

HH28

SALE DEED

Consideration

Rs. 1,18,70,000.00

Market value as per circle rate

Rs. 1,11,40,954.00

क्रमांक : A

13492

No. of stamp sheets

E-Stamp

Stamp duty

Rs. 5,93,500.00

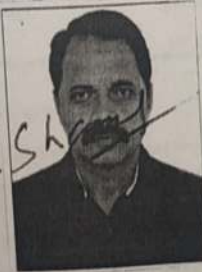
Whereas I/We Markx Infra Homes (Pvt.) Ltd. (PAN: AAICM0306L) having its registered office at 2066, Sector 16-A, Vasundhara, Ghaziabad through its authorized representatives Shri Rajiv Sharma (PAN: ANOPS3595D) son of Shri A. K. Sharma resident of 470/8, Subhash Nagar, Meerut vide Board Resolution dated 01.03.2017 (here in after called the) of the FIRST PART am/ are the sole / joint proprietors of the property detailed in the end and also in possession of the same, do hereby sell to Shri Rajeev Tyagi (PAN: ADIPT0973G) son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad (herein after called the "PURCHASER") of the SECOND PART.

For consideration of Rs. 1,18,70,000.00

As per details in the sale deed

The property is free from all charges, lien and encumbrances

Details of the property as given in the schedule at the foot of this deed.



R. Sharma



Rajeev Tyagi



R. Sharma

Rajeev Tyagi

4428



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UK65072578985401Q
: 07-May-2018 05:29 PM
: NONACC (SV)/ uk1220804/ DEHRADUN/ UK-DH
: SUBIN-UKUK122080431062483169145Q
: RAJEEV TYAGI
: Article 23 Conveyance
: MAUZA KISHANPUR DEHRADUN, WHISPERING WILLOWS.
: 1,18,70,000
: (One Crore Eighteen Lakh Seventy Thousand only)
: MARKX INFRA HOMES PVT LTD
: RAJEEV TYAGI
: RAJEEV TYAGI
: 5,93,500
: (Five Lakh Ninety Three Thousand Five Hundred only)



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

R. Shami

[Signature]

UP 0004062836

SALE DEED

This Sale deed is made on this the day of 07th May, 2018, Between Markx Infra Homes (Pvt.) Ltd. having its registered office at 2066, Sector 16-A, Vasundhara, Ghaziabad through its authorized representatives Shri Rajiv Sharma son of Shri A. K. Sharma resident of 470/8, Subhash Nagar, Meerut vide Board Resolution dated 01.03.2017 (hereinafter referred to as the "SELLERS") of the ONE PART

AND

Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad (hereinafter referred to as the "PURCHASER") of the OTHER PART.

PROVIDED ALWAYS and it is hereby agreed that wherever the context so requires the terms "SELLERS" and "PURCHASER" shall include their respective heirs, legal representatives and assigns.

WHEREAS all that property forming part of Khasra No. 179, 169, 170 and 182 (New Khasra no. 33) situated in Mauza Kishanpur, Pargana Central Doon, District Dehradun and now bearing municipal no. 281 (New No. 174), Rajpur Road, Dehradun measuring 5372.54 Sq. Mts. was purchased by the Seller from Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad vide sale deed dated 13.12.2013 duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1024 on pages 385 to 406 at serial no. 5849 dated 23.12.2013.

WHEREAS all that property forming part of Khasra No. 33 situated in Mauza Kishanpur, Pargana Central Doon, District Dehradun and now bearing municipal no. 281 (New No. 174), Rajpur Road, Dehradun measuring 5372.54 Sq. Mts. out of which covered area is 50 sq. Mts. was purchased by Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-A, Vasundhara, Ghaziabad from M/s Ganesh Promoters a partnership firm having its registered office at B-3/183, First Floor, Janakpuri, New Delhi through its partners Shri Yudhraj Gupta

R. Sharma

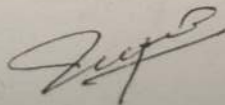
[Signature]

son of Shri Hari Krishan Gupta resident of B-3/183, First Floor, Janakpuri, New Delhi, Shri Prem Chand Mittal son of Shri Mauji Ram resident of 6/52, West Punjabi Bagh, New Delhi and Shri Praveen Kumar Bagga son of Shri P. P. Bagga resident of BA/262, Tagore Garden, New Delhi vide sale deed dated 13.04.2011 duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 141 on pages 289 to 608 at serial no. 1082 on 13.04.2011.

AND WHEREAS M/S Ganesh Promoters a partnership firm having its registered office at B-3/183, First Floor, Janakpuri, New Delhi through its partners Shri Yudhraj Gupta son of Shri Hari Krishan Gupta resident of B-3/183, First Floor, Janakpuri, New Delhi, Shri Prem Chand Mittal son of Shri Mauji Ram resident of 6/52, West Punjabi Bagh, New Delhi and Shri Praveen Kumar Bagga son of Shri P.P. Bagga resident of BA/262, Tagore Garden, New Delhi had purchased the said property from Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun vide sale deed dated 07.01.2006 and duly registered in the office of the Sub-Registrar, Dehradun in book no. I volume 1337 on page 1299 and in additional file book no. I volume 1587 on pages 401 to 420 at serial no. 183 dated 07.01.2006.

AND WHEREAS Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun had purchased an area of 4749.54 Sq. Mts of the said property from Smt. Pragna K. Kedia wife of Shri Kirti V. Kedia resident of 174, Rajpur Road, Dehradun through her attorney Shri Kirti V. Kedia, Shri Vishwanath Kedia son of Shri Purshotam Kedia resident of 174, Rajpur Road, Dehradun. Smt. Satyabhama V. Kedia wife of Shri Shri Vishwanath P. Kedia resident of 174, Rajpur Road, Dehradun, Shri Kirti V. Kedia son of Shri Vishwanath P. Kedia resident of 174, Rajpur Road, Dehradun and Shri Sanjeev V. Kedia alias Sanjeev V. Kedia son of Shri Vishwanath P. Kedia resident of 174, Rajpur Road, Dehradun through his attorney Shri Kirti V. Kedia in favour of Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun vide sale deed dated 10.06.2005 and duly registered in the office of the sub-registrar, Dehradun in book no. I volume 1337 on page 885 and in additional file book no. I volume 1507 on pages 51 to 86 at serial no. 4039 dated 10.06.2005.

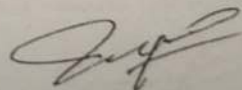
R. Shany



AND WHEREAS Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun had purchased an area of 623 Sq. Mts of the said property from Shri Sanjeev V. Kedia alias Sanjeev V. Kedia son of Shri Vishwanath P. Kedia resident of 174, Rajpur Road, Dehradun and Smt. Pragna K. Kedia wife of Shri Kirti V. Kedia resident of 174, Rajpur Road, Dehradun through their attorney Shri Kirti V. Kedia vide sale deed dated 10.06.2005 Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun and duly registered in the office of the sub-registrar, Dehradun in book no. I volume 1337 on page 885 and in additional file book no. I volume 1507 on pages 19 to 50 at serial no. 4038 dated 10.06.2005.

