal, R/o A-634, Sector-19, Noida (U.P.) (The said Attorney dt. 26.05.2006 is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 4, Vol. 109, Page 490, Addl. File Book No. 4, Vol. 198, Pages 129 to 140 as Document No. 629, dated 26.05.2006), vide sale deed dt. 12.01.2007, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1766, Page 26, Addl. File Book No. 1, Vol. 1772, Pages 55 to 68 as Document No. 485 on 12.01.2007 and after purchasing the aforesaid land, S.B. Realtech Pvt. Ltd. got mutated its name in revenue records, which is duly mutated.

AND WHEREAS, the above named Sh. Subash Harnal S/o Sh. D.N. Harnal had purchased the aforesaid land along with other land vide three sale deeds viz. :-

- (i) Sale deed dt. 19.10.2005 executed by Sh. Pradeep Jain S/o Sh. Prem Prakash Jain, R/o 93/80, Moti Bazaar, Nehar Wali Gali, Dehra Dun, which is found duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1124, Addl. File Book No. 1, Vol. 1553, Pages 147 to 154 as Document No. 7617 on 21.10.2005
- (ii) Sale deed dt. 28.10.2005 executed by Sh. Pradeep Jain S/o Sh. Prem Prakash Jain, R/o 93/80, Moti Bazaar, Nehar Wali Gali, Dehra Dun, which is found duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1186, Addl. File Book No. 1, Vol. 1565, Pages 453 to 462 as Document No. 8542 on 09.11.2005
- (iii) Sale deed dt. 19.10.2005 executed by Smt. Uma Jain W/o Sh. Sukumar Jain, R/o 93/80, Moti Bazar, Naharwali Gali, Dehra Dun, which is found duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1124, Addl. File Book No. 1, Vol. 1553, Pages 155 to 162 as Document No. 7618 on 21.10.2005

And after purchasing the above detailed land vide above sale deeds, Sh. Subhash Harnal got mutated his name in revenue records;

AND WHEREAS, before executing the above mentioned sale deed dated 19.10.2005, bearing Document No. 7617, the above named Sh. Pradeep Jain and Sh. Subash Harnal entered into an Agreement to Sell (without possession) dt. 20.10.2005, which is duly registered in the office of Sub-Registrar, Dehra Dun in Book No. 1, Vol. 1337, Page 1124, Addl. File Book No. 1, Vol. 1553, Pages 163 to 170 as Document No. 7619 on 21.10.2005.

Phool Chand Infrastructure (P) Ltd

  
Authorised Signatory







AND WHEREAS, the above named Sh. Pradeep Kumar Jain had purchased the above detailed land along with other land from Sh. Akhilesh Chandra Mamgain S/o Late Sh. Narendra Dutt Mamgain vide sale deed dt. 26.05.1986, which is duly registered in the office of Sub-Registrar, Dehra Dun in Book No. 1, Vol. 2530, Pages 267 to 271, as Document No. 3996 on 05.06.1986.

AND WHEREAS, the above named Smt. Uma Jain had purchased the another part of above detailed land along with other land from Sh. Akhilesh Chandra Mamgain S/o Late Sh. Narendra Dutt Mamgain vide sale deed dt. 26.05.1986, which is duly registered in the office of Sub-Registrar, Dehra Dun in Book No. 1, Vol. 2518, Pages 337 to 340, as Document No. 3997 on 05.06.1986.

AND WHEREAS, the above named Sh. Akhilesh Chandra Mamgain S/o Late Sh. Narendra Dutt Mamgain was the initial owner of the land detailed above along with other land since before 1986;



WHEREAS, the similarly the vendor through its Directors (1) Sh. Anil Aggarwal S/o Sh. Kulwant Rai, R/o H-3/124, Sector-11, Rohini New Delhi (2) Sh. Gulshan Kumar S/o Sh. R.C. Arora, R/o 36, Chardham Apartments, Sector-9, New Delhi-110085 had also purchased all that land bearing Khasra No. 517Ka area 0.2980 Hect., Khasra No. 384Gha area 0.0170 Hect., total area 0.3150 Hect. or 3150 sq. mtrs., situated at Mauza Dhoran Khas, Pargana Parwadoon, Distt. Dehra Dun from its just immediate owner S.B. Realtech Pvt. Ltd., Head Office at D-16, South Extension, Part-II, New Delhi-110049 through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal, R/o S-12, Dhruv Apartments, Sector -13, Rohini, Delhi-110085 vide sale deed dt. 21.04.2011, which is duly registered in the office of Sub-Registrar-IV, Dehra Dun in Book No. 1, Vol. 149, Pages 305 to 426 as Document No. 1183 on 21.04.2011 and after purchasing the aforesaid land the vendor got mutated its name in revenue records;

AND WHEREAS, the above named company S.B. Realtech Pvt. Ltd., through its Director Sh. Sushil Bansal S/o Late Sh. J.P. Bansal had purchased the above detailed land from its previous owner Sh. Ghanshyam Dass Goyal S/o Late Sh. Ram Kumar Goyal, R/o A-634, Sector-19, Noida (U.P.) vide sale deed dt. 12.01.2007, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1766, Page 27, Addl. File Book No. 1, Vol. 1772, Pages 79 to 92 as Document No. 487 on 12.01.2007 and after purchasing the aforesaid land, S.B. Realtech Pvt. Ltd. got mutated its name in revenue records;

