

2



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED

MOHD MUSTAFA
Advocate
Regd No- 867/91
Gr Noida Distt G B Nagar

| | |
|---------------------------|---|
| Certificate No. | : IN-UP07421380278567S |
| Certificate Issued Date | : 02-Mar-2020 05:17 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0108834474629258S |
| Purchased by | : ABHISHEK BARANWAL |
| Description of Document | : Article 23 Conveyance |
| Property Description | : FLAT NO.F-207 H B A TECHZONE RESIDENCY KHATA-73 KHASRA-19 VILL-JAGANPUR AFZALPUR G.B.NAGAR |
| Consideration Price (Rs.) | : |
| First Party | : H B A INFRASTRUCTURE PVT LTD |
| Second Party | : ABHISHEK BARANWAL |
| Stamp Duty Paid By | : ABHISHEK BARANWAL |
| Stamp Duty Amount(Rs.) | : 1,02,000 (One Lakh Two Thousand only) |



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

H B A Infrastructure Pvt. Ltd.

Authorized Signatory

Abhishek Baranwal



0011574172

Statutory Alert.

1. Validity of this Stamp Certificate should be verified at "www.abhishekestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The value of affixing the legitimacy is on the basis of the certificate.
3. Any other details are subject to the Government's order.



MOHD MUSTAFA
Advocate
Regd No- 867/91
Gr Noida Distt G B Nagar



MOHD MUSTAFA
Advocate
Regd No- 867/91
Gr Noida Distt G B Nagar

SALE DEED

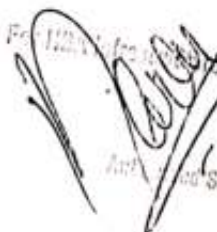
1. Sale Consideration :- **Rs. 13,37,875/-**
2. Market Value :- **Rs. 14,10,000/-**
(as per Circle Rate)
3. Stamp Duty Paid :- **Rs. 1,02,000/-**
4. Collector Circle Rate:- **Rs. 21,000/- Per Square Meter ,**

Stamp Calculated According to Page No.141, of Sub Registrar Office Circle rate list. Floor rebate of 9% for **Third Floor** has been considered and stamp duty has been paid for one covered Parking (**Two Wheeler**).

Power Backup:- No,
Swimming Pool:- No,
Community Center:- Yes

Gym:- No
Lift:- Yes

5. V Code :- 1059
6. Sold Property situated in Village/Sector- Village- Jaganpur Afzalpur, Tehsil- Sadar, Distt.- Gautam Budh Nagar (U.P.)
7. Flat No- **207, Third Floor, Tower F, HBA TECHZONE RESIDENCY**
8. Flat Area - **625 Sqft. (58.06 Sq.Mtr)**
9. Floor:- **Third Floor**
10. Rebate for women:- **NO**


Mohd Mustafa Pvt. Ltd.
Authorized Signatory




11. Boundaries and measurement of the Flat,

ON THE NORTH BY -
ON THE SOUTH BY -
ON THE EAST BY -
ON THE WEST BY -

As Per Layout Plan Enclosed


This Sale Deed is made and executed at Greater Noida on this 17th March 2020, between

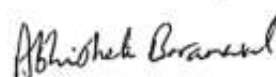
M/s HBA Infrastructure Pvt. Ltd. a company duly incorporated under the Indian Companies Act 1956 and having its office at HBA Techzone Residency Society, Khasra No- 19, Jaganpur Afzalpur, Tehsil- Sadar, (near CNG station) G. B. Nagar, UP. through its authorised signatory **Mr. Karan Kohli S/o Shri. Rajender Pal Kohli** R/o Flat No. 703, Flora Apartment, Sector-19, Faridabad, Haryana, duly authorised by the Board of Directors by resolution dated 14.06.2017. CIN- U45400DL2010PTC211526, PAN No- AACCH6421K (hereinafter referred to as the "Vendor") which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns, of the First Party.