AND WHEREAS subsequently an Amendment deed dated 04.10.2005 was executed by Shri Sanjeev V. Kedia alias Sanjeev V. Kedia son of Shri Vishwanath P. Kedia resident of 174, Rajpur Road, Dehradun and Smt. Pragna K. Kedia wife of Shri Kirti V. Kedia resident of 174, Rajpur Road, Dehradun through their attorney Shri Kirti V. Kedia, in favour of Shri Kedar Nath Bhalla son of late Shri Kundan Lal Bhalla resident of 197, Rajpur Road Dehradun and duly registered in the office of the sub-registrar, Dehradun in book no. I volume 1337 on page 1088 and in additional file book no. I volume 1546 on pages 99 to 126 at serial no. 7081 dated 04.10.2005.

AND WHEREAS Shri Vishwanath Kedia son of Shri Purshotam Kedia and Shri Sanjeev V. Kedia alias Sanjeev V. Kedia son of Shri Vishwanath P. Kedia resident of Vishwashanti, 30-E, Azad Road, Bombay had purchased an area of 1998 Sq. Mts. From Smt. Yadunandan Kumari wife of late Shri Surendra Singh resident of 174, Rajpur Road, Dehradun through her attorney Smt. Madhunandani daughter of late Shri Surendra Singh resident of 174, Rajpur Road, Dehradun vide sale deed dated 23.06.1988 and duly registered in the office of the sub-registrar, Dehradun in book no. I volume 2692 on page 127 and in additional file book no. I volume 3200 on pages 59 to 72 at serial no. 8788 dated 01.09.1988.



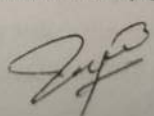
D. Chandra

AND WHEREAS Shri Sanjeev V. Kedia alias Sanjeev V. Kedia son of Shri Vishwanath P. Kedia and Smt. Pragna K. Kedia wife of Shri Kirti V. Kedia resident of Vishwashanti, 30-E, Azad Road, Bombay had purchased an area of 2064.48 Sq. Mts. from Shri Iknam Singh son of Brig. G.S. Bath resident of Guard Training Centre, Kempotee, Nagpur vide sale deed dated 24.06.1988 and duly registered in the office of the Joint Sub-Registrar, Mussoorie in book no. I volume 122 on page 362 and in additional file book no. I volume 130 on pages 393 to 406 at serial no. 333/88 dated 29.06.1988.

AND WHEREAS Shri Kirti V. Kedia son of Shri Vishwanath P. Kedia and Smt. Satyabhama V. Kedia wife of Shri Shri Vishwanath P. Kedia resident of Vishwashanti, 30-E, Azad Road, Bombay had purchased an area of 2064.48 Sq. Mts. from Smt. Ragini Bath daughter of Brig. G.S. Bath resident of Guard Training Centre, Kempotee, Nagpur vide sale deed dated 24.06.1988 and duly registered in the office of the Joint Sub-Registrar, Mussoorie in book no. I volume 122 on page 361 and in additional file book no. I volume 130 on pages 379 to 392 at serial no. 332/88 dated 29.06.1988.

AND WHEREAS Smt. Pragna K. Kedia wife of Shri Kirti V. Kedia and Shri Vishwanath Kedia son of Shri Purshotam Kedia resident of Vishwashanti, 30-E, Azad Road, Bombay had purchased an area of 2064.48 Sq. Mts. from Km. Jasmine Sandhu vide sale deed dated 24.06.1988 and duly registered in the office of the Joint Sub-Registrar, Mussoorie in book no. I volume 122 on page 362 and in additional file book no. I volume 130 on pages 407 to 420 at serial no. 334/88 dated 29.06.1988.

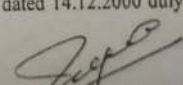
AND WHEREAS Smt. Satyabhama V. Kedia wife of Shri Shri Vishwanath P. Kedia and Shri Kirti V. Kedia son of Shri Vishwanath P. Kedia resident of Vishwashanti, 30-E, Azad Road, Bombay had purchased an area of 2064.48 Sq. Mts. from Shri Robendra Singh vide sale deed dated 24.06.1988 and duly registered in the office of the Joint Sub-Registrar, Mussoorie in book no. I volume 122 on page 363 and in additional file book no. I volume 130 on pages 421 to 434 at serial no. 335/88 dated 29.06.1988.



AND WHEREAS the Seller had purchased property forming part of Khasra No. 90 Da Min measuring 0.0172 Hects, Khasra No. 90 Chha Min measuring 0.0227 Hects (Old Khasra No. 111 and 112) total area measuring 0.0449 Hects or 449 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun from Shri Aditya Nashiyar son of Shri J. R. Nashiyar resident of 44, Suvidha Kunj, Pritampura, Delhi, Shri Suresh Chauhan son of Shri Gajraj Singh resident of House No. 744, Extension-I, Shalimar Garden, Sahibabad, Ghaziabad and Shri Kadam Singh son of Shri Mahavir Singh resident of Flat No. 55-D, DDA (SFS) Block-I, Sector -18, Rohini, Delhi vide sale deed dated 30.09.2014 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1384 on pages 259 to 278 at serial no. 5312 dated 30.09.2014.

WHEREAS property forming part of Khasra No. 90 Da Min measuring 0.0172 Hects, Khasra No. 90 Chha Min measuring 0.0227 Hects (Old Khasra No. 111 and 112) total area measuring 0.0449 Hects or 449 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun was purchased by Shri Aditya Nashiyar son of Shri J. R. Nashiyar resident of 44, Suvidha Kunj, Pritampura, Delhi, Shri Suresh Chauhan son of Shri Gajraj Singh resident of House No. 744, Extension-I, Shalimar Garden, Sahibabad, Ghaziabad and Shri Kadam Singh son of Shri Mahavir Singh resident of Flat No. 55-D, DDA (SFS) Block-I, Sector -18, Rohini, Delhi from Shri K. S. Panwar son of Shri N. C. Panwar resident of Village Gheghar Patti Bhardar, Tilwada Rudraprayag at present residing at C-5/127, Sector -11, Rohini, Delhi vide sale deed dated 21.12.2006 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 2108 and in additional file book no. 1 volume 1760 on pages 413 to 428 at serial no. 12435 dated 22.12.2006.

AND WHEREAS Shri K. S. Panwar son of Shri N. C. Panwar resident of Village Gheghar Patti Bhardar, Tilwada Rudraprayag had purchased khasra plot no. 111 and 112 measuring 449.10 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun from Smt. Prabhat Kumari wife of Shri Rajeshwar Dayal resident of 77/1, Rajendra Nagar, Street No. 4, Dehradun and Shri Narendra Kumar son of Shri Shyam Lal resident of Village Niranjanpur, Pargana Central Doon, District Dehradun vide sale deed dated 14.12.2000 duly



registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 498 on page 116 and in additional file book no 1 volume 873 on pages 129 to 194 at serial no. 5313 dated 14.12.2000.