AND WHEREAS, the above named Sh. Ghanshyam Dass Goyal S/o Late Sh. Ram Kumar Goyal had purchased the above detailed land along with other land from its previous owners (1) Sh. Jai Bhagwan, (2) Sh. Satish Chand, sons of Bhagwati Prasad, (3) Sh. Prashant Dobhal (4) Sh. Sanjay Dobhal, sons of Late Sh. Mahesh Chand, (5) Smt. Pushpa Dobhal W/o Late Sh. Mahesh Chand, all R/o Dhoran Khas, through Attorney Sh. Subhash Harnal S/o Sh. D.N. Harnal, R/o 17, Araghar, Dehra Dun and Sh. Ved Prakash Sharma S/o Late Sh. Rangi Lal Sharma, R/o Village & P.O. Danda Lakhaund, Dehra Dun (The said Attorney dated 25.01.2005 is duly registered in the office of Sub-Registrar, Dehra Dun in Book No. 4, Vol. 109, Page 454, Addl. File Book No. 4, Vol. 190, Pages

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777 to 784 as Document No. 81 on 26.01.2005) vide sale deed dt. 26.05.2006, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 1592, Addl. File Book No. 1, Vol. 1648, Pages 485 to 496 as Document No. 4581 on 26.05.2006 and after purchasing the aforesaid land Sh. Ghanshyam Dass Goyal got mutated his name in revenue records;

AND WHEREAS, after execution of above mentioned sale deed dt. 26.05.2006, a Correction Deed dt. 07.12.2006 was executed between above named parties of sale deed, which is duly registered in the office of Sub-Registrar-I, Dehra Dun in Book No. 1, Vol. 1337, Page 2070, Addl. File Book No. 1, Vol. 1751, Pages 349 to 356 as Document No. 11866 on 07.12.2006.

AND WHEREAS, the above named (1) Sh. Jai Bhagwan, (2) Sh. Satish Chand, (3) Sh. Prashant Dobhal (4) Sh. Sanjay Dobhal and (5) Smt. Pushpa Dobhal were the initial owners of the above detailed land along with other land since before 1360 Fasli i.e. 1953.

AND WHEREAS after purchasing the said land the Company/ Vendor got its name mutated in Revenue Records as owner of the said land. As such the Company/Vendor became sole and absolute owner in possession of the said land with transferable rights.

AND WHEREAS later on the said Company M/S. Phool Chand Infrastructure Private Limited constructed the Multi Storeyed Residential Group Housing Complex on the above mentioned piece of land at its own costs and expenses after getting the sanctioned/Approval Plan from M.D.D.A Dehradun under the name and style of "GREEN VIEW BLOSSOM" vide its Plan No. C-0094/2014-15 dated 21.10.2014. However, subsequently revised sanction Plan No. CR-0124/2016-17 dated 13.01.2017 was issued by MDDA and the building is completed and the vendor have applied for Completion Certificate to the MDDA, Dehradun and the same is under process and will be issued by the Authority under due course of time. The building consists of several flats and the Vendor has agreed to sell residential flats in the said building to different purchaser (s) with proportionate undivided share and interest in the said land.

AND WHEREAS the vendor has also registered the present project with RERA vide registration no. UKREP09170000023 dated 20.09.2017

AND WHEREAS 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(s) a Flat bearing No. 206, on IInd Floor (herein "Said Flat") in Tower -B (herein "said Building") together with usage rights of Covered/Open Car Parking Space In the said Complex alongwith undivided and impartible proportionate share in the land underneath 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 term and conditions of allotment.

AND WHEREAS The Vendee(s) has/have been provided by the Vendor with all the relevant information, documents building plans and such other, credentials with respect to its rights, title and interest and its competency facilities and basic

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infrastructure provided in the said Building. The Vendee(s) has/have confirmed that he/she/they has/have 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/have also understood all limitations and obligations of the Vendor in relation thereof.

The Vendee(s) herein thus has relied solely on his/their own judgment and investigation while deciding to seek allotment of the Said Flat. After investigation, the Vendee(s) waives his/her/their right to raise any objection in this respect after the allotment of the said Flat by the Vendor, and as such pursuant to the allotment, the Vendee(s) is/are now entering into this sale deed for the Said Flat.


For the purposes of this Sale Deed, "Common Areas and Facilities" "Limited Common Areas and Facilities" and "Independent Areas" are defined as under.

- a. "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 Building.
  - II The foundations columns, girders, beams, supports, main, walls, halls, common corridors passages, lobbies, stairs, stair-way and entrances and exits of the Said Building.
  - III The Park, Garden and health club in the said Building/said complex. It has been specifically explained by the Vendor and agreed by the Vendee that some Common Areas and Facilities in the Said Complex Project including Club/Community Centre etc. shall become operational only after completion of the same;
  - IV Installations of common services such as power, light, water and sewerage etc.
  - 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 etc. architectural features, if provided and security control rooms.
- b. "Limited common areas and facilities" means those common areas and facilities within the said Building/Said Complex earmarked/reserved including Open/Covered parking spaces, storage etc. for use of certain flat or flats to the exclusion of the other flats.  
All other common areas and facilities which are not included hereinabove in Common Areas and Facilities, shall be treated as limited common areas and facilities and shall be reserved for use of certain flat to the exclusion of other flats. as well as independent areas which may be sold by vendor without the interference of other flat owner(s).
- c. "Independent Areas" mean the areas which are not included as common areas for joint use of flats and may be sold by the Vendor without the interference of other flat owners.
- d. The Vendee(s) since has/have paid the total agreed consideration to the Vendor, the Vendor, by virtue of this sale deed, is transferring and conveying the Said Flat, in favour of the Vendee(s) on the terms and conditions as set out hereinafter.