AND

Mr. Abhishek Baranwal (PAN NO. – AEVPB4891F, UID – 212451541471, Mobile no. – +91-9839211815) S/o Sh. Dinesh Chandra Baranwal R/o- Shalini Exports, Near Post office, Station Road, Sant Ravidas Nagar, Bhadohi, U.P.- 221301

(individual/jointly hereinafter referred to as the "Vendee"), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns, of the Second Party.


Karan Kohli S/o Shri. Rajender Pal Kohli
Authorized Signatory





Whereas :-

- a- The Vendor has purchased a Plot of land pertaining to Khasra No. 19, Khata no. 73 (Old Khasra N-o.17M), admeasuring 3232 sq.mtr., Village Jaganpur Afzalpur, Tehsil Sadar, Distt. Gautam Budh Nagar, U.P.by virtue of Registered Sale Deed dated 12.06.2014 duly registered at Bahi No-1, Jild No- 16121, on page no- 225 to 238, Sr. No.- 18613 in the office of Sub Registrar, Gautam Budh Nagar, U.P.. Vendor has purchased this land from M/s Meridian Consortium Consultants Pvt. Ltd. (Formaly known as M/s Meridian Investments Pvt. Ltd.) after paying the full & final sales consideration.
- b- The above said land has been converted under section 143 UPZA on 30.11.2013 as per order of SDM Sadar, GB Nagar,.
- c- The layout plan/map on above said land for construction of the project has been approved by Zila Panchayat Gautam Budh Nagar vide letter/approval 288/nirman/2014 dated 06.02.2014. This project "HBA Techzone Residency", referred hereinafter as "said project". The Apartment subject of this sale deed is falling in the land of said approved project.

For HBA Infrastructure Pvt. Ltd.


Authorized Signatory





- d- The Vendee named above, applied to the Vendor for the allotment of a flat/dwelling unit and the Vendor allotted a **flat/dwelling unit bearing No.- 207, on Third Floor, Tower- F, admeasuring 625 Sqft. (58.06 Sqm.)** super area (carpet area & poly line area area mentioned in enclosed layout plan) in the said project, hereinafter referred to as "said unit/said flat/dwelling unit", on the of terms & conditions as contained in allotment letter dated 01.05.2015 executed between Vendor & Vendee.
- e- The Vendee has carried out the inspection of said project land records (Sale Deed dated 12-06-2014 in favour of Vendor and all other previous chain of ownership of said project land), building plan of said project, Zila Panchayat approval documents & said flat and has satisfied himself/herself/themselves as to the legality of these documents & soundness of construction, common area amenities, fixtures & fittings installed or provided with said flat.

NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS-

- 1- That the sale consideration for the above said flat of Rs. 13,37,875/- (Rupees – **Thirteen lacs thirty seven thousand eight hundred seventy five only**) paid by Vendee to the Vendor, the receipt whereof the Vendor hereby admits & acknowledges.
- 2- The vacant & peaceful possession of said flat has been delivered to Vendee simultaneously with the signing and execution of this sale deed. The Vendee has satisfied himself/herself/themselves fully in all aspects as to the area of said flat, quality & extend of construction and specifications in relation thereto.

For the International Centre Pvt. Ltd.
A.E. Seed Signatory

Abhishek Boramand



- 3- That the up keeping and the maintenance of the said project shall be carried out by the Vendor or its nominee till it handed over to A.A.O. (Association of Apartment Owners). For up keeping & maintenance of said project maintenance charges are applicable and payable by Vendee.
- 4- That Vendor ensures the said flat is free from all sorts of encumbrances, lien and charges except those created at the request of Vendee to facilitate him to avail the home loan to purchase the said flat, if created.
- 5- That Vendee undertakes to put to use the said flat exclusively for residential use only and no other use/misuse whatsoever.
- 6- That the Vendee shall be liable to pay on demand municipal tax, property tax, wealth tax, water tax, sewage tax, development or betterment charges, other taxes, charges, levies and impositions levied by local governing bodies or stature authorities, state or central government body/departments from time to time.
- 7- That Vendee shall not raise any construction whether temporary or permanent or make any alternation or addition or sub divide or amalgamate the said flat. Vendee shall not encroach common area, parking area/fencing or obstacles in parking area or any other area. Vendee shall not cover the balcony of said flat in any manner.