AND WHEREAS Smt. Prabhat Kumari wife of Shri Rajeshwar Dayal had purchased khasra plot no. 111 measuring 0.040 Acre and Khasra No. 112 measuring 0.058 Acre total area measuring 0.098 Acre or 388.25 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun from Capt. Indra Mohan Shailly son of Late Shri Sewa Ram Shailly resident of A-163, New Friends Colony, New Delhi through his attorney Shri Mohan Lal Jolly son of Late Shri Guru Dittamal Jolly resident of 67, Rajpur Road, Dehradun vide sale deed dated 31.01.1992 duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 36 and in additional file book no. 1 volume 62 on pages 555 to 576 at serial no. 1792 dated 21.04.1992.

AND WHEREAS Shri Narendra Kumar son of Shri Shyam Lal resident of Village Niranjapur, Pargana Central Doon, District Dehradun had purchased khasra plot no. 111 measuring 0.041 Acre and Khasra No. 112 measuring 0.063 Acre total area measuring 0.104 Acre or 421 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun from Capt. Indra Mohan Shailly son of Late Shri Sewa Ram Shailly resident of A-163, New Friends Colony, New Delhi through his attorney Shri Mohan Lal Jolly son of Late Shri Guru Ditta Mal Jolly resident of 67, Rajpur Road, Dehradun vide sale deed dated 31.01.1992 duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 4 on page 36 and in additional file book no. 1 volume 62 on pages 695 to 716 at serial no. 1798 dated 21.04.1992.

AND WHEREAS Capt. Indra Mohan Shailly son of Late Shri Sewa Ram Shailly resident of A-163, New Friends Colony, New Delhi had appointed Shri Mohan Lal Jolly son of Late Shri Guru Ditta Mal Jolly resident of 67, Rajpur Road, Dehradun as his attorney vide general power of attorney dated 09.04.1991 duly registered in the office of the Sub-Registrar, Dehradun in book no. 4 volume 543 on page 70 and in additional file book no. 4 volume 560 on pages 235 to 242 at serial no. 730 dated 22.04.1991.

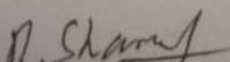

N. Chand

[Signature]

AND WHEREAS Capt. Indra Mohan Shailly son of Late Shri Sewa Ram Shailly resident of 163, Friends Colony, New Delhi had purchased khasra plot no. 111 and 112 alongwith other khasra plots from Shri Shanti Swaroop Duggal son of Late Shri Bhag Mal resident of 4, Kaulagarh Road, Dehradun vide sale deed dated 21.05.1981 duly registered in the office of the Sub-registrar, Dehradun in book no. 1 volume 1792 on pages 173 to 180 at serial no. 8329 dated 15.10.1981.

AND WHEREAS all that property forming part of Khasra No. 90 Da Min measuring 0.0107 Hects, Khasra no. 90 Da Min measuring 0.0217 Hects total area measuring 0.0324 Hects or 324.10 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun was purchased by the Seller from Shri Aditya Nashiyar son of Shri J. R. Nashiyar resident of 44, Suvidha Kunj, Pritampura, Delhi, Shri Suresh Chauhan son of Shri Gajraj Singh resident of House No. 744, Extension-I, Shalimar Garden, Sahibabad, Ghaziabad and Shri Kadam Singh son of Shri Mahavir Singh resident of Flat No. 55-D, DDA (SFS) Block-I, Sector -18, Rohini, Delhi vide sale deed dated 30.09.2014 registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1384 on pages 279 to 296 at serial no. 5313 dated 30.09.2014.

AND WHEREAS Shri Aditya Nashiyar son of Shri J. R. Nashiyar resident of 44, Suvidha Kunj, Pritampura, Delhi, Shri Suresh Chauhan son of Shri Gajraj Singh resident of House No. 744, Extension-I, Shalimar Garden, Sahibabad, Ghaziabad and Shri Kadam Singh son of Shri Mahavir Singh resident of Flat No. 55-D, DDA (SFS) Block-I, Sector -18, Rohini, Delhi had purchased property forming part of Khasra No. 90 Ga measuring 0.0107 Hects, Khasra No. 90 Da Min measuring 0.0217 Hects total area measuring 0.0324 Hects or 324.10 Sq. Mts. situated at Mauza Kishanpur, Pargana Central Doon, District Dehradun from Smt. Sunita Panwar wife of Shri K. S. Panwar resident of Village Gheghar Patti Bhardar, Tilwada Rudraprayag at present residing at C-5/127, Sector -11, Rohini, Delhi vide sale deed dated 21.12.2006 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 1337 on page 2107 and in additional file book no. 1 volume 1760 on pages 345 to 360 at serial no. 12431 dated 22.12.2006.

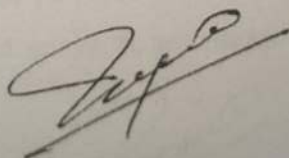


AND WHEREAS Smt. Sunita Panwar wife of Shri K. S. Panwar resident of Village Gheghar Patti Bhardar, Tilwada Rudraprayag at present residing at C-5/127, Sector -11, Rohini, Delhi had purchased the said khasra plots from Smt. Prabhat Kumari wife of Shri Rajeshwar Dayal and Smt. Lalita Aggarwal wife of Late Shri R. C. Aggarwal vide sale deed dated 14.11.2000 and duly registered in the office of the Sub-Registrar, Dehradun in book no. 1 volume 498 on page 116 and in additional file book no. 1 volume 893 on pages 163 to 178 at serial no. 5312 dated 14.11.2000.

AND WHEREAS the Seller alongwith Shri Rajeev Tyagi had got a building plan sanctioned from Mussoorie Dehradun Development Authority, Dehradun for construction of a Group Housing Complex vide map no. C-0046 dated 27.07.2012.

AND WHEREAS the Seller has agreed to sell all that Flat no. A-305 on the Third Floor of tower-A along with one covered car parking space (marked as A-305 covered parking area) flat having an Super area of 2747 Sq. Ft. or 266.53 Sq. Mts. having carpet area of 1552.58 Sq. Ft. or 144.24 Sq. Mtrs. and Balcony area 197.63 Sq. Ft. or 18.36 Sq. Mts forming part of property bearing Khasra No. 90 Da, Khasra no. 90 Cha, Khasra no. 33, Khasra no. 90 Gha, Khasra no. 90 Ga, Khasra no. 90 Ka and Khasra no. 90 Chha situated in Mauza Kishanpur, Pargana Central Doon, District Dehradun and now bearing municipal no. 281 (New No. 174), Rajpur Road, Dehradun for a sum of Rs. 1,18,70,000.00 (Rupees One Crore Eighteen Lakh Seventy Thousand only) to the Purchaser.