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For all intents and purpose and for the purpose of terms and conditions set out in this deed singular includes plural and masculine includes feminine gender.

**NOW THIS SALE DEED WITNESSETH AS UNDER**

1. The vendee(s) hereby agrees to purchase the **RESIDENTIAL FLAT NO. 206, Block "B" on IInd floor, on as is where is basis, consisting of one living-cum-dining, three bedrooms, one kitchen, two toilets and three balconies having total super area 1335 Sq. ft. or 124.07 Sq. Mtrs. (approx) comprising in and being part of Housing Complex known as "GREEN VIEW BLOSSOM", constructed on land out of Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No. 517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra No.517 area measuring 250 sq. Mtrs, Khasra No.517 area measuring 170 sq. Mtrs, Khasra No.517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs, total measuring 8820 Sq. Mtrs., situated in Village Mauza Dhoran Khas, Pargana Parwaadon, Distt Dehradun. (HEREINAFTER CALLED AS THE SAID FLAT) WITH THE PROPORTIONATE UNDIVIDED RIGHTS OF FREE HOLD LAND UNDERNEATH ALONGWITH ONE RESERVED CAR PARKING for a total sum of Rs. 45,00,000/- (Rupees Forty Five Lacs only), which have been duly paid to the Vendor.**

**THE DETAIL OF PAYMENTS ARE AS UNDER:-**

That the Vendee have paid consideration amount Rs. 45,00,000/- (Rupees Forty Five Lacs only) which includes the home loan amount availed by Vendee(s) from Bank of Baroda, in the following manner :-

- a Rs. 4,24,528/- vide Cheque No. 000017, dated 09.01.2018, Bank of Baroda
  - b Rs. 9,00,000/- vide Cheque No. 251181, dated 31.03.2018, Bank of Baroda
  - c Rs. 9,00,000/- vide Cheque No. 251184, dated 31.03.2018, Bank of Baroda
  - d Rs. 9,00,000/- vide Cheque No. 251182, dated 31.03.2018, Bank of Baroda
  - e Rs. 6,68,972/- vide Cheque No. 251183, dated 31.03.2018, Bank of Baroda
  - f Rs. 31,500/- vide Cheque No. 000018, dated 01.07.2018, Bank of Baroda
  - g Rs. 6,75,000/- vide Demand Draft No. 287131, dated 14.11.2018, Bank of Baroda
2. In consideration of the said amount the Vendor doth hereby sells, conveys, transfers and assigns the said FLAT with all its rights titles, interests, options, privilege, easement, appurtenances, attached there to the Vendee(s) and Vendee(s) will hold, use, enjoy sell mortgage the said FLAT in any manner he/she/they like (s) without any hindrance or claim

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from the Vendor or others. Receiving of the total sale consideration accepted by vendor and the vendor have paid the requisite sale tax and GST to the concerned authority/department regarding the sale of the said flat after receiving the same from the vendee(s).

3. That the flat being sold is situated in group housing, which is constructed on the plot having only one side road. **The super area of the flat is 124.07 sq. mtrs. and flat is situated on the 11nd floor.** Circle rate prescribed by the Collector Dehra Dun is Rs. 32,000/- per sq. mtrs., accordingly for the purpose of stamp duty the value of the flat being sold is as under :-

|   |                  |
|---|------------------|
| (a) Super area 124.07 sq. mtrs. x 32,000/-  | Rs. 39,70,240.00 |
| (b) The flat is situated on more than 18 meter wide road, accordingly the value of the flat being sold after enhancement @ 15% comes to | Rs. 45,65,776.00 |

**Say Rs. 45,66,000.00**

The Flat is being sold for the total sale consideration of Rs. 45,00,000/-, but the market value of the said flat comes to Rs. 45,66,000/-, on which stamp duty of Rs. 1,99,900/- is being paid in the following manner :-

|   |   |                 |
|---|---|-----------------|
| (A) On Rs. 22,83,000.00 @ 5%<br>(50% share of Purchaser No. 1)                  | - | Rs. 1,14,200.00 |
| (B) On Rs. 22,83,000.00 @ 3.75%<br>(50% share of Purchaser No. 2<br>being lady) | - | Rs. 85,700.00   |

Stamp duty -Rs. 1,99,900.00  
Say -Rs. 2,00,000.00

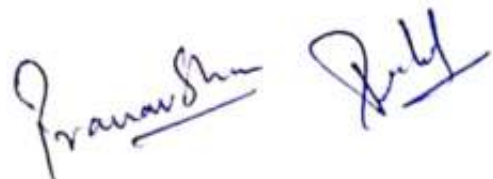
The purchaser No. 2 being lady and she is taking first time rebate on stamp duty.

That the Stamp duty paid on open common area is only for the purpose of computation of Stamp Duty, but the open area is common and only rights to use has been transferred.

4. The vacant and peaceful possession of the said Flat hereby sold has been delivered by the Vendor to the Vendee(s) and the Vendee(s) has/ have taken possession of the same, after physical inspection of the Said Flat, and after having satisfied himself about the quality, specifications and extent of construction, super area, facilities and amenities and design of the said Flat and undertakes and to raise any dispute hereto after in connection therewith individually or collectively.
5. In case the Vendee(s) has/ have availed loan facility from his employer or financing bodies to facilities the purchase of the Said Flat then in that case (a) The terms of the Financing agency shall exclusive be binding and applicable upon the Vendee(s) only, (b) The Vendee(s) shall alone be responsible for repayment of dues of the financial institution/agency alongwith interest/ penalty thereon or any default in re-payment thereof.