PWD Infrastructure Pvt. Ltd.
Authorized Signatory


Abhishek Borana



8- The Vendee shall not harm or cause any harm or damage to the peripheral walls, elevations of said flat in any form. Vendee shall also not change the colour scheme/theme of outer walls, outside colour of windows & doors and shall not carry out any change in the outside elevation & design or balcony railing.

9- The Vendee may undertake minor internal alternations in his said flat only with the prior written approval from the Vendor/maintenance agency/A.A.O.

As per the UP government notification no 721/94 stamp regulation 02-2016-700 (401/14) Lucknow dated 20/07/2016, there will be additional 2% stamp duty payable as development charges. The stamp duty payable is 5%, as such, now the same will be payable @7%.

For M. Infrastructure Pvt. Ltd.

Authorized Signatory

Abhishek Bora

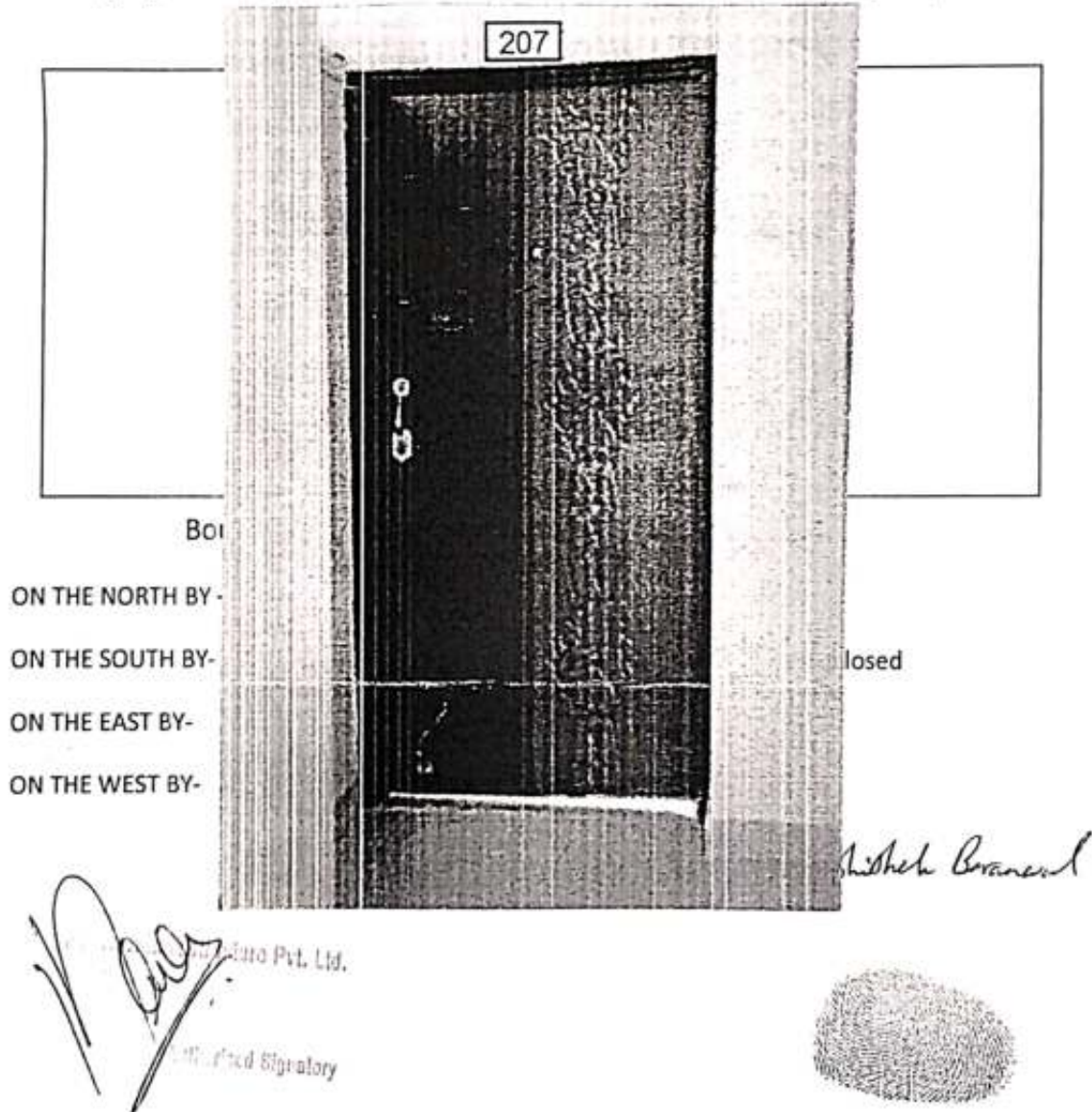


विक्रीत सम्पत्ति का फोटो फार्म

कार्यालय उपनिबन्धक सदर गौतमबुद्ध नगर।

लेखपत्र संख्या-/2020, जिल्द संख्या-....., रजिस्ट्री तिथी

RESIDENTIAL flat/dwelling unit bearing No.- F- 207, on Third Floor, Tower- F,
admeasuring 625 Sqft. (58.06 Sqm.) at HBA TECHZONE RESIDENCY, Situated at
Jaganpur Afzalpur, Tehsil- Sadar, Distt.- Gautam Budh Nagar (U.P.)



Annexure - "A"

Layout Plan

Unit No- F- 207



Super Built-up Area - 625.00 sq ft. (58.06 sq. mt.)
 Poly Line Area - 501.49 sq ft. (46.59 sq mt.)