AND WHEREAS the Purchaser have agreed to purchase the said property at the said agreed price of Rs. 1,18,70,000.00 (Rupees One Crore Eighteen Lakh Seventy-Thousand only).



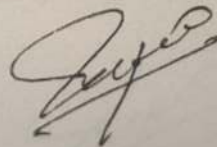
NOW THIS DEED WITNESSETH AS UNDER:

That in pursuance of the said agreement and in consideration of a sum of **Rs. 1,18,70,000.00** (Rupees One Crore Eighteen Lakh Seventy Thousand only) paid by the Purchaser to the Sellers in the following manner:-

- i) **Rs. 4,00,000.00** vide cheque no. 588079 dated 07.12.2017 drawn on PNB.
- ii) **Rs. 1,05,00,000.00** vide cheque no. 018726 dated 21.12.2017 drawn on Corporation Bank.
- iii) **Rs. 2,50,000.00.00** vide cheque no. 588083 dated 05.01.2018 drawn on PNB.
- iv) **Rs. 6,00,000.00** vide cheque no. 475547 dated 22.02.2018 drawn on PNB.
- v) **Rs. 1,300.00** by Cash dated 23.04.2018
- vi) **Rs. 1,18,700.00** TDS vide Challan no. 00694

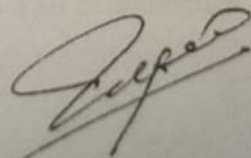
Total Amount = of **Rs. 1,18,70,000.00**

(The receipt of which sum the Sellers hereby acknowledges) the Sellers hereby transfer, alienate and assign that entire Flat no. A-305 on the Third Floor of Tower-A having an Super area of 2747 Sq. Ft. or 266.53 Sq. Mts. having carpet area of 1552.58 Sq. Ft. or 144.24 Sq. Mtrs. and Balcony area 197.63 Sq. Ft. or 18.36 Sq. Mts forming part of property bearing Khasra No. 90 Da, Khasra no. 90 Cha, Khasra no. 33, Khasra no. 90 Gha, Khasra no. 90 Ga, Khasra no. 90 Ka and Khasra no. 90 Chha situated in Mauza Kishanpur, Pargana Central Doon, District Dehradun and now bearing municipal no. 281 (New No. 174), Rajpur Road, Dehradun and known as **WHISPERING WILLOWS** (more fully described in the schedule given at the foot of this deed) TO HOLD the same to the Purchaser along with all rights, interest, title and easements, appurtenant thereto as absolute owner forever.



FURTHER COVENANTS WITH THE PURCHASER AS UNDER:

1. That the Seller has delivered possession of the property hereby sold which shall hereinafter be held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by any other person claiming through or under them and without any lawful disturbances or interruptions by any other person whatsoever.
2. The Purchaser(s) has/have been provided with all the relevant information, documents, building plans and such other credentials with respect to its rights, title and interest in the Project Land, and its competency, facilities and basic infrastructure provided in the Said Building. The Purchaser(s) has/have confirmed that they have examined the said documents, building plans, etc., and are fully satisfied in all respects with regard to the rights, title and interest of the Sellers in the Project Land Said Complex/ Said Building and have also understood all limitations and obligations in relation thereto. The Purchaser(s) herein, thus, has relied solely on their own judgment while deciding to seek allotment of the Said Apartment. There has never been any objection by the Purchaser(s) in this respect after the allotment of the Said Apartment, and as such, pursuant to the allotment, the Purchaser(s) is/are now entering into this Sale Deed in respect of the Said Apartment.
3. For the purposes of this Sale Deed, "Common Areas and Facilities" means and includes:
 - i) The land on which the Said Building is located and all easements, rights and appurtenances belonging thereto and the Said Building;
 - ii) The foundations, columns, girders, beams, supports, main walls, roofs, halls, common corridors, passages, lobbies, stairs, stairway, and entrances and exits of the Said Building;
 - iii) The community / club building, gymnasium, parks and gardens in the Said Complex.
 - iv) Installations of common services such as power, light, sewerage treatment plant and rain water harvesting in the Said Complex;



- 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; and
- vi) Circulation area, service areas including but not limited to, machine room, overhead water tanks, stores etc., architectural features, if provided and security control rooms.

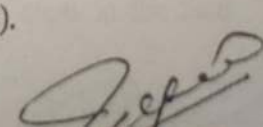
4. All other common areas and facilities, which are not included hereinbefore, shall be treated as limited common areas and facilities and shall be reserved for use of certain apartment or apartments to the exclusion of other apartments without the interference of other apartment owner(s).

"Limited common areas and facilities", means those common areas and facilities within the Said Building earmarked/ reserved including Open / Covered parking spaces, storages etc. for use of certain apartment or apartments to the exclusion of other apartments.

5. The Purchaser(s), since have paid the total agreed consideration to the Seller as mentioned above, the Seller, by virtue of this sale deed, jointly and severally, transferring and conveying their respective rights, title, claim and interest in the Said Apartment to the Purchaser(s) , on the terms and conditions, as set out hereinafter.

6. The Said Apartment hereby sold, conveyed and assured under this Sale Deed is free from all sorts of encumbrances or charges (except those created on request of the Purchaser(s) to obtain housing loan for purchase of the Said Apartment), transfers, easements, liens, attachments of any nature whatsoever and the Seller has unencumbered, good, subsisting and transferable rights in the same.

7. The vacant and peaceful possession of the Said Apartment hereby sold and has been delivered by the Sellers to the Purchaser(s) and the Purchaser(s) have taken possession of the same, after physical inspection of the Said Apartment, and after having satisfied themselves about the quality, specifications and extent of construction, super-area, facilities and amenities and design of the Said Apartment and undertakes not to raise any dispute hereto after in connection therewith individually or collectively with any other person(s).



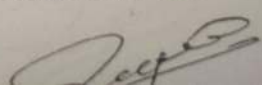
8. In case the Purchaser(s) has/have availed of a loan facility from their employer or financing bodies to facilitate the purchase of the Said Apartment, then in that case; (a) the terms of the financing agency shall exclusively be binding and applicable upon the Purchaser(s) only, and (b) the Purchaser(s) shall alone be responsible for repayment of dues of the financial institution/agency along with interest / penalty accrued thereon or any default in re-payment thereof.

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

Carpet Area means 'the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment'.

10. The Purchaser(s) shall get exclusive possession of the covered/ built-up area of the Said Apartment. The Purchaser(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 Purchaser(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/or of the Said Complex shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.

