



उत्तर प्रदेश UTTAR PRADESH

A 913291

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BRIEF PARTICULAR OF SALE DEED

Nature of Property	Residential
Ward/Pargana	
Mohalla/Village	Vaibhav Khand, Indirapuram, Ghaziabad
Detail of Property	Flat No. PD/A-1001, on 10 th floor in PROFESSIONAL DELL built on Group Housing Plot No. 1/2, HRC Professional Hub Vaibhav Khand, Indirapuram, Ghaziabad Tehsil & Distt. Ghaziabad
Area	Super area 2000 sq. ft. i.e. 185.8 sq. mtr. Covered area 148.64 sq. mtr.
Status of Road	80 feet wide
Category of Construction	Super A
Stamp duty paid on	Rs. 59,10,000/-
Sale consideration	Rs. 48,00,000/-

Kumar

Bai

[Signature]

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Total sale consideration	Rs	48,00,000/-
Paid Stamp duty	Rs.	1,14,000/-

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THIS SALE DEED is made and executed at Ghaziabad on 13th day of December, 2010.

Between

MANOI RAY s/o Sh. Balram Ray r/o 13/28, Raj Nagar, Ghaziabad U.P.
hereinafter called the Vendor of the first part.
(Pan No. AEMPR1866B)

AND

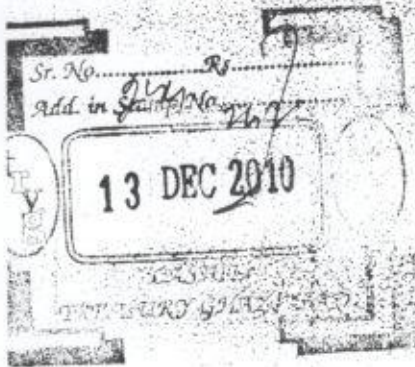
AJAY KUMAR RAI & ARUN KUMAR RAI both s/o Sh. Om Prakash Rai both r/o Village Dahinavar Post Machati Thana Bhawarkol, Tehsil Mohamadabad, Gazipur, U.P. hereinafter called the Vendee of the second part.

AHXPR3882P
AHXPR3885L

[Signature]

Bai

Arun



विक्रेता

Registration No.: 27617

Year: 2,010

Book No.: 1

0101 मनोज राय

बलराम राय

13/28 राज नगर गाबाद

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मनोज राय





उत्तर प्रदेश UTTAR PRADESH

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DETAILS OF PROPERTY

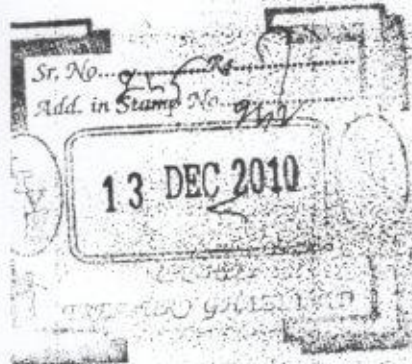
The Residential Flat No. -PD/A-1001, 10th Floor, in PROFESSIONAL DELL having super area 2000 sq. ft. consisting of three bed rooms, one study room, one drawing room, one dining room, one kitchen, three toilet/bathrooms, balcony situated at Plot No. 1/2 HRC Professional Hub, Vaibhav Khand, Indirapuram Ghaziabad Tehsil & Distt. Ghaziabad (hereinafter called the said property)

Bai

Humara

रजनीश कुमार वर्मा
बेनामा ले





क्रेता

Registration No. : 27617

Year : 2,010

Book No. : 1

0201 अजय कुमार राय
ओम प्रकाश राय
दाहिनावर जिला गाजीपुर

Om



0202 अरुन कुमार राय
ओम प्रकाश राय
दाहिनावर जिला गाजीपुर

Arun





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And whereas the vendor purchased the above flat from SACHIN KUMAR GARG s/o Sh. M. L. Garg r/o W-84/9, Said UI Zaib, Extension, Anupam Garden, Sainik Farm, New Delhi-110092 through registered sale deed entered in Book No. I volume 12523 on pages 425/490 serial No. 4739 dated 05-03-2009 in the office of Sub-Registrar Ghaziabad.

