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15 MAY 2014
उत्तर प्रदेश UTTAR PRADESH

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BRIEF PARTICULAR OF SALE DEED

Nature of Land	:Residential
V. Code No.	:572
Mohalla/Village	:Ramprastha Greens, Vaishali Extension,
Description of Property	:Residential Flat No.C-103, 1 st Floor, (without roof right), in "PEARL COURT" situated at Sector-7, Ramprastha Greens, Vaishali Extension, under revenue village Makanpur, Pargana Loni, Tehsil & Distt., Ghaziabad. constructed in multi-storeyed building.
Area of Property	:Super Area 1470 Sq. Feet i.e. 136.57 Sq. Meter :Covered Area 109.26 Square Meter (Super "A" Category)
Status of Car Parking	:One Car Parking

For Ramprastha Builders Pvt. Ltd.

(Signature)
(Authorised Signatory)

(Signature) Pranjana Singh

Sr. No. 1
 Rs. 1
 Add. in Stamp No. 1
15 MAY 2014
 Office of The Treasury
 Ghaziabad
 Cashier

गुप्त मोहर लिट्टे 51. 2024 5 मूल



विक्रय पत्र
 2,330,000.00 / 6,676,000.00 10,000.00 60 10,060.00 3,000
 कोस रजिस्ट्री नकल व प्रति मुद्रक योग शब्द साधन

प्रतिफल मालिकता
 श्री ब्रज मोहन सिंह
 पुत्र श्री शंकर दयाल सिंह

bmsingh



व्यवसाय
 निवासी स्थायी 374 छत्तरपुर दिल्ली 74
 अस्थायी पता

ये वह लेखपत्र इस कार्यक्षेत्र में दिनांक 15/5/2014 समय 12:30PM
 पजे नियन्त्रण हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

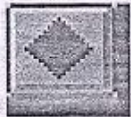
प्रनीसी
 उप निबन्धक (चतुर्थ)
 गाजियाबाद
 15/5/2014

निष्पादन लेखपत्र वाद सुनने व समझने मजदूर व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
 दिनेश

श्री मै. रामप्रसाद बिस्मिल प्रा लि 0 द्वारा राजेश कुमार
 शर्मा
 पुत्र श्री श्री सी शर्मा
 पेशा नौकरी
 निवासी प्रो 23/25 कल्लास कालोनी नई दिल्ली



श्री ब्रज मोहन सिंह
 पुत्र श्री शंकर दयाल सिंह
 पेशा
 निवासी 374 छत्तरपुर दिल्ली 74



श्रीमती प्रियंका सिंह
 पत्नी श्री ब्रज मोहन सिंह
 पेशा
 निवासी 374 छत्तरपुर दिल्ली 74





10 MAY 2014
उत्तर प्रदेश UTTAR PRADESH
Chief Treasury Officer

(2)

Govt. Circle Rate	:Rs. 47,000/- P.S.M. (Basic Cost)
Facilities in Building	:Car Parking, Power back-up, Security Guard, & Lift. Note: No other common facilities in the building according to Govt. Circle rate List page No. 48 Colume No. 8, 9, & 10
Floor Rebate	:5% rebate for 3 rd to 10 th Floor and 10% Rebate for 11 th to above floors in basic cost for stamp duty purpose. 9% increase for above mentioned common facilities according to page No. 51 of Govt. Circle Rate List.
Rain Water Harvesting:Yes	(so 5% rebate in above mentioned Basic Cost)
Status of Road	: Road 7 Meter wide
Sale Consideration	:23,30,000/-

For Ramprastha Builders Pvt. Ltd.

