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SANJAY KUMAR CHOUDHARY
ALIS
SANJAY SINGH
Advocate
Reg. No. 4361/2001
Chamber No. 64, Tehsil Compound, GZB.

RAJ KUMAR GUPTA
LICENSE NO. 11
TEHSIL, GHAZIABAD

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UP48844557785104T
Certificate Issued Date	:	17-Mar-2021 12:53 PM
Account Reference	:	NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP14000304845013205209 63T
Purchased by	:	PANKAJ SINGHAL AND JYOTI SINGHAL
Description of Document	:	Article 23 Conveyance
Property Description	:	FLAT NO.1108 11TH FLOOR BLOCK-H WINDSOR PREMIUM TOWER OFFICER CITY-2 RAJNAGAR EXT VILL NOORNAGAR GZB
Consideration Price (Rs.)	:	
First Party	:	MESSERS WINDSOR ARROW INFRATECH PVT LTD
Second Party	:	PANKAJ SINGHAL AND JYOTI SINGHAL
Stamp Duty Paid By	:	PANKAJ SINGHAL AND JYOTI SINGHAL
Stamp Duty Amount(Rs.)	:	2,01,000 (Two Lakh One Thousand only)

Drafted By:
Vineet Kumar
A C, Sadar I,
Ghaziabad

LOCKED BY
S.R.O. IInd
Ghaziabad

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Windsor Arrow Infratech Pvt. Ltd.

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Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

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SANJAY KUMAR CHOUDHARY ALIS SANJAY SINGH Advocate Reg. No. 4361/2001 Chamber No. 64, Tehsil Compound, GZB.

E-Stamp Certificate No. IN-UP.....

BRIEF PARTICULARS OF SALE DEED

1.	Nature of Property	:-	Residential
2.	V. Code/Page No.	:-	0306/29
3.	Mohalla/Village	:-	Raj Nagar Extn., Noor Nagar, Ghaziabad.
4.	Details of Property	:-	Residential Apartment No. **1108 at 11th Floor, Block- H, "WINDSOR PREMIUM TOWER"** in Group Housing Project **"Officer City-2"** Situated at Raj Nagar Extension, Village Noor Nagar, NH-58, Ghaziabad, (U.P.)
5.	Measurement of Property	:-	Total Super Area of the Flat is 995 sq. ft. (92.44 sq. mtr.) approx.
6.	Covered Area	:-	639 sq. ft. (59.41 sq. mtr.) approx.
7.	Status of Road	:-	45 mtr. wide
8.	Sale Consideration	:-	**Rs. 30,11,100/-**
9.	Govt. Circle Rate	:-	Rs. 27,000/- per Sq. Mtr. 9% increase for all building facility no rebate for rain water harvesting And 10% rebate for 11th Floor,
10.	Floor Location	:-	The above said flat is located on 12th Floor as per approved map of Ghaziabad Development Authority Ghaziabad (U.P.)

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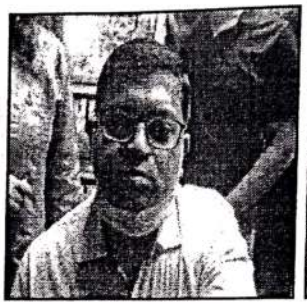
आवेदन सं०: 202100739033391

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 3846 वर्ष: 2021

प्रतिफल- 3011100 स्टाम्प शुल्क- 201000 बाजारी मूल्य - 3011100 पंजीकरण शुल्क - 30130 प्रतिलिपिकरण शुल्क - 100 योग :30230



श्री पंकज सिंघल ,
पुत्र श्री रघुनाथ प्रसाद अग्रवाल
व्यवसाय : अन्य
निवासी: हाउस नं-113 सैकिण्ड फ्लोर नियर शोप्रिक्स मॉल सैक्टर-5 रचना वैशाली गाज़ियाबाद

ने यह लेखपत्र इस कार्यालय में दिनाँक 17/03/2021 एवं 01:35:59 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक :सदर द्वितीय
गाजियाबाद
17/03/2021

विनीत कुमार -
निबंधक लिपिक

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SALE DEED FOR Rs. 30,11,100/-

The Value of Apartment is Rs. 24,49,000/- According the Govt. Circle Rate & **Stamp Duty has been paid Rs. 2,01,000/-**

(The Stamp duty paid according Rate of Rs. 27,000/- per sq. mtr. floor rebate as per rate list and 3% increase for one Car Parking and 6% increase for other facilities (i.e. Power Backup, Securities Guard, Club/Communities Centre, Swimming Pool, Gym, Lift etc.)