And whereas SACHIN KUMAR purchased the above flat from M/s HRC Engineers Pvt. Ltd. 902, New Delhi House, Bara Khamba Road, Connaught Place, New Delhi through Director Vikram Upadhyay through registered sale deed entered in Book No. I volume 8922 on pages 219/248 serial No. 21544 dated 11-10-2007 in the office of Sub-Registrar Ghaziabad.

पंजीत प्रमाण लेख
वेनामा लेख



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and whereas the vendors of the first part has agreed to sell the said property for a total sale consideration of Rs. 48,00,000/- (Rupees Forty Eight Lac only) and the vendee of the second part agreed to purchase the said property and hence this deed of sale is being executed between vendors and vendee.

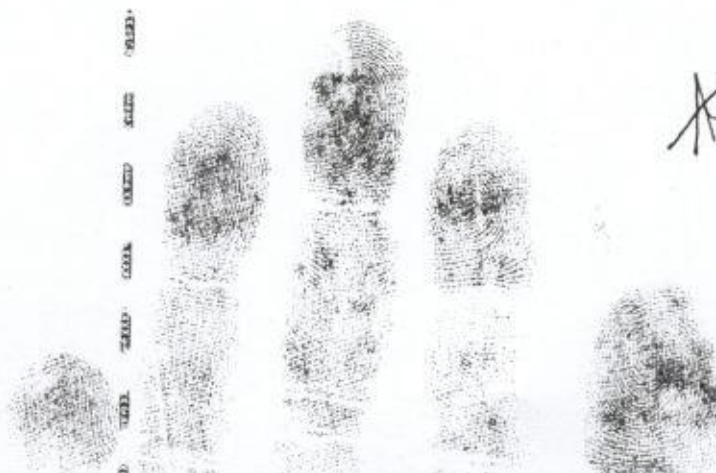
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NOW THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:-

1. That the vendors of the first part hereby sells, transfers and conveys the aforesaid property to the purchaser of the second part together with proportionate share of land in the underneath with all common area and facilities such as stair cases, lifts, entrance & exit, mummy, gym, club room, including swimming pool, common passage, corridor, and lobbies, water supply arrangement installations such as power light, sewerage usage rights for community hall and including all easement rights attached to the said property and all the ownership rights therein which the Vendors have or may hereafter have over the property and to have to bid the same to the Vendee forever on the terms contained herein in the said complex along with car parking space.



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2. That the complete sale consideration of Rs. 48,00,000/- (Rupees Forty Eight Lac only) has been duly paid by the vendee of the second part and the receipt whereof the vendors of the first part does hereby acknowledge as under:-

Rs. 10,00,000/-RTGS No. UCBAH10340002617 dt. 06-12-2010

Rs. 8,00,000/-RTGS No. UCBAH10340002427 dt. 11-12-2010

Rs. 15,00,000/-RTGS No. UCBAH10345037224 dt. 11-12-2010

Rs. 10,00,000/-RTGS No. UCBAH10345037135 dt. 11-12-2010

Rs. 5,00,000/-RTGS No. UTIBH10341078576 dt. 07-12-2010



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.9.

3. That the vendee have become owner & possession holder of the above said property and have full right of ownership & possession to use & to sell, to transfer, to mortgage, gift etc. the above said property in any manner.

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4. That the vendors of the first part has handed over the vacant and peaceful possession of the said property to the vendee of the second part along with the all original documents of the said property .

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5. That the vendors of the first part has represented and confirmed that the said property and the land underneath it, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as lien, mortgage, gift, notice, notification, dispute litigation etc. and that the vendors of the first part is fully authorised and has legal capacity to transfer the same in favour of the vendee of the second part.