 (RCC slab area of apartment)
 Carpet Area - 365.76 sq ft. (33.98 sq mt.)
 (All measurements approximate)

For *[Signature]* Pvt. Ltd.
 (Company)

2nd Signatory

[Signature]

Allottee

Co-Allottee



IN WITNESS WHEREOF: The Vendor have set their respective hands on this Sale Deed at Greater Noida, on the day, month and the year first above written in the presence of following witnesses.

Vijay

1. Vijay Rawat (Advocate)
H-168/7, Gamma-2, Greater
Noida, U.P.

[Signature]
VENDOR

2. T.C. Rawat *T.C. Rawat*
S/o Hari Chand Rawat
R/o Village Prahladpur,
Ballabhgarh, Faridabad
(Mobile No.8447760003)

Abhishek Bhasin
VENDEE



Drafted by Mohd. Mustafa, Advocate, Distt. G.B. Nagar

MOHD MUSTAFA
Advocate
Regd No- 867/91
Gr Noida Distt GB Nagar

HBA

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर गेटर नोटिस नौतन बुद कम संख्या 2020145019209

अपेदन संख्या 202000743026166

9202

लेख या प्रार्थना पर प्रस्तुत करने का दिनांक 2020-03-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का अभिप्रेत बनवाले

लेख का प्रकार विषय पर

प्रतिफल की धनराशि 1337875 / 1410000

1. रजिस्ट्रीकरण शुल्क 14100

2. प्रतिनिधित्व शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुज्तार के अधिपगणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 14200

शुल्क प्राप्त करने का दिनांक 2020-03-17 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पर वापस करने के लिए तैयार

होगा

रजिस्ट्रीकरण अधिकारी के

हस्ताक्षर