With 7% stamp duty paid for man & 6% stam duty paid upto Rs. 10,00,000/- for woman, on the basis of notification order no. I.F.T.R-5-2756/11-2008-500 (1165)/2007 Lucknow on dt. 30.06.2008 by Uttar Pradesh Government Institution finance, tax and registration anubhag-5.

PARTICULARS OF VENDOR :-

M/s WINDSOR ARROW INFRATECH PRIVATE LIMITED (Pan–AABCW0919N) having its Registered Office at B-206, Ansal Chamber – 1, Bhikajicama Place, New Delhi - 110066 & site office Officers City-2, Raj Nagar extension, Ghaziabad (U.P.) through its Authorized Signatory **Mr. Shahnawaz Khan** (Aadhaar No. 6944 5962 4791) S/o Mr. QuamrulHoda Khan R/o 172/4, 9, Wazirabad, MukandPur, North Delhi-110084

PARTICULARS OF VENDEE :-

Mr. PANKAJ SINGHAL (Pan : AYUPS5924R & Aadhaar No. 7046 0916 1766) S/o Mr. Raghunath Prasad Agarwal & **Mrs. JYOTI SINGHAL** (Pan : ADMPJ2708D & Aadhaar No. 5347 3830 1072) W/o Mr. Pankan Singhal, both R/o House No. 113, Second Floor, Near Shopprix Mall, Sector-5, Ranchna Vaishali, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P.)-201012 1/2 + 1/2

Windsor Arrow Infratech Pvt. Ltd.

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आवेदन सं०: 202100739033391

बही स०: 1 रजिस्ट्रेशन स०: 3846 वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री मैसर्स विंडसर एरो इन्फ्राटेक प्रा लि के द्वारा शाहनवाज़ खान, पुत्र श्री कमरूल होदा खान

निवासी: 172/4 9 वज़िराबाद मुकंदपुर उत्तरी दिल्ली

व्यवसाय: अन्य

क्रेता: 1

श्री पंकज सिंघल, पुत्र श्री रघुनाथ प्रसाद अग्रवाल

निवासी: हाउस नं-113 सैकिण्ड फ्लोर नियर शोप्रिक्स मॉल सैक्टर-5 रचना वैशाली गाज़ियाबाद

व्यवसाय: अन्य

क्रेता: 2

श्रीमती ज्योति सिंघल, पत्नी श्री पंकज सिंघल

निवासी: हाउस नं-113 सैकिण्ड फ्लोर नियर शोप्रिक्स मॉल सैक्टर-5 रचना वैशाली गाज़ियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री सुनील, पुत्र श्री सी पी सिंह

निवासी: तहसील कंपाउंड गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री पिंट्र, पुत्र श्री सुरेश

निवासी: तहसील कंपाउंड गाज़ियाबाद

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक : सदर द्वितीय
गाज़ियाबाद

ने की। प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी :

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DETAILS OF PROPERTY :-

Residential Apartment No. **1108 at 11th Floor Block- H,** consisting of One Dining cum Drawing Room, Two Bedrooms, One Kitchen, Two Toilets and Balconies having Total Super Area of the Flat is **995 sq. ft. (92.44 sq. mtr.)** approx including walls, columns, balconies & cupboard of the this flat) approximately in **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2" situated at Raj Nagar Extension, Village Noor Nagar, NH-58, Ghaziabad, (U.P.) (hereinafter called the "SAID APARTMENT").