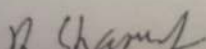
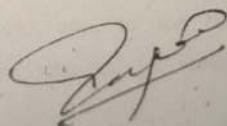
11. Except for the Said Apartment, conveyed herein along with all common easementary rights attached therewith, including undivided right of use of all common areas and facilities and of ingress and egress over common areas within the Said Complex, which may be within or outside the foot print of the 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 allotted), common areas and facilities shall continue to vest in the Sellers and the Sellers 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 Sellers may deem fit in their sole discretion.

12. The Sellers doth hereby covenant with the Purchaser(s) that the interest, which each of the Sellers hereby professes to transfer, is subsisting and the Sellers have good rightful power and authority to convey, grant, transfer, assign and assure the Said Apartment unto the Purchaser(s) in the manner aforesaid free from all encumbrances. The Sellers 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 Sellers, the Purchaser(s) suffers any loss and is deprived of whole or any portion of the Said Apartment hereby conveyed to the Purchaser(s) on account of any defect in the title of the Sellers, the Sellers shall refund the sale consideration without any interest, to the extent of the rights affected in the Said Apartment by the act of default, omission or commission of the Sellers and make good the losses suffered by the Purchaser(s) thereby, and in such case, the Purchaser(s) shall have no claim to any compensation in any other property in the Said Complex.

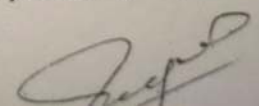
13. The Purchaser(s) have already paid the sale consideration, as stated hereinabove, and all other dues/charges, which are payable from the date of application and/or, in terms of the Allotment Letter, referred herein-above. However, if any additional charges including increase in development charges, levies, rates, taxes, demands etc. including service tax, VAT / GST Works Contract Tax, development charges for the provision of peripheral and / or external services or for any other reason attributable to the Said Apartment / Said Building/Said Complex, are levied in future retrospectively or otherwise, then the same shall be treated as unpaid consideration of Said Apartment payable by the Purchaser(s) and the Sellers shall have first charge / lien on Said Apartment for recovery of the same.



14. The Sellers have agreed to organize operation, upkeep and maintenance of various services and facilities provided in the Said Complex as a facilitator through its nominated agency, (herein "Maintenance Agency") for the initial period of 24 (Twenty Four) months.. The Purchaser(s) have agreed and undertaken to enter into a Maintenance & Management Agreement (herein "Maintenance Agreement") executed/to be executed between the Sellers, Purchaser(s) & the Maintenance Agency. The Purchaser(s) have undertaken to deposit with the Maintenance Agency, an Interest Free Maintenance Security (herein "IFMS"). For availing various services and facilities provided in the Said Complex/Said Building, the Purchaser(s) have paid, in advance, for initial period of 24 (Twenty Four) months on account of Maintenance Charges towards recurring maintenance expenses, housekeeping, watch & ward charges & other expenses including administrative charges, etc., as per the terms of the Maintenance & Management Agreement. Thus, the Maintenance Agency shall be entitled to disconnect the said services and facilities including the electricity supply & power back-up in the event of default or delay / default in payment of said maintenances charges by the Purchaser(s), after expiry of initial period. Purchaser(s) may be permitted to transfer the Said Apartment after obtaining no dues from the Maintenance Agency.

15. The Maintenance & Management of the Said Complex shall be handed over to Apartment Owners Association after the expiry of said initial period of 24 (Twenty Four) months or earlier as the case may be. However, in case such Association is not formed, Maintenance Agency may opt to continue to provide maintenance and management services of the Said Complex provided the Purchaser(s) pays the maintenance charges as may be decided by Sellers/Maintenance Agency in terms of the Maintenance & Management Agreement. The Purchaser(s) promise, agree and undertake to become member of such Apartment Owners Association and to pay membership fee on its constitution / formation as per its bye-laws.

16. The Purchaser(s) have reimbursed/agreed to reimburse to the Sellers such charges as demanded / may be demanded separately for making arrangements for providing sewerage, water and electricity connections, etc., to the Said Apartment from the peripheral services / connections provided by various

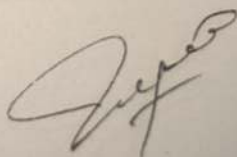


authorities to the Said Complex at a single point. The Purchaser(s) have also agreed and undertaken to pay electricity consumption charges to the Sellers or its nominated agency for supply of electricity to the Said Apartment from a Single Point Supply provided to the Said Complex by the Uttarakhand Power Corporation or any such authority. The supply of the electricity shall be liable to be disconnected, if the bills for the same are not paid in the specified time.

17. The Sellers have provided power back-up system to each apartment and to the common services/facilities in the Said Building. The Purchaser(s) shall be liable to pay regularly and timely the charges towards electricity consumed by the Purchaser(s) through the power supply and proportionate running cost of power back-up system Over and above the general maintenance charges, electricity consumed through the power back-up system at such rates, taxes, levies, service charges, etc., as determined by the Sellers Maintenance Agency through pre-paid meters failing which supply of electricity through mains or power back-up can be discontinued by them .. Supply of power backup electricity may be disconnected, and maintenance services may be stopped to the Said Apartment, in case of default by the Purchaser(s) in payment of these amount.

18. The maintenance of the Said Apartment including all walls and partitions, sewers, drains, pipes, attached lawn and terrace areas shall be the exclusive responsibility of the Purchaser(s) from the date of the possession / deemed possession. Further, the Purchaser(s) will neither themselves permit anything to be done nor caused to be done, which may damage any part of the Said Building, the staircases, shafts, common passages, elevators, adjacent apartments), etc., or violates the rules or bye-laws of the Local Authorities or the Apartment Owners Association.

19. The Purchaser(s) 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 Purchaser(s) on payment of such charges as may be fixed by the Sellers and / or Maintenance Agency from time to time.

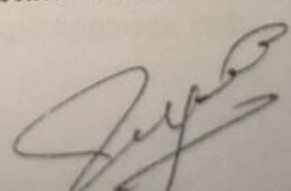


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20. The Sellers and/or Maintenance Agency and their authorized staff and workmen shall always have the right to enter into and upon the Said Apartment or any part thereof at all reasonable hours to set right any defect in the Said Apartment or the defects in the apartments above or below or adjoining the Said Apartment and for repairing, maintaining, cleaning, lighting and keeping in order and good condition service drains, pipes, cables, etc., and the Purchaser(s) covenants and agrees to permit them to do so. Any refusal by the Purchaser(s) to allow such entry into or upon their apartment or any part thereof will be deemed to be a violation of this Sale Deed and violation of right of easement and right of usage of common services and facilities of other apartment owners and the Purchaser(s) shall make themselves liable for legal actions for said violation.

21. It is made clear that the Maintenance & Management of the Said Complex shall be organized by Maintenance Agency through various outside/ outsourced specialist agencies under separate agreements / arrangements to be entered into with them. The responsibility of the Sellers and / or Maintenance Agency will be limited only to the extent of supervision to the best of its abilities subject to human limitations and short comings, that the operation and functioning of these agencies is in conformity with the agreements / arrangements entered into with them and to change any agency if its performance is not found satisfactory.