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6. That the vendors 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 any part of property on account of any legal defect in the title of the vendors of the first part or on account of any representations made by the vendors found to be untrue or on account of suppression of any material facts pertaining to the title of the said property, the vendors of the first part shall indemnify and keep indemnified the vendee of the second part in respect of any such loss.

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7. That the stamp duty and registration charges in respect of the sale deed have been paid and borne by the vendee of the second part.

Dr. Kumar



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A 913277

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9. That the entire liability pertaining to the said property in the nature of House Tax, Water, Tax, Sewer Tax, Electricity and any other charges till the date of execution and registration of sale deed shall be paid and borne by the vendors of the first part and thereafter the same shall be paid and borne by the vendee of the second part.

[Signature]

[Signature] *[Signature]*



उत्तर प्रदेश UTTAR PRADESH

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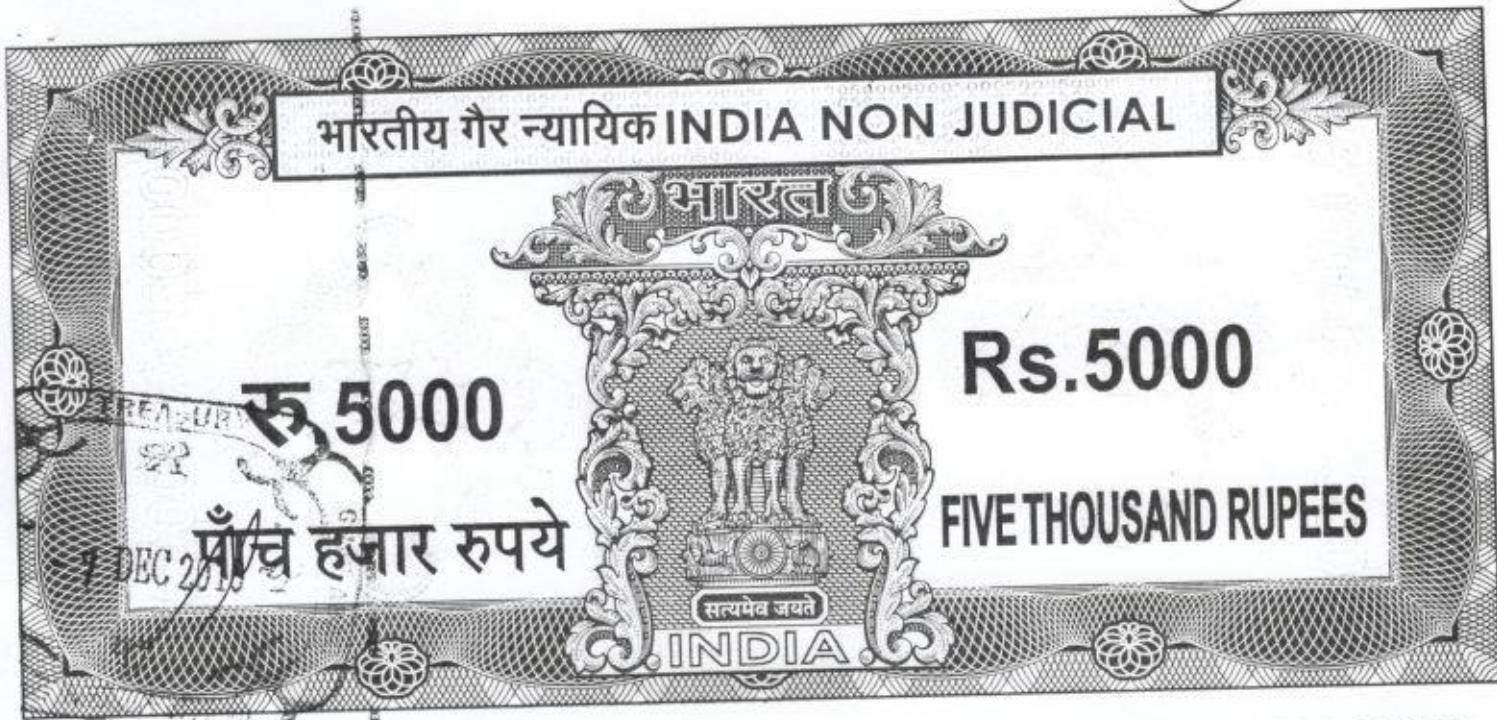
10. That the vendee is fully satisfied regarding the construction quality and will not raise any objection regarding the material and installation in future.