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6. For computation purpose the Super Area means the covered area/built-up area of the Said Flat which is the entire area enclosed by its periphery walls including half of the area under common walls between two flats and full area of the other walls, columns and projections balconies, cupboards, window projections and the projections plus proportionate share in the common areas and facilities of the said Building.

7. The Vendee(s) gets exclusive possession of the covered/built-up area of the said Flat. The Vendee(s) shall also have undivided proportionate share in the common areas and facilities within the said Building and shall use such common areas and facilities harmoniously with other occupants of the said Building without causing any inconvenience or hindrance to any of them. The Vendee(s) shall also be entitled to use the general common areas and facilities within the Said Complex earmarked for common use of all the occupants of the same. Further the use of such common areas and facilities within the said Building and of the Said Complex shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.
8. Except for the said Flat, conveyed herein along with all common easementary rights attached therewith, including undivided right of use of all common areas and facilities and of ingress and egress over common areas within the said complex, which may be within or outside the foot print of the Said Building, all rights and interest in all un-allotted/unsold areas in the said Building/Said Complex, open spaces, roofs/terraces of Said Building, basements parking spaces (except those which are specifically reserved) shall continue to vest in the Vendor and the Vendor shall have the sole right and absolute authority to deal with such areas, facilities and amenities in any manner including by way of sale, transfer, lease or any other mode which the Vendor may deem fit in its sole discretion.
9. The Vendee(s) shall not be entitled to claim partition of his/her/their undivided share in the land underneath the said Building and the same shall always remain undivided and impartible any unidentified.
10. The Vendee(s) shall not cover or construct any structure in around, above or below or encroach upon the covered/open parking space specifically earmarked for the use of the said Flat. It is so understood and made clear that the parking space, earmarked for the use of the Said Flat, does not have independent legal entity and shall always remain attached to and be integral part of the Said flat and shall in no case be dealt with in any manner in separation with the same. Whenever, the said Flat is transferred in any manner, the same shall be inclusive of the transfer of the right to use the said parking space simultaneously.
11. The Vendee(s) shall abide by and observe all the conditions terms and covenants of the sale deed, approvals governing the Said Building said complex rules framed by the Vendor and all laws, bye-laws rules and regulations stipulated by MDDA and/or the Municipal Local and other Government or Statutory bodies and shall be responsible for and shall keep the Vendor and owners/ occupiers of other flats in the said Building

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indemnified against all costs, consequences damages & penalties arising out of any breach of non-compliance of any of them.

12. The Vendor doth hereby covenants with the Vendee(s) that the interest, which the Vendor hereby profess to transfer is subsisting and the Vendor has good rightful power and authority to convey, grant, transfer, assign and assure the said Flat unto the Vendee(s) in the manner aforesaid free from all encumbrances.
13. The vendor hereby further covenants that in case at any time hereto after by reason of any act or default or omission or commission on the part of the Vendor the Vendee(s) suffers any loss and is/are deprived of whole or any portion of the said Flat hereby conveyed to the Vendee(s) on account of any defect in the title of the Vendor, the Vendor shall refund the sale consideration without any interest, to the extent of the rights affected in the said flat by the act of default, omission or commission of the vendor and make good the losses suffered by the Vendee(s) thereby and in such case, the Vendee(s) shall have no right to claim any compensation, interest or penalty or right in any other property in the Said Complex.
14. No parking of car/vehicle is allowed inside the said complex except to those vendee(s), who have the reserved car parking space allotted to them. Two wheeler, scooter motor cycle, cycle or any vehicle will be parked within same parking space allotted to the Vendee(s) no other place will be provided/ allowed for the same. The Vendor also reserves its right to allot the un-allotted parking spaces in future. None of the owners/occupiers of the apartments or Resident Welfare Association etc. shall have any right over the un-allotted parking spaces.
15. The vendee(s) has/have already paid the sale consideration, as stated hereinabove and all other dues/ charges, which are payable from the date of applicable and/or, in terms of allotment, referred herein-above. However, if any additional charges, levies rates taxes, demands etc. including service tax, VAT/Works Contract Tax, development charges for the provision of peripheral and/or external service or for any other reason attribute to the said Flat/said building/said Complex are charged imposed or levied by any Government or Statutory Authority in future retrospectively or otherwise, then the same shall be treated as unpaid consideration of said Flat payable by the Vendee(s) and the Vendee(s) shall have first charges/lien on Said First for recovery of the same. The Vendee(s) however, agrees and undertakes to pay any such charges, taxes or levies, of charged, imposed or levied and in the manner demanded by the Vendor.
16. That the Vendor and Vendee(s) both have agreed that Vendor will undertake to upkeep, operate and maintain the common service and facilities provided in the said building/said complex exclusively. The Vendee(s) has/have agreed and undertaken to enter into and to execute a Maintenance of Common Services Agreement (herein "Maintenance Agreement") with Vendor which shall inter alia contained the provisions

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regarding the manner of payments and consequences of default/ delay in making payment of maintenance charges. The Vendee(s) has/have undertaken to deposit with the Vendor an interest Free Maintenance Security (herein "IFMS") and also pay Advance Maintenance Charges (AMC) towards recurring maintenance expenses, housekeeping watch & ward charges & other expenses including administrative charges etc. The IFMS shall be refundable in terms of the arrangement mentioned in the Maintenance Agreement. Hereby it is pertinent to mention here that if in any circumstances the cost of maintenance is found to be more than money collected under A.M.C. the Vendee(s) shall be bound to pay extra amount to the Vendor or the same will be deducted by the Vendor from the I.F.M.S. account. Regarding this the Vendor is free to take any consent of the Vendee(s).