THIS DEED OF SALE is executed at Ghaziabad, U.P. on this 17th day of March 2021 by **M/s WINDSOR ARROW INFRATECH PRIVATE LIMITED** (Pan–AABCW0919N) having its Registered Office at B-206, Ansal Chamber–1, Bhikajicama Place, New Delhi - 110066 & site office Officers City-2, Raj Nagar extension, Ghaziabad (U.P.) through its Authorized Signatory **Mr. Shahnawaz Khan** S/o Mr. QuamrulHoda Khan R/o 172/4, 9, Wazirabad, MukandPur, North Delhi-110084 hereinafter referred to as the "VENDOR" (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

IN FAVOUR OF

Mr. PANKAJ SINGHAL S/o Mr. Raghunath Prasad Agarwal & **Mrs. JYOTI SINGHAL** W/o Mr. Pankan Singhal, both R/o House No. 113, Second Floor, Near Shopprix Mall, Sector-5, Ranchna Vaishali, Ghaziabad, Tehsil & Distt. Ghaziabad (U.P.)-201012, hereinafter referred to as the "VENDEE" of the Other Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their legal heirs, executors, administrators, successors and assigns).Hereinafter the Vendor and the Vendee collectively referred as the Parties.

Windsor Arrow Infratech Pvt. Ltd.

SANJAY KUMAR CHOUDHARY
ALIS
SANJAY SINGH
Advocate
Reg. No. 4361/2001
Chamber No. 64, Tehsil Compound, GZB.

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AND WHEREAS the said Vendor, M/s WINDSOR ARROW INFRATECH PRIVATE LIMITED has purchased Land measuring 2673.32 sq. mtr. in Khasra No. 1048 belongs to Khata No 00390 AND Khasra No 1049 belongs to Khata No 01003 situated in Village Noor Nagar, Pargana Loni, Tehsil & District Ghaziabad (U.P.) from M/s M.R. PROVIEW REALTECH PRIVATE LIMITED vide sale deed which was duly registered as Document Nos. 9024 in Book-1, Volume No 6064 at Page 203 to 514 on 23.07.2012 in the office of the Sub Registrar- II, Ghaziabad and the GDA Ghaziabad has approved the plans layout for the construction of a Residential Group Housing complex/building on said land/plot. Vendor has constructed a Residential Group Housing Complex/building under the name and style known as **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2" on the said land/plot.

AND WHEREAS the Vendor has further clarified to the Vendee that Multi-storied residential apartment buildings have been constructed on the developed land of Group Housing project in accordance with the Building Plans/Compounding Plans approved by the Ghaziabad Development Authority and the construction on remaining land will be made later on for residential and/or commercial purposes at the option of the Vendor. The Vendee accepts the full authority and power of the Vendor for such development without any further recourse to the Vendee and further undertakes not to create any hindrance for such development by the Vendor.

AND WHEREAS the Vendor has represented to the Vendee that the said land and Apartments are freehold in nature and they have clear and marketable title in respect of the said Apartment and have full right, power and authority to sell and transfer the said Apartment.

Windsor Arrow Infratech Pvt. Ltd.

SANJAY KUMAR CHOUDHARY
SANJAY SINGH
Advocate
Reg. No. 4381/2001
Chamber No-64, Tehsil Compound

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AND WHEREAS the Vendee has seen all documents of titles, all other relevant papers, building plans etc. of **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2", and has fully satisfied himself/ herself/themselves about the authority, power, right & title of the Vendor and signed the Allotment Letter with the Vendor and in pursuant whereto the Vendor has agreed to sell and the Vendee has agreed to purchase the said **Apartment No. 1108 on 11th Floor, Block-H, having Total Super Area 995 sq. ft. (92.44 sq. mtr.)** approx in **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2" situated at Raj Nagar Extension, Village Noor Nagar, NH-58, Ghaziabad, (U.P.), along with impartiable and undivided pro-rata, proportionate share in the land of **"WINDSOR PREMIUM TOWER"** project for a total sale consideration of **Rs. 30,11,100/- (Rupees Thirty Lakhs Eleven Thousand One Hundrad Only)** on the terms & conditions appearing hereinafter.

AND WHEREAS the Vendee has taken Housing Loan from N/A.

AND WHEREAS the Vendor has represented to the Vendee that the said Apartment which is being sold to the Vendee is free from encumbrances and the Vendor hold good and marketable right to convey, transfer & sell the said Apartment.

AND WHEREAS the Vendee confirms that they have verified the description, physical condition of the building in which the said Apartment is situated, along with the size and dimensions of the said Apartment and the rooms etc. therein and other physical characteristic thereof and fully satisfied for the same.