22. The responsibility of providing Watch & Ward Security services in the Said Complex shall of the Maintenance Agency who can entrust to some outsourced Security Agency. The Maintenance Agency and the security agency will be entitled to regulate entry into the Said Complex. The security agency may not guarantee or ensure full proof safety and security of the Said Complex or Purchaser(s) residing in the Said Complex or their belongings and properties. It is made clear and agreed herein that neither the Sellers nor the Maintenance Agency shall have any financial/criminal liability for any loss to life and property by reason of (any theft, burglary, fire or any other incident of crime / mishap / accident occurring in the Said Apartment / Said Building / Said Complex or any part or portion thereof due to any lapse / failure / shortcoming on the part of the staff of the security agency and / or the Sellers / Maintenance Agency.

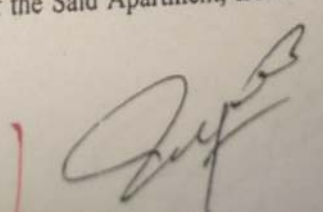


23. The Sellers and the Maintenance Agency shall in no case be held responsible or liable for any fire or any kind of hazard, electrical, pollution, structural originating from the Said Apartment or other apartments / Common Areas of the Said Building. The Purchaser(s) shall keep Maintenance Agency and the Sellers indemnified and harmless against any loss or damage that may be caused to the Maintenance Agency/ the Sellers and other apartment owners of the Said Building or their family members or any other persons or their properties in this regard.

24. The Sellers and the Maintenance Agency shall have no legal liabilities whatsoever arising from acts of omission, commission, negligence and defaults of the aforesaid agencies in providing the stipulated / expected services. The Sellers and / or Maintenance Agency shall not be liable for any default / deficiency in Maintenance & Management of the Said Complex by reason of any force majeure circumstances, human failures and shortcomings or any other circumstances beyond their control. The Sellers and Maintenance Agency shall also not be liable for any loss, damage or physical injury which may be caused to the Purchaser(s) or the family members, domestic staff, guests or any other persons / visitors on account of any human error or fault on the part of the employees of Maintenance Agency or the employees of the any of the outsourced agencies providing services to the Said Complex or by reason of any circumstances beyond their control.

25. The existing use of the Said Apartment is residential and the Purchaser(s) undertake to use the Said Apartment for residential purpose only. The Purchaser(s) shall therefore not use the Said Apartment conveyed herein for any illegal, commercial or immoral purpose or use it so as to cause nuisance, annoyance or risk to the Sellers and owners/occupants of other apartments in the Said Building.

26. The Purchaser(s) shall be liable to pay all taxes or other charges including Municipal Tax, House Tax, Water Tax, Sewerage Tax or any other such taxes, 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 Apartment, from

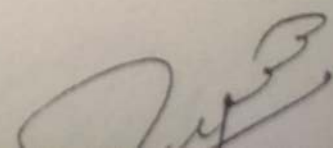


the date of allotment of Said Apartment. So long as Said Apartment is not separately assessed for the taxes, duties, etc., the Purchaser(s) shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the super area of the Said Apartment to the Sellers /, who on collection of the same from owners of all the apartments in the Said Complex shall deposit the same with the concerned Authority.

27. And the provisions contained herein and the obligations hereunder in respect of Said Apartment / Said Building / Said Complex shall equally be applicable to and enforceable against any and all occupiers, tenants/ licensees and / or subsequent purchasers / transferees of Said Apartment. Whenever the right, title and interest of the Purchaser(s) in the Said Apartment is transferred in any manner whatsoever, the transferee(s) shall be bound by all covenants and conditions contained in this Sale Deed and the Maintenance & Management Agreement referred to elsewhere in this Sale Deed and 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 Apartment.

28. The Purchaser(s) shall not raise any construction temporary or permanent in or upon the Said Apartment nor shall they make any alteration or addition or sub-divide or amalgamate the Said Apartment. The Purchaser(s) shall not demolish or cause to be demolished any structure of the Said Apartment or any portion thereof and shall also not make or cause to be made any structural 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 Purchaser(s) shall not remove the floor, roof and any walls of the Said Apartment including load bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the apartments above, adjoining and below it.

29. The Purchaser(s) shall not harm or cause any harm or damage to the peripheral walls, front, side and rear elevations of the Said Apartment in any form. The Purchaser(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



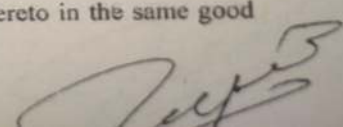
in the same or otherwise. Any such breach shall be treated as default and the same shall attract discontinuation of common services and facilities.

30. The structures of the Said Building along with lifts, pump houses, generators and other common facilities etc., may be got insured by the Sellers or Maintenance Agency, under Fire and Special Perils Policy at the expense of the Purchaser(s), provided all the occupiers / owners of all the apartments pay and continue to pay the proportionate charges to be incurred for the purpose of insurance and the Purchaser(s) shall always be liable to pay proportionate cost thereof separately. The Purchaser(s) shall not do or permit to be done any act which may render void or voidable any insurance or cause increased premium. The said insurance shall not include contents inside the Said Apartment and the Purchaser(s) may get the same insured separately at their own cost and expense.

31. In the event of accrual of any claim as a result of fire or any other extraneous perils as aforesaid for which insurance has been taken by the Sellers or Maintenance Agency, the Purchaser(s) hereby authorizes the Sellers or Maintenance Agency, as the case may be, to lodge claims under the insurance policy and collect proceeds there under on behalf of the Purchaser(s) and Sellers or Maintenance Agency for the respective rights and interests and further agrees that any discharges given by the Sellers or Maintenance Agency to the Insurance Company, its agents and/or its representatives will be binding on the Purchaser(s).

32. The Purchaser(s) shall not keep any hazardous, explosive, inflammable chemicals/materials etc. which may cause damage to the Said Building or any part thereof. The Purchaser(s) shall be liable for the same and keep the Sellers and owners of other apartments in the Said Building indemnified in this regard.

33. The Purchaser(s) shall keep the Said Apartment properly 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 any portion of the property by the owners of other apartments. The Purchaser(s) shall maintain at their own costs the Said Apartment including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in the same good



condition, state and order in which it is delivered to them and in particular to prevent any seepage, leakage, flooding or damage to any other part of the Said Building, more particularly the apartments adjoining and below it. The Purchaser(s) shall keep the Sellers, and owners / occupiers of other apartments in the Said Building / Said Complex indemnified, seemed and harmless against all costs, damages and consequences arising out of any breach, defaults or non-compliance by the Purchaser(s).

34. The Purchaser(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 Purchaser(s) shall be liable for all legal actions and consequences arising out of all encroachments or unauthorized temporary/permanent constructions carried out by them in the Said Apartment or on open/covered parking space(s) or on any common areas within the Said Building or within the Said Complex and shall be liable to be removed at their cost.