17. The Maintenance Agreement, shall *inter-alia* contain the provisions, as under:
  - i) Vendor shall have right to enhance IFMS and the maintenance charges annually.
  - ii In the event of delay of payment of Maintenance charges by the Vendee(s), interest shall be charges for the period of delay.
  - iii In case of failure of Vendee(s) to pay the Maintenance bill, other charges on or before the due date , the Vendee shall authorize the Vendor to deny him/her/them the maintenance services that may include disconnection of water/sewer, power/power backup and debarment from usage of any or all common facilities within the said complex.
  - iv The Vendor may also apart from other remedies open to it, restrict or object to the transfer of the said Flat by the Vendee(s).
  - v The Maintenance charges and the consumption of electricity to the said flat and the charges payable on account of power backup, shall be paid by the Vendee(s) through pre-paid meters, Supply of power backup/electricity may be disconnected, and maintenance services may be stopped to the said Flat, in case of default by the Vendee(s) in payment of these amount.
18. The Vendor has provided power back-up system to each flat and to the common services facilities in the said Building/Said Complex. The Vendee(s) shall be liable to pay regularly and timely the charges towards electricity consumed by the Vendee through the power supply and proportionate running cost of power back-up system over and above the general maintenance charge, electricity consumed through the power back-up system at such rates, taxes, levies service charges etc. as determined by the Vendor failing which supply of electricity through mains or power back-up can be discontinued by Vendor.
19. The maintenance of the said Flat including all walls, balcony and partitions, sewers, drains, pipes, attached lawn and attached terrace areas shall be the exclusive responsibility of the Vendee(s) from the date of possession/deemed possession . Further the Vendee(s) will neither

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himself/herself/themselves do not permit anything to be done which may damage any part of the said Building, the staircase shafts common passages, adjacent flat/s etc. or violates the rules or bye-laws of the Local Authorities or the Flat owners Association /Resident Association.

20. The Vendee(s) is/are not permitted to use the central green lawns, parks and other common areas for organizing personal functions such as marriages, birthday parties etc. if any common space is provided in the said Complex/Club for organizing meetings and small functions, the same may be used by the Vendee(s) on payment of such charges as may be fixed by the Vendor from time to time.
21. The Vendor shall in no case be held responsible or liable for any fire or any kind of hazard, electrical pollution structural originating from the flat of the said Vendee(s) or other flats/ Common Areas of the said Building said Complex. The vendee(s) shall keep the Vendor indemnified and harmless against any loss or damage that may be caused to the vendor and other flat owners of the Said Building or their family members or any other persons or their properties in this regard.
22. The existing use of the Said Flat is residential and the Vendee(s) undertakes to use the said flat for residential purpose only. The vendee(s) shall therefore not use the said Flat conveyed herein for any illegal, commercial or immoral purpose or use it so as to cause nuisance annoyance or risk to the Vendor and owners/occupants of other flats in the said Building/Said Complex.
23. The Vendee(s) shall be liable to pay all taxes or other charges, levies etc., which are imposed, levied or charged, under any law in force or that may hereafter be enforced, in respect of the said Flat, from the date of allotment/deemed allotment of Said Flat.
24. All the provisions contained herein and the obligations arising hereunder in respect of Said Flat/Said Building/Said Complex shall equally be applicable to and enforceable against any and all occupiers, tenants/ licensees and/or subsequent purchasers/transferee of said Flat. Whenever the right, title and interest of the vendee in the Said Flat is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sale Deed and the Maintenance Agreement referred to elsewhere in this Sale Deed and he/ she/they be liable and answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the Said Flat.
25. Whenever the title of the said Flat is transferred in any manner by way of sale deed whatsoever, it will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Vendor/ Maintenance Agency along with no dues certificate before transferring the said Flat .
26. The vendee(s) shall not raise any construction temporary or permanent in or upon the Said flat nor shall make any alteration or addition or sub-divide or amalgamate the said flat. That the Vendee(s) shall not demolish or cause to be demolished any structure of the said Flat or any portion thereof and shall also not make or cause to be made any structural

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additions or alterations of any nature whatsoever in the same or in any part thereof in view of structural safety of the said Building. The Vendee(s) shall not remove the floor, roof and any walls of the said Flat including load bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the flats above, adjoining and below it.

27. The Vendee(s) shall not harm or cause any harm or damages to the peripheral walls, front, side and rear elevations of the said Flat in any form. The Vendee(s) shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design by causing any addition or alteration in the same or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of common services and facilities.
28. The structures of the said Building in the said Complex along with lifts, pump houses, generators and other common facilities etc. may be got insured by the vendee(s) (if required).
29. The vendee(s) shall not keep any hazardous, explosive, inflammable chemicals/materials etc. which may cause damage to the said building/ said complex or any part thereof. The Vendee(s) shall be liable for the same and keep the vendor and owners of others flats in the Said Building/ said Complex indemnified in this regard.
30. The Vendee(s) shall keep the said Flat property repaired and in good condition and shall not do anything which may endanger or affect the other portions of the said Building or hinder the proper and responsible use of such portion(s) by the Vendor and owners of other flats. The Vendee(s) shall maintain at his/her/their own costs the said flat including walls and partitions, sewers, drains, pipes, attached lawns, and attached terrace areas thereto in the same good condition, state and order in which it is delivered to him/her/them and in particular to prevent any seepage, leakage, footing or damage to any other part of the said Building, more particularly the flats adjoining and below it at his own cost. The Vendee(s) shall keep the Vendor, and owners/occupiers of other flats in the said Building/Said Complex indemnified secured and harmless against all costs, damages and consequences arising out of any breach, defaults of non-compliance by the Vendee(s).
31. The Vendee(s) shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. The Vendee(s) shall be liable for all legal action and consequences arising out of all encroachments or unauthorized temporary/permanent constructions carried out by him in the said be liable to be removed at his/her/their cost.
32. Neither the owners/occupants of the said Flat nor owners/occupants of other flats in the said Building will ever have any right to obstruct or cause obstruction or hindrance of any nature to the staircase/driveway and any other common passages, services and facilities in any manner whatsoever. The common areas e.g. staircase, driveway, passage etc.