(Signature)
(Authorised Signatory)

bm Singh Priyanka Singh

Sr. No. _____
 Rs. _____
 Add. In Stamp No. _____
 15 MAY 2014
 Office of The Treasury
 Ghaziabad
 Cashier

ने निष्पादन स्वीकार किया।
 निम्नलिखित पदस्थ श्री सतीनाथ झा Sati Nath Jha
 पुत्र श्री पारस नाथ झा
 पेशा
 निवासी एस 253बी स्कूल ब्लॉक शहरपुर दिल्ली
 व श्री जी के शर्मा
 पुत्र श्री एम एल शर्मा
 पेशा अन्य
 निवासी त0क0गाबाद
 ने की।

प्रत्यक्षता भद्र महिलाओं के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

प्रभारी
 उप निबन्धक (चतुर्थ)
 गाजियाबाद
 15/5/2014





Boundary of Plot:-

East :Road 7 Meter wide
West :Road 7 Meter wide
North :Road 7 Meter wide
South :Road 7 Meter wide

PARTICULAR OF VENDOR

M/s **RAMPRASTHA BUILDERS PVT. LTD.**, a Company duly incorporated under Companies Act, 1956, having its registered office at B-23/25, Kailash Colony, New Delhi through its Authorised Signatory **Mr. RAJESH KUMAR SHARMA** s/o Sh. J. C. Sharma (PAN AAACR0118F)

PARTICULAR OF VENDEE(S)

Sh. **BRAJ MOHAN SINGH** S/o Sh. Shankar Dayal Singh and Smt. **PRIYANKA SINGH** W/o Sh. Braj Mohan Singh both R/o 374, Chhatarpur, Delhi-74
(PAN. BHPPS8510L) (PAN. ENWPS6552Q)

For Ramprastha Builders Pvt. Ltd.

(Authorised Signatory)

Braj Singh Priyanka Singh



विक्रेता

Registration No.: 14006

Year: 2014

Book No.: 1

0101 मे. रामप्रकाश विल्डर्स प्रा. लि. द्वारा राजेश कुमार शर्मा

जे. सी. शर्मा

सी 23/25, कैलाश, कालीनी नई दिल्ली

नोकरा





SALE DEED FOR Rs.23,30,000/-

Stamp Duty Paid on Rs. 66,76,000/- Hence the Stamp duty payable as per rule set vide order No. S.V.K.N-5-2756/11-2008-500 (165)/2007 Lucknow dated 30-06-2008 by (Uttar Pradesh Government Institution Finance, Tax and registration Anubhag-5)

STAMP DUTY PAID Rs. 4,67,500/-

This Indenture of SALE DEED is executed at Ghaziabad on this 15th day of May 2014.