AND WHEREAS the Vendee has agreed to bear all the expenses for execution of the sale deed of the said Apartment including cost of stamp duty, registration fee etc. as per applicable law, rules, and regulations.

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AND WHEREAS the parties hereto are now desirous of executing this Sale Deed for conveying ownership right, title and interest in the said Apartment to the Vendee.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the amount specified hereinabove of the said Apartment which has been paid in full by the Vendee and received by the Vendor on or before execution of this deed, the Vendor do hereby transfer by way of sale the said Apartment and the both the Vendor and the Vendee accepts that aforesaid consideration is for the total "Super Area" which comprises the carpet area of the flat, Balcony area, Wall area of the flat and proportionate common area such as corridor, passage, entrance lobby, lift lobby & staircase, lobby at ground floor, lift machine room, mumty of staircase, water tanks, club area, ESS, etc, common toilet, maintenance room, etc. and also including all easement rights attached to the said Apartment. However, it is admitted, acknowledged and so recorded by and between the parties that all other rights except what have been mentioned above, open spaces, parking spaces (except what has been conveyed herein) or tot-lots, public amenities, and other facilities and amenities will be the sole ownership of the Vendor who will have the full authority and power to use and/or transfer the same in any manner whatsoever and this Sale Deed is executed for the said Apartment of which the Vendor have received all and full consideration of the sale price. The sale price is calculated on the basis of its total area. It is agreed between the parties that car parking space/ any parking space, commercials are not part of the common area and facilities of the said Apartment in **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2" situated at Raj Nagar Extension, Village Noor Nagar, NH-58, Ghaziabad, (U.P.).

2. That the Vendor has handed over actual physical possession of the said Apartment as is where is basis to the Vendee at the time of execution of this Sale Deed and the Vendee hereby confirms to have taken over possession of the said Apartment from the Vendor.

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AND WHEREAS the parties hereto are now desirous of executing this Sale Deed for conveying ownership right, title and interest in the said Apartment to the Vendee.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

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2. That the Vendor has handed over actual physical possession of the said Apartment as is where is basis to the Vendee at the time of execution of this Sale Deed and the Vendee hereby confirms to have taken over possession of the said Apartment from the Vendor.

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3. That upon taking over possession of the said Apartment the Vendee shall have no complaint or claim against the Vendor as to any item of work, quality of work, material, area/size of Apartment or on any other ground whatsoever.

4. In case the Central Government, State Government or any other Local Authority, Department imposes any tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. upon the said land of **"WINDSOR PREMIUM TOWER"** in Group Housing Project "Officer City-2" and construction thereupon, in future, retrospectively or prospectively, will be the liability of the Vendee to pay the same in proportion to the total area of the said Apartment and in case any such demand of tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is/are paid by the Vendor, the proportionate amount thereof will be payable and be paid by the Vendee and any default by the Vendee in making such payment in time would constitute a lien upon the said Apartment.

5. That the Vendee has to execute separate Maintenance Agreement, Electricity supply & Power backup with vendor or its nominee.

6. That all taxes such as GST., House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Ghaziabad Development Authority, Ghaziabad Nagar Nigam and M/s WINDSOR ARROW INFRATECH PRIVATE LIMITED or its nominee towards electricity charges of Uttar Pradesh Power Corporation Limited or any other Competent Authority shall be payable by Vendee from the date hereof or date of possession or deemed dated of possession declared by the Vendor whichever is earlier.

7. That the Vendee or Occupier of the said Apartment shall not put up any name or signboards, neon lights, publicity or any kind of advertisement material, hoarding, hanging of cloths etc. on the external facade of the building or anywhere on the exterior or the common areas or on the roads of the Complex.

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8. That the Vendee shall not use the said Apartment, so as to cause any blockage or hindrance or nuisance of any nature whatsoever, to any other Apartment owners in the Complex, common Passages, terraces or common areas and facilities of the Building. The Vendee shall not keep or store any chemical, combustible or hazardous goods in the said Apartment.

9. That the Vendee shall use the said Apartment for residential purposes only. However, if the Vendee use or permit to use of the said Apartment for any purpose contrary to the permissible use, in that event, the Vendor and/or its Maintenance Agency/its other Agents and/or the Association of the Apartments Owners shall be entitled to take action against the vendee in accordance with law.