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will in no case be used for keeping/chaining any pets/dogs or any animal/ bird.

The Vendee(s) shall not put up any name or sign board, neon light, publicity or any kind of advertisement material hoarding, hanging of clothes etc. at the external façade of the said Building or anywhere on the exterior or on common areas or on roads of the Said complex and shall be entitled to display their own name plate only at the proper place, provided for the Said Flat.

34. The Vendee(s) may undertake non structural /interior decorations related alterations in his/her/their flat only with the prior written approval of the Vendor. The Vendee(s) shall not be allowed to effect any of the following changes/alterations.

- i Charges, which may cause damage to the structure (columns, beams, slabs etc.) of the Said Flat or any part of adjacent flats/ Units. In case damage is caused to an adjacent flat or common area, the Vendee(s) will get the same repaired failing which the cost of repair may be deducted from the Vendee(s) IFMS deposit and the vendee shall deposit the same within seven days.
- ii Changes that may affect the façade of the Said Building (e.g.) changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies hanging the plants/ flower pots outside the balconies and terraces with permanent or temporary structures. hanging or painting of signboards etc.)
- iii Making encroachments on the common spaces in the Said Building/Said Complex.
- iv Any construction temporary or permanent any alteration or addition to sub-divide or amalgamate the said flat.

35. The Vendee(s) shall strictly observe following points to ensure safety, durability and long term maintenance of the Said Building.

- i No changes in the internal lay-out of the said Flat should be made without consulting a qualified structural consultant and without the written permission from the Vendor.
- ii No. R.C.C. structural member like column and beams should be hammered or punctured for any purpose.
- iii All the plumbing problems should be attended by a qualified or experienced plumber in the said Building. the plumbing Network inside the said flat is not to be tampered with or modified in any case.
- iv All the external disposal services to be maintained by periodical cleaning.
- v The Vendee(s) shall not cover the balcony/terrace of the said Flat by any structure, whether permanent or temporary.
- vi No alteration will be allowed in elevation, even or temporary nature.
- vii Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician.

Phool Chand Infrastructure (P) Ltd

*Arjun Singh*  
Authorised Signatory

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*Pranav Sharma*  
*Devi*



- viii The Vendee(s) should make sure that all water drains in the Said Flat (whether in balconies, toilets or kitchen) should be periodically cleaned i.e they should not be choked or blocked stagnant water is the biggest reason for dampness on levels below.
- ix Vendee(s) should avoid random parking or his/her/their vehicle and use only his/her/their allotted parking bay.
- x If Vendee(s) rents out the Said Flat, he/she/they is/are required to submit all details of the tenants to the Vendor/maintenance agency. The Vendee(s) will be responsible for all acts of omission and commission of his tenant. The Vendor may object to renting out the Said Flat to persons of objectionable profile.
- xi Vendee(s) is/are not allowed to put the grills in the said Flat as per individual wish, only the design approved by Vendor will be permitted for installation.
36. In the event of increase of FAR (Floor Area Ratio) by any Government/Competent Authority, the Vendor shall have unfettered right to raise further constructions on any area of the Said Building/Said Complex as being the sole and exclusive property of the Vendor and the Vendee(s) shall not be entitled to raise any objection or to make any claim whatsoever. The Vendor shall have the right to make additions, raise additional stories on the said Building/Said Complex or put up additional structures as all provisions have been made in the Said Building/Said Complex and the same shall be the sole property of the Vendor, who shall have absolute right to dispose of the same in any manner it likes without any interference from any vendee(s) and the Vendee(s) hereby expressly consents to the same and agrees that the Vendee(s) shall not be entitled to raise any objection or claim any reduction in the price of flat acquired by him or any compensation or damages on the ground of flat acquired by him or any compensation or damages on the ground of inconvenience or any other ground whatsoever.
37. The Vendee(s) shall have the right to connect the electric, water, sewerage and sewage fittings of the additional structures or stories with the existing electric, water, sewerage and sewage connections. Further, the Vendor shall have all the rights over the top roof/terrace of the Towers/Buildings in the Said Complex. The Vendor reserves the right to deal with any part of the top roof/terraces above the top floor, for any purpose including installation and operation of antenna, satellite dishes, communication towers, other communication equipments or to use the same for advertisement purpose. The top roof/terrace shall always vest in the Company. The Vendee(s) hereby gives consent to the same and agrees that the Vendee(s) shall not be entitled to raise any objection or claim anything on this account or any other ground whatsoever.
38. The Vendee(s) may transfer by sale, gift, exchange or otherwise in any manner, the Said Flat after obtaining a No Objection Certificate from the vendor and/or the Maintenance Agency with regard to clearance/payment of outstanding maintenance charges and any other charges payable by the Vendee(s) to the vendor or the Maintenance Agency/the Residents Association/Society concerned with maintenance of common areas, facilities and services etc.
39. The vendee(s) may, in case of any need, get the photocopy of relevant document pertaining to the said Flat/Building from Vendor on request and on payment of administrative charges.

