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06AA 058755



S.R.O, Compound
NOIDA, G.B. Nagar



S.R.O, Compound
NOIDA, G.B. Nagar

SALE DEED

SALE CONSIDERATION
AS PER BUILDER'S BOOKING RATE

: Rs.24,00,000/-

RATE AS PER CIRCLE RATE
With 20% Depreciation for 10th Floor

: Rs.22,08,000/-

TOTAL STAMP DUTY

: Rs.1,68,000/-

SUPER AREA OF FLAT

: 2200 Sq. Ft. i.e.
204.39 Sq. Mtrs.

LOCATION OF FLAT

: 10TH Floor

CIRCLE RATE

: Rs.13,500/- Per Sq. Meter.



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This SALE DEED is made and executed at NOIDA, on this 29th day of July, 2008 BETWEEN **M/S JYOTI SUPER CONSTRUCTION & HOUSING PVT. LIMITED**, having its registered office at 903, ARUNACHAL BUILDING, 19 BARAKHAMBHA ROAD, NEW DELHI-110001 through its Authorized Signatory **SH. S.K. SINGH** S/O SH. K.L. SATYARTHI, vide Resolution dated **28th July, 2008** hereinafter referred to as "VENDOR" (which expression shall, unless it be repugnant to the context to the context or meaning thereof mean & include it's successors-in-interest and assigns), of the **ONE PART**.

S.K. Singh



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~~AND~~

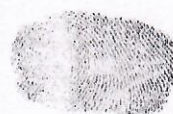
SMT. REKHA RANI W/O **SH. UDAY VEER SINGH**, R/O A-3, SECTOR-30, NOIDA, DIST. GAUTAM BUDH NAGAR, U.P., hereinafter referred to as "Vendee" (which expression shall, unless it be repugnant to the context or meaning thereof, mean & include their respective legal heirs, legal representatives, executors, administrators and assigns), of the **SECOND PART.**

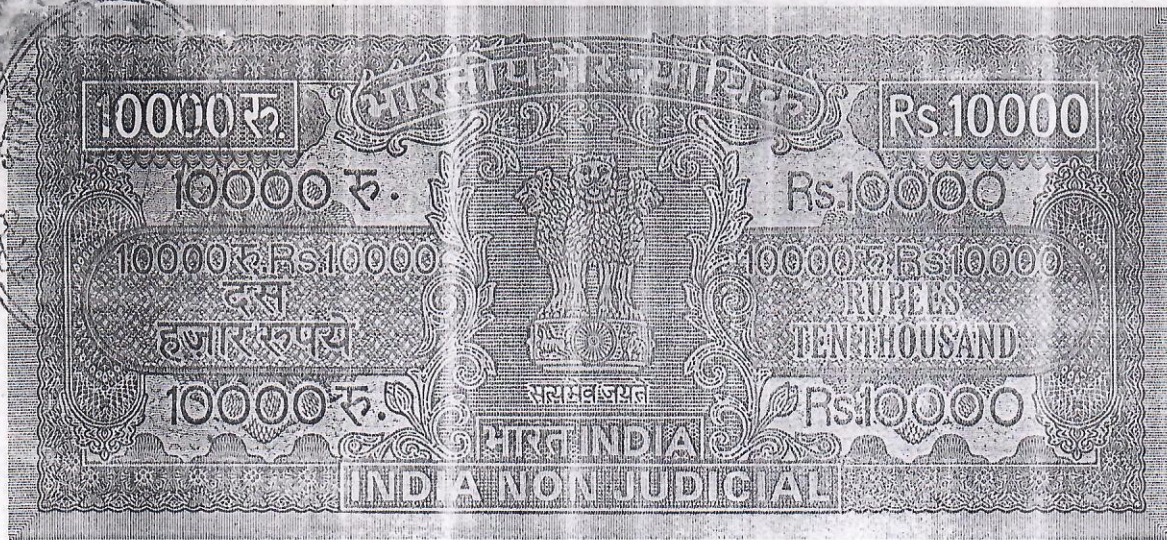
WHEREAS the VENDOR aforesaid is the owner and in Possession of Residential Built up Duplex Flat No. AD-1005, Block- AD-5, 10TH Floor, situated in Residential Complex "**JYOTI SUPER GARDENIA-X**", 2 Mall Road, Ahinsa Khand - II, Chhajarsi, Dist. Gautam Budh Nagar, U.P., having its Super Area 2200 Sq. Ft. i.e. 204.39 Sq. Mtrs. hereinafter called the property.