10. That the Vendee shall keep the said Apartment, the walls and partitions, sewers, drains, pipes and other appurtenance thereto in good condition so as to support, shelter and protect the parts of the Buildings even other than the said Apartment and shall abide by all laws, guidelines, bye-laws, rules & regulations of the State Government, Central Government, Ghaziabad Development Authority, Municipal Authorities and/or any other Authorities/Local Bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws and/or rules and regulations.

11. That the Vendee shall not do or permit anything to be done in or around the said Apartment which may tend to cause damage to any flooring or ceiling or any Apartment over, below or adjacent to the said Apartment or in any manner interfere with the use thereof or of spaces, passages or amenities available for common use. The Vendee hereby indemnify(ies) the Vendor against any penal action, damages or loss caused due to misuse by vendee.

12. That the Vendee shall not change or cause to be changed any structure of the said Apartment or any portion thereof and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc. In the event of any non-compliance on this account, the Vendor shall be entitled to remove the offending structure/nuisance at the cost of the Vendee and claim all costs on this account from the Vendee.

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13. That the Vendee shall not remove any common walls of the said Apartment including the load bearing walls and the partition walls/ structures common between the Vendee and the adjacent Apartment holders. As there are hidden RCC Columns & RCC Shear Wall supporting whole structure, therefore no change is allowed.

14. That the Vendee shall have no right to object or to make any claim against the Vendor or its nominees, if any part of the top roof/terrace on/ above the top floor of the Buildings is used by the Vendor or its agents for installation of hoardings, sign boards, antenna, satellite dishes, communications towers & equipment, advertisement purposes.

15. The Vendor shall be entitled to obtain the refund of various securities deposited by them during or before construction of the buildings in the Complex with various Government, Local Authorities and Departments for electric, water & sewer connections etc.

16. That it has been agreed and understood by the Vendee that save and except in respect of particular Apartment hereby acquired by him/her, the Vendee shall have no right, title, interest or claim of any nature or kind except the right of ingress and egress in respect of all or any of the common areas, such as roads, lobbies, stair case, corridor etc. The common areas, parks, roads & parking facilities in the said complex shall remain undivided and no Vendee or any other person shall bring any action for partition or division of any part thereof and any covenant to the contrary shall be void shall remain undivided and neither the Vendee nor any other person shall take any action for partition or division of any part thereof and any covenant to the contrary shall be void.

17. No parking of Car/Vehicle is allowed inside the Complex except those Vendees, who have reserved the Car Parking Space. Two wheeler, scooter, motor cycle, cycle or any vehicle will be parked within same parking space allotted to the Vendee, no other place will be provided/allowed for the same.

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18. The Vendee agrees that he/she/they will have to allow sweepers/ maintenance staff etc. to enter in his/her/their Apartment/duct etc. for cleaning/maintaining/ repairing of the pipes/leakage/seepage in the said Apartment or any other Apartment.

19. The Vendee agrees that he/she/they will bear the cost & expenses for repairing any damages in the toilets/bathrooms/any other part of the other Apartment caused due to his negligence or willful act. The Vendee will be liable & responsible for any damage to any equipment in the Complex i.e. lift, fire fighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their negligence malfunctioning or willful act.

20. The Maintenance, Upkeep, repairs, security etc of the building including common lawns of the building /complex will be organized by the Vendor or its nominee. The Vendee has already signed the maintenance agreement separately. The Vendee shall pay maintenance charges that will be fixed from time to time and GST or any other tax if imposed by the Govt./ Local body or any competent authority. Any delay in payment will make the Vendee liable for interest @ 12 % per annum. Non-payment of any of the charges within the time specified shall also dis-entitle the Vendee to the enjoyment of common services including lifts, water supply and recharge of electric etc.

21. In case Association of Apartment Owners take over the maintenance of the Buildings/Complex where the said Apartment is situated then in such case the following will be handed over to the new maintenance body/ Association of Apartment Owners:-

a. All existing lifts, corridors, passages, parks, underground & overhead water tanks, fire fighting equipment with motors and motor room belongs to Complex only.
b. Electric supply distribution system belongs to the Complex with all liabilities & responsibilities.
c. Security Gates & lift's machine rooms at terrace.