35. Neither the owners / occupants of the Said Apartment nor owners / occupants of other apartments 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 passage, services and facilities in any manner whatsoever. The common areas, e.g., staircase, driveway, passage, etc., will in no case be used for keeping / chaining any pets/ dogs or any animal/bird.

36. The Purchaser(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 facade 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 Apartment.

37. The Purchaser(s) may undertake non structural/interior decorations related alterations in their apartment only with the prior written approval of the Sellers. The Purchaser(s) shall not be allowed to effect any of the following changes/alterations:



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(i) Changes, which may cause damage to the structure (columns, beams, slabs, etc.) of the Said Apartment or any part of adjacent units. In case damage is caused to an adjacent apartment or common area, the Purchaser(s) will get the same repaired failing which the cost of repair may be deducted from the Purchaser(s)'s IFMS;

(ii) Changes that may affect the facade 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 and terraces with permanent or temporary structures, hanging or painting of signboards etc.);

(iii) Making encroachments on the common spaces of the Said Building/Said Complex; and

(iv) Any construction temporary or permanent or any alteration or addition to sub-divide or amalgamate the Said Apartment.

38. The Purchaser(s) shall strictly observe the followings to ensure safety, durability and long term maintenance of the Said Building:

(i) No R.C.C. structural member like column and beams should be hammered or punctured for any purpose;

(ii) All the plumbing problems should be attended by a qualified or experienced plumber in the Said Building. The plumbing Network inside the Said Apartment is not to be tampered with or modified in any case;

(iii) All the external disposal services to be maintained by periodical cleaning;

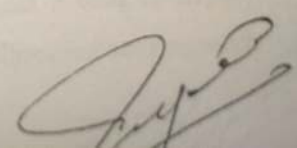
(iv) The Purchaser(s) shall not cover the balcony/ terrace of the Said Apartment by any structure, whether permanent or temporary;

(v) No alteration will be allowed in elevation, even of temporary nature;

(vi) Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician;

(vii) The Purchaser(s) should make sure that all water drains in the Said Apartment (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;

(viii) The Purchaser(s) should avoid random parking of their vehicle and use only allotted parking bay;



(ix) If Purchaser(s) rents out the Said Apartment, they are required to submit all details of the tenants to the Maintenance Agency or the Apartment Owners Association, as the case may be. The Purchaser(s) will be responsible for all acts of omission and commission of their tenants. The Maintenance Agency or the Apartment Owners Association may object to renting out the Said Apartment to persons of objectionable profile; and

(x) The Purchaser(s) are not allowed to put the grills in the Said Apartment as per individual wish, only the design approved by Sellers will be permitted for installation.

39. Even after the execution of this Sale Deed in favour of the Purchaser(s), the Sellers shall have the right to raise additional stories/tower in the Said Complex or put up additional structures as all provisions have been made in the Said Building and the same shall be sole property of the Sellers, who shall have the absolute right to dispose of the same in any manner it likes without any interference from Purchaser(s) and Purchaser(s) hereby expressly consents/already consented to the same, however such additions shall not increase permissible FAR. "The Sellers shall have the right to connect the electric, water, sewerage and sewage fittings of the additional structures or stories with the existing electric, water, sewage and sewage connections but at the Seller's own cost. Further, the terrace of the Said Building except the portion sold including the parapet walls shall always be the property of the Sellers. The Purchaser(s) hereby give consent to the same and agrees that the Purchaser(s) shall not be entitled to raise any objection or claim any reduction in the price of apartment acquired by him or any compensation or damages on the ground of inconveniences or any other ground whatsoever.

40. The Purchaser(s) are aware that they shall have no right to object to the Sellers constructing and/or continuing to construct other buildings adjoining the Said Building or raise further construction in the Said Building. If at any stage further construction in the Said Building/Said Complex becomes permissible, the Sellers shall have the sole right to undertake and dispose of such construction without any claim or objection from the Purchaser(s).

41. Purchaser(s) are also aware that the Said Complex is being developed / constructed in phases, and as such the common facilities and services, which

have been envisaged therein, shall also be available to them in phases. Purchaser(s) agree and undertake not to object to such development either individually or collectively in association with other person(s).

42. The Purchaser(s) may transfer by sale, gift, exchange or otherwise in any manner, the Said Apartment after obtaining a No Objection of the Sellers and / or the Maintenance Agency as regards clearance / payment of outstanding maintenance charges and any other charges payable by the Purchaser(s) to the Sellers or the Maintenance Agency / the Residents Association concerned with maintenance of common areas, facilities and services.

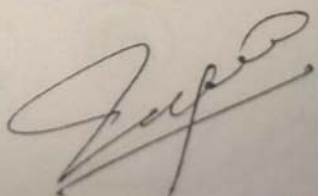
43. That the circle rate fixed by the state Government in the locality is Rs. 41,800.00 (38,000.00+10%) per Sq. Mts. and accordingly the value of the property comes to Rs. 1,11,40,954.00 (266.53 x 41,800.00), which is less than the agreed sale price hence for purposes of stamp duty this deed is valued at Rs. 1,18,70,000.00 on which the requisite stamp duty of Rs. 5,93,500.00 is being paid by the Purchaser.

44. That the property hereby sold is situated between Mussoorie Diversion Road and Rajpur and in at a distance of more than 50 Mts. from the Main Rajpur Road.

45. That the further covenant to keep the Purchaser indemnified in case he is deprived of the property hereby sold or any part thereof on account of any defect in the title of the.

46. That the property is situated inside the municipal limits and hence the provisions of Section 154 of U.P.Z.A and L. R. Act are not applicable.

47. That the Purchasers shall have indivisible proportionate/equal share/rights in the land beneath the foot-print of the said building and 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 hereby being purchased.



48. That the RERA registration of the seller is UKREP12170000144.

SCHEDULE OF THE PROPERTY:

All that Flat no A-305 on the Third Floor of Tower-A having an Super area of 2747 Sq. Ft. or 266.53 Sq. Mts. having carpet area of 1552.58 Sq. Ft. or 144.24 Sq. Mtrs. and Balcony area 197.63 Sq. Ft. or 18.36 Sq. Mts comprising of Three Bedroom, Four Toilet, one Kitchen, one Drawing room, one Dining room and Balcony along with one car parking space marked A-305, forming part of property bearing Khasra No. 90 Da, Khasra no. 90 Cha, Khasra no. 33, Khasra no. 90 Gha, Khasra no. 90 Ga, Khasra no. 90 Ka and Khasra no. 90 Chha situated in Mauza Kishanpur, Pargana Central Doon, District Dehradun and now bearing municipal no. 281 (New No. 174), Rajpur Road, Dehradun and known as **WHISPERING WILLOWS** bounded and butted as under:-

North : Open To Sky
South : Corridor
East : Corridor
West : Open To Sky

Finger Prints in Compliance of Section 32 A of the Registration Act 1908.