[Signature]

Bai Kumeri

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T 186278

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11. That the vendee have common right to use the terrace for inspecting water tank and T.V. Antenna in routine purpose.

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T 186279

12. That all the other terms and condition of the basic sale deed dated 11-10-2007 shall be applied on this deed of sale.

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L 973992

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Valuation of the said property as per collector Rate list :-
Land value 50% @ Rs. 44,000/- P.S.M. (40,000+4,000)
Construction value Rs. 9,000/- P.S.M.
Under Super A



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L 973993

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There is covered car parking space with the flat
The above property is in multi storied building
The said property is residential and sold for residential purpose only
The said property is sold without roof right.

[Signature]

Mai

Amara

[Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



TREASURY

10 DEC 2010

उत्तर प्रदेश UTTAR PRADESH

N 186349

CHIEF TREASURY OFFICER

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IN WITNESS WHEREOF, the parties hereto have signed & executed the above deed on the day the month and the year first above written in the presence of the following witnesses.

Witnesses

1.

Sant Prakash Singh
s/o Sh. Ram Singh
r/o B/906, Sky Tech Megdh,
Sector-3, Vaishali, Ghaziabad

2.

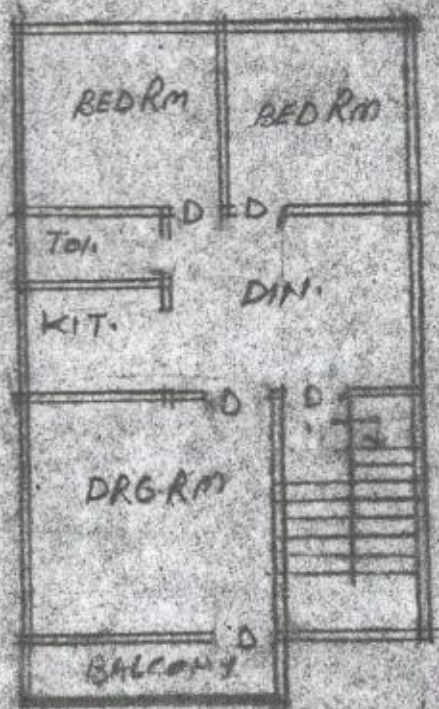
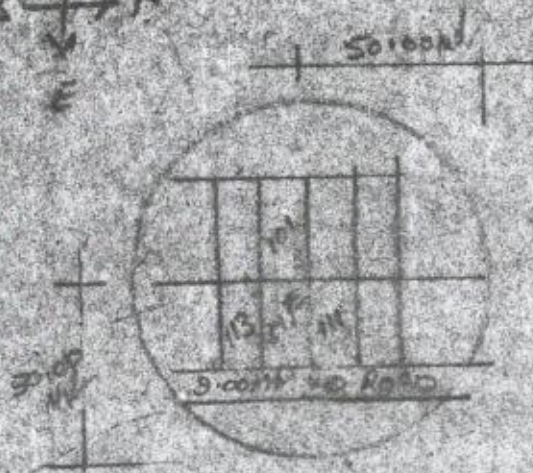
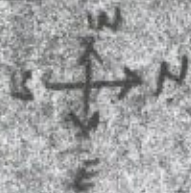
Ishwar Singh
s/o Sh. Mawa Singh
r/o 496C, N.K.-III, Indirapuram, Ghaziabad.