22. The Vendee shall not be permitted for closing of verandah, lounges, balconies, common corridors, keeping flower pots/any other thing creating hindrance, even if particular floor/floors are occupied by the same party.

Windsor Arrow Infratech Pvt. Ltd.

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23. The Vendee shall not be permitted to make any alterations in any elevations and outside colour scheme of exposed walls of verandah, lounges or any external walls or both faces of external doors and windows of the said Apartment acquired by him/her/them, which in the opinion of the Vendor/its Agents differs from the colour scheme of Complex.

24. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said Apartment without any interruption by the Vendor or by any person claiming under the Vendor. The Vendee shall have the right to sell or rent the said Apartment subject to the prior NOC from all existing Maintenance Agencies.

25. That the Vendor has presently taken single point electric connection for the "WINDSOR PREMIUM TOWER" which will be distributed, to all the Apartment's Buyers including the Vendee through separate meters as per prepaid system. All expenses regarding electric meter and any other charges, if any, will be paid by the Vendee.

26. The Vendee agrees to this that in case of further sale/change in ownership of his/her/their Apartment a prior NOC in writing from all existing maintenance bodies/agencies are required to be obtained by the Vendee for transfer/sale of Apartment for the clearance of maintenance dues/any other dues. All the terms & condition will be binding on the successor/subsequent owner/user of the Apartment. If transfer/sale/ change in ownership is effected without NOC then the new owner will pay all the dues.

27. The contents of the said Apartment along with the connected structural part of the building shall be insured by the Vendee at his/her/their own cost. The Vendee will pay all charges towards insurance either by him individually or through society/ association collectively if so formed.

28. That the Vendee agrees and confirms that all the obligations arising under this Sale Deed in respect of the said Apartment/Building/ land/ Complex shall equally be applicable and enforceable against the Vendee, Occupier and subsequent purchasers of the said Apartment as the said obligations go with the said Apartment for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regards.

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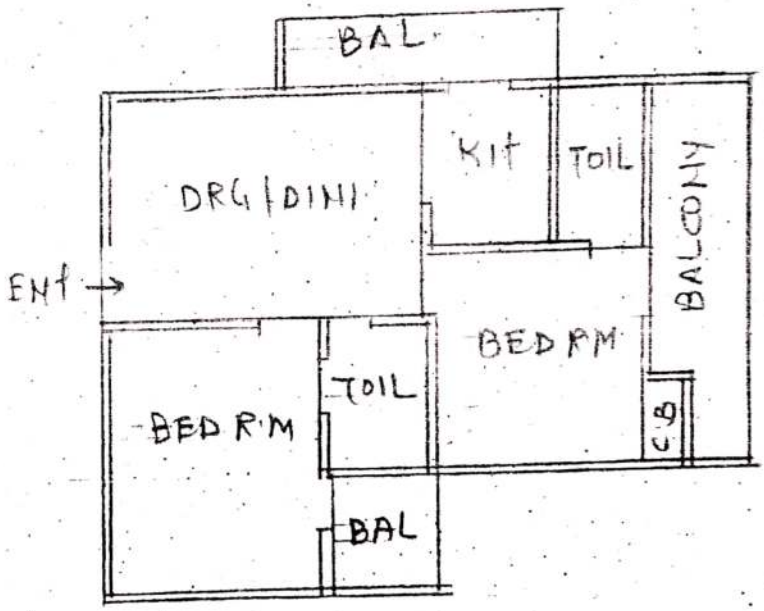
E PLAN OF FLAT NO 1108, 11TH FLOOR BLOCK-H SITUATED AT "WINDSOR PREEMIUM TOWER" GROUP HOUSING PROJECT "OFFICER CITY-2 AT RAJ NAGAR EXT. IN VILLAGE. HOORNAGAR NH. 58 GHAZIABAD (U.P)

SUPER AREA = 995.00 SQ.FT



Windsor Arrow Infratech Pvt. Ltd.

FIRST PARTY SIGN

SECOND PARTY SIGN

MANOJ SHARMA
Architects, Engineers, Valuers &
Int. Design
ARCHITECTURE LINE
CH. No. 27, TE... U.P. GZB.
PH.: ... Mob.: 9811504899

(64) 8/7/2024.

गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

(ISO 9001 : 2008 एवं ISO 14001:2004 प्रमाणित संस्था)

पत्रांक–301 /प्रवर्तन जोन–1/2020 दिनाँक 02/03/2020

परिशिष्ट–6 प्रपत्र 'ब'/भाग–द

विकास प्राधिकरण की अभ्युक्ति एवं पूर्णता प्रमाण–पत्र

(आवेदन पत्र परिशिष्ट–6–प्रपत्र 'ब' भाग–अ, ब, स की फोटोकॉपी साथ में संलग्न है।)

खसरा संख्या–1048मि0, 1049मि0, 1059मि0 1060मि0, 984, 985, व 986मि0 ग्राम–नूरनगर, राजनगर एक्सटेन्शन गाजियाबाद पर मै0 एम0आर0 प्रोव्यू रियलटेक प्रा0लि0 द्वारा निर्मित/निर्माणाधीन ग्रुप हाउसिंग "आफिसर्स सिटी–2" जिसका स्वीकृत मानचित्र संख्या–100/जी.एच./जोन–1/2014–15 दिनांक 21.02.2019 की अन्तिम शमन स्वीकृति दिनांक 17.06.2019 के अन्तर्गत आवेदक/विकासकर्ता द्वारा उपरोक्त ग्रुप हाउसिंग में निर्मित टॉवर–ए, बी, एफ, जी, एच, व आई के आंशिक पूर्णता प्रमाण–पत्र हेतु दिये गये आवेदन/प्रमाण–पत्रों का परीक्षण खण्डीय अभियन्ता, गाजियाबाद विकास प्राधिकरण द्वारा कर लिया गया है एवं विकास कार्य प्राधिकरण द्वारा स्वीकृत शमन मानचित्र के अनुरूप सही पाये जाने पर आंशिक पूर्णता प्रमाण–पत्र जारी करने की स्वीकृति उपाध्यक्ष महोदया द्वारा दिनांक 29.02.2020 को प्रदान की गई है। अतः उ0प्र0 नगर योजना एवं विकास अधिनियम–1973 की धारा–15क(2) के अन्तर्गत आंशिक पूर्णता प्रमाण–पत्र, पृष्ठ भाग पर उल्लेखित शर्तो/प्रतिबन्धों क्रम संख्या–1 से 19 के अधीन जारी किया जाता है।

प्रभारी, प्रवर्तन जोन–1

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29. That the Vendee hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by any Competent Authorities/ Departments/Courts and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

30. That all recital of this Sale Deed along with the annexure hereto shall form a part and parcel of this instrument of sale and shall binding on the parties hereto. That if any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to confirm to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.

31. That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Vendee and the Vendee will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the said Apartment for the stamp duty. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority along with consequent penalties and deficiencies and interest as may be levied/imposed in respect of the said Apartment conveyed by this Deed shall be paid by the Vendee exclusively and the Vendor shall not be liable & responsible to pay the same.

32. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

Windsor Arrow Infratech Pvt. Ltd.

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Windsor Arrow Infratech Pvt. Ltd.

VENDOR

VENDEE

WITNESSES:-

1. Sh. Sunil S/o Sh. C. P. Singh
Tehsil Compound, Ghaziabad

2. Sh. Pintu S/o Sh. Suresh
Teshil Compound, Ghaziabad

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Note: -

1. The said Apartment written in this Sale Deed is also shown in the map.

IN WITNESS WHEREOF THE VENDOR AND THE VENDEE HAVE SIGNED AND EXECUTED THEIR PRESENCE ON THE DATE MENTIONED ABOVE.

Windsor Arrow Infra Pvt. Ltd.
VENDOR

VENDEE

Drafted by : **Sanjay Kumar Choudhary alias Sanjay Singh, Advocate,** (Reg. No. 4361 / 2001) Chamber No. 64, Tehsil Compound Ghaziabad, has not seen / visited the site & has prepared / written the sale deed as per facts explained by both the vendor & vendee.
Mobile 9810223654.

SANJAY KUMAR CHOUDHARY
ALIS
SANJAY SINGH
Advocate
Reg. No. 4361/2001
Chamber No-64, Tehsil Compound, GZB.

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