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AND WHEREAS aforesaid Duplex Flat No. AD-1005, comprising of one Drawing Cum Dining Room, 3 Bed Rooms, 4 Toilets, 1 Kitchen and 5 Balconies and undivided proportionate share in the common space in the said building like staircase, Community Hall and staircase landing on all floors entrance and exit of the Building Common services like water supply, power lights, manholes and sewer arrangements and a covered parking space in the said "JYOTI SUPER GARDENIA-I" building Together with all easementary rights attached therewith TOGETHERWITH proportionate individual and importable right and share in the said plot of land, being part of the said residential Complex "JYOTI SUPER GARDENIA-I".

S.K. Singh



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WHEREAS

A. JYOTI SUPER CONSTRUCTION & HOUSING PVT. LTD., the Vendor herein acquired undeveloped residential Plot of Land in Khasra No. 1 & 2 situated at Village Chhajarsi, Pargana Loni, Tehsil- Dadri, Dist. Gautam Budh Nagar, U.P., comprising the proposed residential Building of Residential Complex "**JYOTI SUPER GARDENIA-I**", is approved by Ghaziabad Development Authority (G.D.A.), consisting of Road, Parks, etc., said Plot duly registered in the office of Sub-Registrar-I NOIDA District Gautam Budh Nagar, U.P., vide Ad. Book No.I, Volume No.566, on Page 673/698 as Document No.5595 and Musanna 5596 dated 20-09-2004, and bounded as under: NORTH : PLOT OF OTHERS, SOUTH : 18 MTRS. WIDE ROAD, EAST : PLOT OF PINNACLE HOUSING PVT. LTD. WEST: 18 MTRS. WIDE ROAD.

S.K. Singh

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- B. After obtaining sanction of building plans in respect to said plot, the Vendor has constructed a Multi Storeyed residential building thereon consisting of Ground Floor to Ninth Floor, hereinafter called the "Said Building", and forming part of residential complex named "JYOTI SUPER GARDENIA-I" and herein also called "Said Complex".
- C. The Vendor is absolutely seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of said Building alongwith free hold right in the plot underneath, as aforesaid.
- D. The Vendor agreed to allot/sell to the Vendee and the Vendee has agreed to purchase **said property** of the said Building having Super Area 2200 Sq. Ft. i.e. 204.39 Sq. Mtrs. together with proportionate indivisible free hold rights in the plot underneath, and hereinafter called "**Said Dwelling Unit**", for an agreed consideration, as mentioned hereinafter, and in accordance with the terms and conditions as contained in the said agreement.

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E. The Vendee, having paid the total consideration to the Vendor, is entitled to get the Sale Deed executed and registered in his/her/their names equal in share, in respect of the said Dwelling Unit, and the same is being executed and registered, as under.

NOW, THEREFORE, THIS DEED OF SALE WITNESSTH AS UNDER:

1. In Consideration of a total sum of **Rs.24,00,000/- (Rupees TwentyFour Lakh only)** which consideration is already paid by Cash/Cheque/D.D./P.O. by the Vendee to the Vendor.

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That there is no remaining balance towards the Vendee to be paid to the Vendor and admits before Sub-Registrar-I, Noida and in consideration of the undertaking of the Vendee to pay such further amount, as ~~he~~/he/they may be at any time hereto after become liable to pay, as contemplated under Clause '11' of this Sale Deed, and as also subject to all those terms and conditions containing in the application form, allotment agreement, as referred hereinabove, which have not been specifically incorporated herein, the Vendor do hereby grant, convey, transfer, assure and assign unto the Vendee all that piece and parcel of the said Dwelling Unit as more fully described as above given hereunder together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages or lights, water courses appendages and appurtenances whatsoever to the said the

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said Unit or any part thereof, belonging to or in any way appurtenant thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof and together also with full and free right and libility of the estate, rights title and interests into or out of or upon the said Dwelling Unit, TO HAVE AND TO HOLD the same unto and to the use of the Vendee and **his/her/their** successors-in-interest and assigns, heirs, executors, administrators, absolutely and forever subject to the exceptions, reservations, conditions and covenants hereinafter contained and each of them.

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2. That the said Dwelling hereby sold, conveyed and assured under this Deed is free from all sorts of encumbrances or charges (except those created on request of the Vendee to obtain housing loan for purchase of the said Dwelling Unit) transfers, easement, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, subsisting and transferable rights in the said dwelling unit.

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