Dai *Mawa*

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SITE PLAN OF SECOND FLOOR ON PLOT NO-100/112 AT VASUNDHARA COLONY, GHAZIABAD

COND. AREA: 52.50 Sqm



on 24.11.2011

SEAL

Shalini Mittal
शशीमिता

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SECOND FLOOR



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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एके हजार रुपये

ONE THOUSAND RUPEES

रु. 1000

Rs. 1000

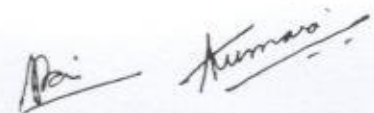


INDIA

उत्तर प्रदेश UTTAR PRADESH

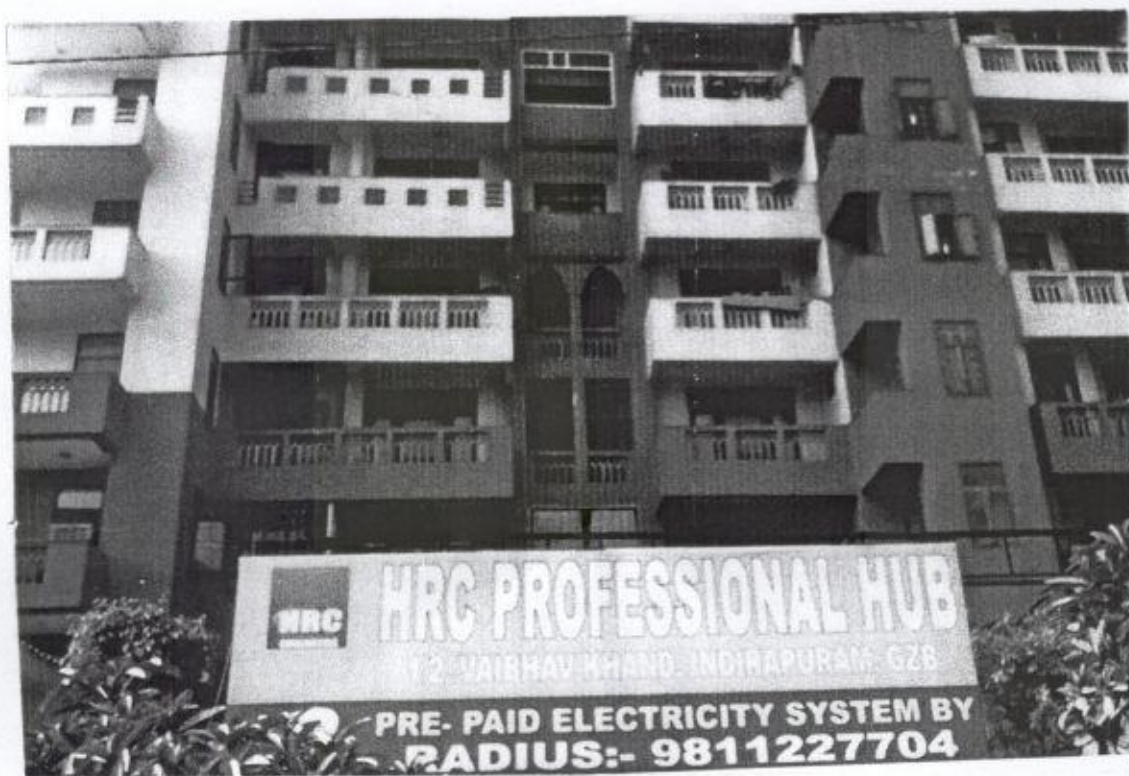
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Endor


Vendee

Drafted by- Sanjay Kumar Verma, Deed Writer, Chamber No. 89, Tehsil Compound, Ghaziabad.

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