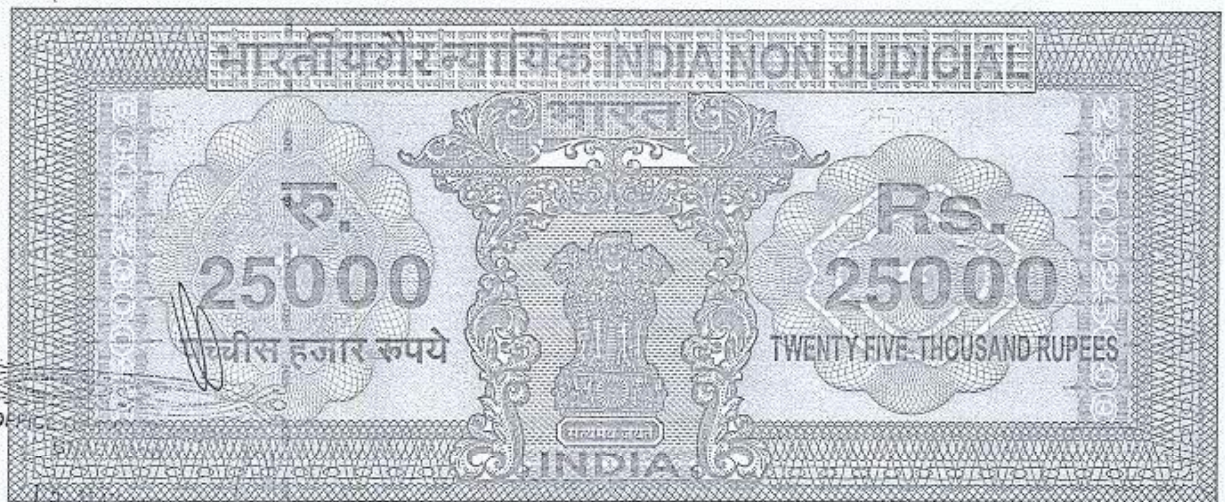
BETWEEN

M/s **RAMPRASTHA BUILDERS PVT. LTD.**, a Company duly incorporated under Companies Act, 1956, having its registered office at B-23/25, Kailash Colony, New Delhi through its Authorised Signatory **Mr. RAJESH KUMAR SHARMA** s/o Sh. J. C. Sharma who has been authorized to execute Sale Deed vide resolutions passed in the meeting of its Board of Directors held on **29.9.2012** and said Resolutions are valid on the date of signing of this sale deed, hereinafter collectively called the 'VENDOR COMPANY'.

For Ramprastha Builders Pvt. Ltd.

(Authorised Signatory)

Bhimsingh Rajyankar Singh



उत्तर प्रदेश UTTAR PRADESH

(5)

IN FAVOUR OF

Sh. BRAJ MOHAN SINGH S/o Sh. Shankar Dayal Singh and Smt. PRIYANKA SINGH W/o Sh. Braj Mohan Singh both R/o 374, Chhatarpur, Delhi-74 hereinafter called the 'VENDEE(S)'.

The expressions, 'VENDOR' and 'VENDEE(S)' shall mean and include their respective legal heirs, successors, administrators, executors, representatives and assigns etc. respectively.

WHEREAS the Vendor Company, is the sole and absolute owner and possession of freehold land ad-measuring 26,471 sq. mtr. comprising Khasra No.305, 306, 307, 308, 309 and 310 situated at Sector-7, Ramprastha Greens, Vaishali Extension, under revenue village Makanpur, Pargana Loni, Tehsil and District Ghaziabad.

For Ramprastha Builders Pvt. Ltd.



(Authorised Signatory)



bm Singh Priyanka Singh



AND WHEREAS the Vendor Company has constructed a Group Housing Complex known as "PEARL COURT" on the said piece of Land in accordance with the sanctioned building plan vide Letter No. 221/91/THA/ Zone-3/GH/0506 dated 13-08-2007. The Vendor has all rights to deal with the said land and construction i.e. residential complex "PEARL COURT" in any manner including booking, sale, transfer and receive consideration etc., with respect to all flats in the said complex.

THE BOUNDARY OF THE SAID TOWER/ COMPLEX

East :Road 7 Meter wide
 West :Road 7 Meter wide
 North :Road 7 Meter wide
 South :Road 7 Meter wide

For Ramprastha Builders Pvt. Ltd.

(Authorised Signatory)



bm singh Priyanka Singh



(7)

AND WHEREAS the Vendee(s) after having inspected and being fully satisfied with the sanctioned construction plans, permissions, specifications and ownership records with regard to the aforesaid housing scheme/ project of the Company has applied to the Company for the allotment and booking of a residential flat, subject to the terms and conditions hereinafter referred, to be observed, performed and fulfilled by the Vendee(s).

AND WHEREAS the Vendor Company is absolute owner of the Residential Flat No. C-103, 1st Floor, Super Area 1470 sq. ft. (i.e. 136.57 sq. mtr.) consisting of 3- bedrooms, 1- drawing-cum-dining Room, 1-Kitchen, 3-Toilets and Balconies in "PEARL COURT" situated at Sector-7, Ramprastha Greens, Vaishali Extension, under revenue Village Makanpur, Pargana Loni, Tehsil and Distt. Ghaziabad (U.P.).

For Ramprastha Builders Pvt. Ltd.

(Authorised Signatory)

bm Singh Pariyanka Singh