NAME AND ADDRESS OF THE FIRST PARTY/ (S)

Markx Infra Homes (Pvt.) Ltd. having its registered office at 2066, Sector 16-A, Vasundhara, Ghaziabad through its authorized representatives Shri Rajiv Sharma son of Shri A. K. Sharma resident of 470/8, Subhash Nagar, Meerut vide Board Resolution dated 01.03.2017

FINGER PRINTS OF THE LEFT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



FINGER PRINTS OF THE RIGHT HAND

THUMB INDEX FINGER MIDDLE FINGER RING FINGER LITTLE FINGER



NAME AND ADDRESS OF THE SECOND PARTY/PURCHASER
Shri Rajeev Tyagi son of Shri Attar Singh Tyagi resident of 2066, Sector 16-
A, Vasundhara, Ghaziabad

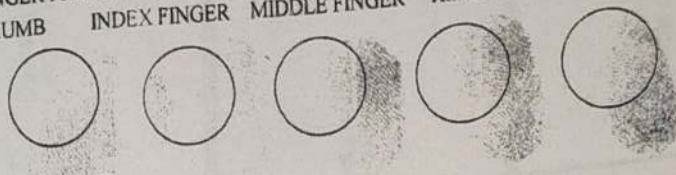
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IN WITNESS WHEREOF the Seller and Purchaser have put their hands on this
deed on the day, month and year herein above mentioned.

N. Sharma

SELLER

Rajeev Tyagi

PURCHASER

WITNESSES:-

1- *Arvind Sharma*
S/o Shri Khushi Ram
R/o 152-B, Vivek Vihar
Ward No. 3 Rajpur Road
Dehradun.
VID NO. RLA0623371

2- *Virat Kishan*
Virat Kishan
S/o Shri K.V. Tyagi
R/o C-25/2 OFD Raipur
Dehradun.

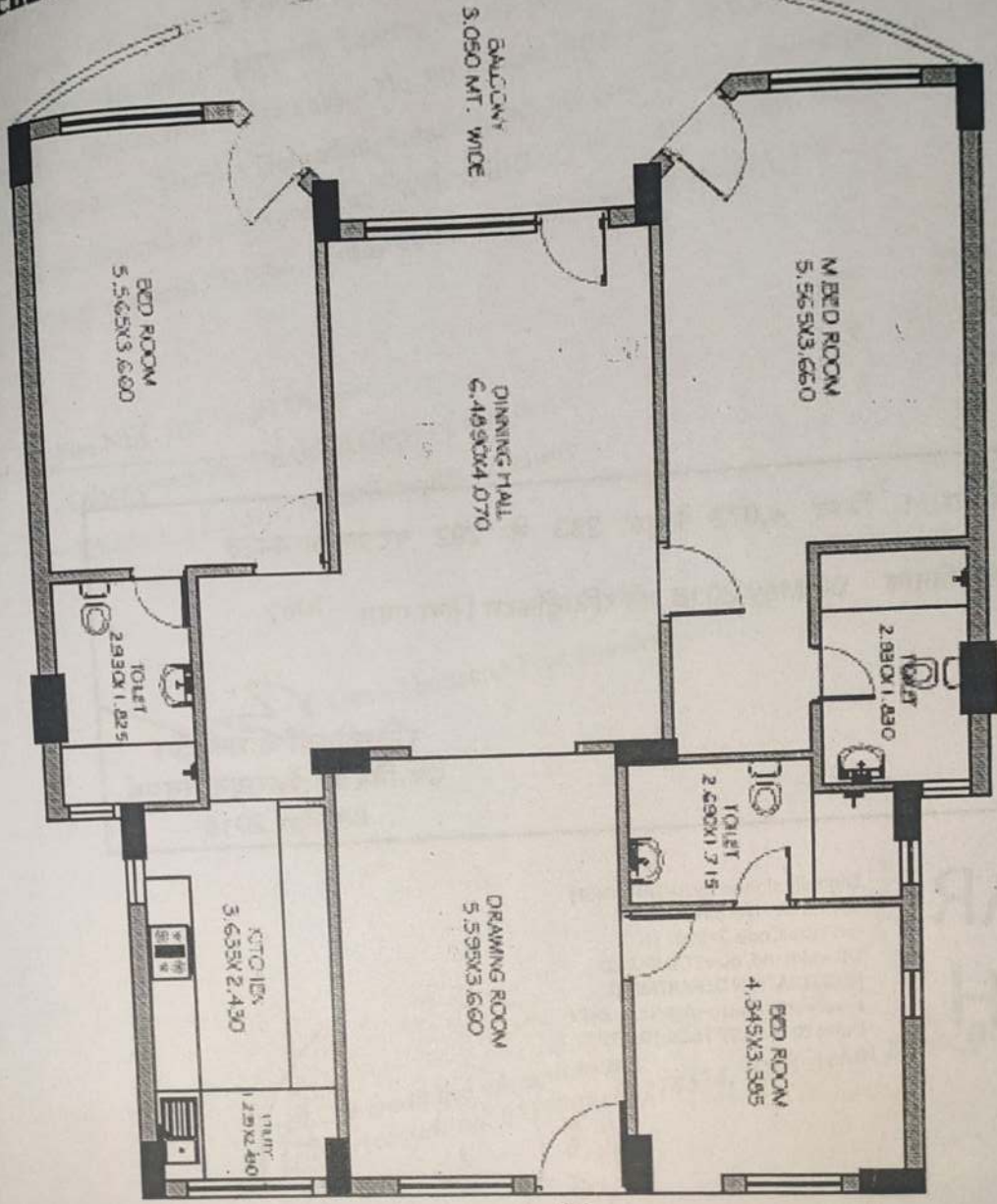
DL NO. UK-0720040217859

S.M. Joshi
Drafted and Typed in the chamber of Shri S.M. Joshi, Advocate.

Floor Plan: A-305

WHISPERING WILLOWS, RAJPUR
ROAD, DEHRADUN

Seller : Markx Infra Homes (Pvt.) Ltd.
Purchaser : Shri Rajeev Tyagi



Super Area: 2747 Sq. Ft. (255.20 Sq. Mts.)

Carpet Area: 1552.38Sq. Ft. (141.64 Sq. Mts.)

Signature

बही संख्या 1 जिल्द 4,073 के पृष्ठ 233 से 292 पर क्रमांक 4428

पर आज दिनांक 08 May 2018 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /
उप-निबंधक, देहरादून, चतुर्थ
08 May 2018

AVTAR
SINGH

Digitally signed by AVTAR SINGH
DN: cn=AVTAR SINGH,
o=PostalCode-248001 st-
Uttarakhand, ou=STAMP AND
REGISTRATION DEPARTMENT,
email=sr4deh-sro-uk@nic.in, c=IN
Date: 2018.05.09 16:26:19 +05'30'