Phool Chand Infrastructure (P) Ltd

  
Authorised Signatory

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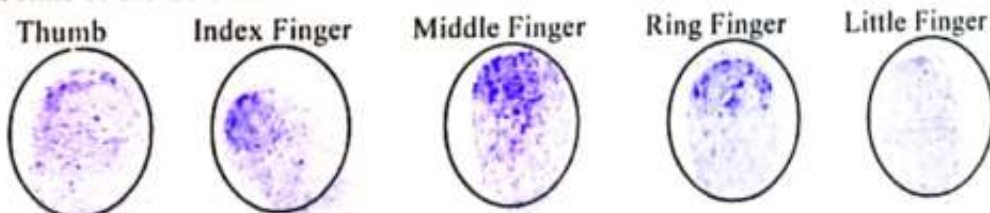
In the event of any controversy as to the interpretation and applicability of the terms and conditions as mentioned in the Allotment and the terms and conditions contained as in the Sale Deed, the terms and conditions as contained in the Sale Deed shall prevail and shall remain binding on the Vendee(s).

41. All the costs and expenses incidental to the preparation execution and registration of this Deed including the payment of Stamp Duty and registration fee/administration charge has been borne by the Vendee(s).
42. The Vendee(s) further admit/acknowledge/confirms that he/she/they have satisfied him/her/themselves regarding all the legal requirements (including but not limited to RERA) to be completed by the Company/ Vendor before executing the present sale deed.
43. Any dispute arising with regard to any aspect of this Sale deed shall be settled through mutual consultations and agreements by the parties to the DEED.
44. Any dispute arising out of this Sale Deed shall be adjudicated by way of Arbitration. The arbitration proceedings conducted before sole arbitrator who shall be appointed by the Vendor only and the Vendee(s) hereby waives of all rights to object to the appointment of the arbitrator.
45. The arbitration shall be conducted as per the statutory provisions of Indian Arbitration and Conciliation Act, 1996 as may be updated from time to time.
46. The Courts at Delhi shall have the exclusive jurisdiction to adjudicate and decide the disputes, if any, which may arise out of or in connection with the present sale.
47. Both the parties hereto shall dutifully perform all covenants of this Sale Deed in letter and spirit and shall otherwise act with due diligence and in good faith.
48. The parties have signed the present Sale Deed out of their own Will and without any coercion and/or other compulsion.

FINGER PRINTS OF THE PARTIES IN COMPLIANCE WITH SECTION 32-A OF THE REGISTRATION ACT, 1908

Name and Address of the Vendor- **M/S. Phool Chand Infrastructure Private Limited** a Company incorporated under the Companies Act, 1956 through its its Authorized Representative **Sh. Akhilesh Singh S/o Sh. Dinesh Singh, R/o 218, Main Shyam Park, Sahibabad, Ghaziabad (U.P.)**

Prints of the Left Hand:-



Phool Chand Infrastructure (P) Ltd

  
Authorised Signatory

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Prints of the Right Hand:-  
Thumb Index Finger

Middle Finger

Ring Finger

Little Finger

Phool Chand Infrastructure (P) Ltd

Signature of Vendor  
Authorised Signatory

Name and address of the Vendee No. 1- Shri Pranav Sharma S/o Shri Murari Lal Sharma, R/o H.No. S-210, Shivalik Nagar, B.H.E.L., Ranipur, Distt. Haridwar

Prints of the Left Hand:-

Thumb Index Finger Middle Finger Ring Finger Little Finger

Prints of the Right Hand:-

Thumb Index Finger Middle Finger Ring Finger Little Finger

Signature of the Vendee No. 1

Name and address of the Vendee No. 2- Smt. Deepika Sharma W/o Shri Pranav Sharma, R/o H.No. S-210, Shivalik Nagar, B.H.E.L., Ranipur, Distt. Haridwar

Prints of the Left Hand:-  
Thumb Index Finger Middle Finger Ring Finger Little Finger

Phool Chand Infrastructure (P) Ltd

Signature  
Authorised Signatory

Signature  
Pranav Sharma

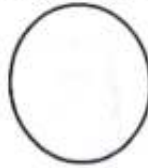
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Thumb



Index Finger



Middle Finger



Ring Finger



Little Finger



Signature of the Vendee No.2

IN WITNESS WHEREOF THE VENDOR AND THE VENDEE(S) HAVE  
EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE  
WRITTEN.

Phool Chand Infrastructure (P) Ltd.

VENDOR

Authorised Signatory

WITNESSES :

1. Pankaj Negi  
Advocate

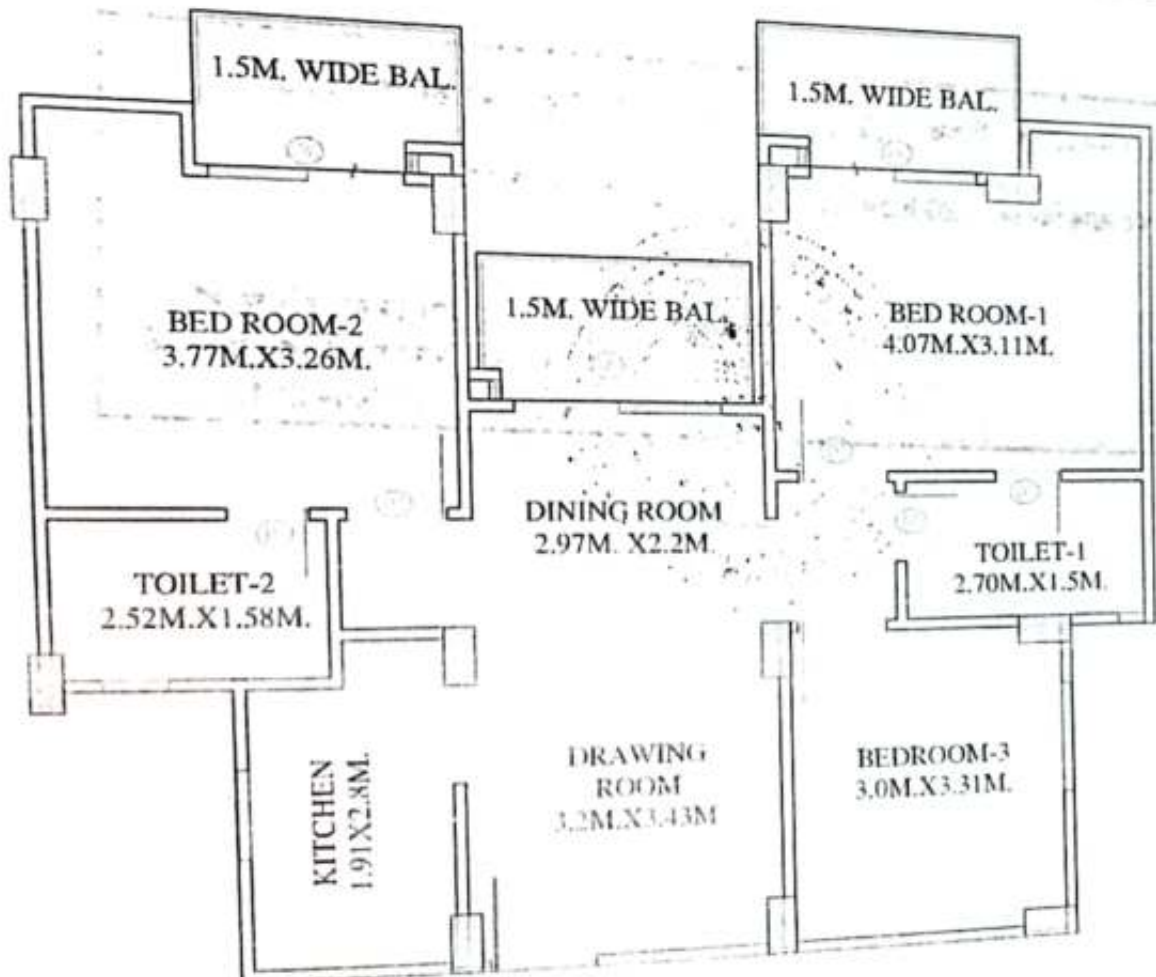
2. Abhishek Badola  
Advocate

VENDEE(S)

Drafted by : R.K. Chaurasia, Advocate, Dehradun on the basis of documents supplied to me and  
under the direction and instruction of the purchaser who has gone through the contents of the  
sale deed and after being confirmed and satisfied has instructed to draft it.



PLAN OF RESIDENTIAL FLAT NO. 206, Block "B" on IInd floor, on as is where is  
 consisting of one living-cum-dining, three bedrooms, one kitchen, two toilets  
 and three balconies having total super area 1335 Sq. ft. or 124.07 Sq. Mtrs. (approx).  
 comprising in and being part of Housing Complex known as "GREEN VIEW BLOSSOM"  
 constructed on land out of Khasra No. 518 area measuring 4210 sq. mtrs., Khasra No.  
 No.517 area measuring 2980 Sq. mtrs, Khasra No. 384 area measuring 170 sq. Mtrs., Khasra  
 No.517 area measuring 250 sq. Mtrs, Khasra No.517 area measuring 170 sq. Mtrs, Khasra  
 No.517 area measuring 90 sq. Mtrs and Khasra No. 517 area measuring 950 sq. Mtrs.,  
 total measuring 8820 Sq. Mtrs., situated in Mauza Dhoran Khas, Pargana Parwadoon,  
 Distt Dehradun  
 Vendor : M/S. Phool Chand Infrastructure Private Limited  
 Vendee(s) : (1) Shri Pranav Sharma S/o Shri Murari Lal Sharma and (2) Smt. Deepika  
 Sharma W/o Shri Pranav Sharma



Phool Chand Infrastructure (P) Ltd

*Pranav Sharma*  
 Authorised Signatory  
 VENDOR

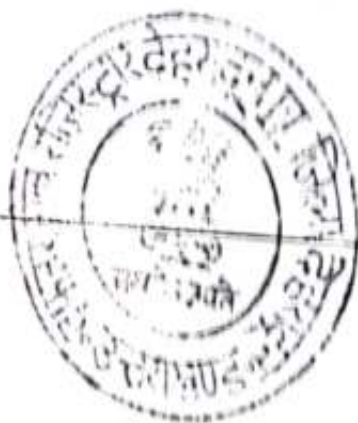
*Pranav Sharma*

*Deepika Sharma*  
 VENDEE(S)

✓

यही संख्या 1 बिल्ड 4,370 के पृष्ठ 273 से 328 पर क्रमांक 9368

पर आज दिनांक 26 Nov 2018 को रजिस्ट्रीकरण किया गया।



रजिस्ट्रीकरण अधिकारी,  
उप-निबंधक, दिल्ली, चण्डी  
26 Nov 2018