



Ghyam Veer Singh
Advocate
Ch. No. 71, Tehsil
Compound, GZB

6346

RAJ KUMAR GUPTA
LICENSE NO. 11
ENCH, GHAZIABAD

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No	: IN-UP19500858007621U
Certificate Issued Date	: 17-Jun-2022 02:01 PM
Account Reference	: NEWIMPACC (SV) up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1400030430263826229202U
Purchased by	: DILSHAD KHAN AND VIPIN CHAUHAN
Description of Document	: Article 23 Conveyance
Property Description	: RESIDENTIAL HOUSE NO B-80 KAUSHAMBI GHAZIABAD
Consideration Price (Rs.)	:
First Party	: HARISH KUMAR AND VIMLA BHASKAR
Second Party	: DILSHAD KHAN AND VIPIN CHAUHAN
Stamp Duty Paid By	: DILSHAD KHAN AND VIPIN CHAUHAN
Stamp Duty Amount (Rs.)	: 14,35,000 (Fourteen Lakh Thirty Five Thousand only)



Verified By
[Signature]
[Date]

Field with of Two Signature

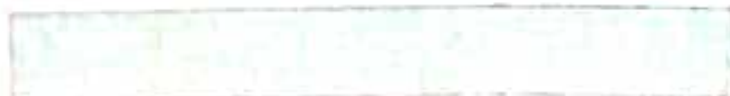
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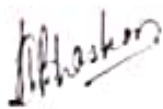


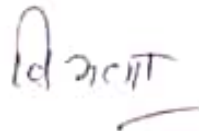
BRIEF PARTICULARS OF SALE DEED

1-	Use of Property-	Residential
2-	V-Code-	0457
3-	Mohalla/Village-	Kaushambi, Ghaziabad (U.P.)
4-	Details of Property-	Residential House No. B-80,
5-	Status of Road -	9 Mtr. wide
6-	Two Side Road-	No
7-	Park Facing-	No
8-	Plot Area-	250.77 sq.mtr.
9-	Covered Area-	210 sq mtr.
10-	Category of Construction-	Category "B"
11-	Govt. Circle rate of Construction-	11,000/-P.S.M.
12-	Govt. Circle rate of Land-	72,500/-P.S.M.
13-	Govt. Value of House-	Rs. 2,04,91,000/- (According to Circle Rate)
14-	Sale Consideration-	Rs.2,05,00,000/-

The boundary of the said Property as under.

East - Road 9 Mtr. Wide Road
West - Plot No. D-89
North - Plot No. 81
South - Plot No. 79









आवेदन सं०- 202200739088303

विक्रय पत्र

पृथी सं०- 1

रजिस्ट्रेशन सं०- 6346

वर्ष- 2022


प्रतिफल - 205000000 बटाम्प शुल्क - 1435000 बाजारी मूल्य - 205000000 पीडीकरण शुल्क - 2050000 प्रतिलिपिकरण शुल्क - 80 योग - 2050000

श्री दिलशाद खान,
पुत्र श्री स० इस्लामुद्दीन
कायदाप - अ-य
निवासी - फाट नंबर 113 ज्ञान सण्ड -1 इंदिरापुरम गाजियाबाद




वे यह लेखक इस कार्यालय में दिनांक 17/06/2022 एवं 04:24:55 PM को
निबंधन हेतु पेश किया।

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर


सुधमा कुमार प्रभारी
उप निबंधक - मटर वसुध
गाजियाबाद
17/06/2022

निबंधक लिपिक
17/06/2022

प्रिंट करे



SALE DEED FOR RS. 2,05,00,000/-
Stamp Duty paid Rs. 14,35,000/-

Stamp duty @ 7% as per notification order no. S.V.K.N.-5-2756/11-2008-500(165)/2007, Lucknow dt. 30.06.2008 by Uttar Pradesh Government Institution finance, tax and registration anubhag-5.

There is no previous registered agreement of sale, executed between the parties for the said property.

THIS SALE DEED is made and executed at Ghaziabad (U.P.) on this 17th day of June, 2022.

BETWEEN

Sh. Harish Kumar alias Harish Bhaskar (PAN-AHMPBI045R) S/o Sh. R.B. Bhaskar & Smt. Vimla Bhaskar (PAN-CCDPB8810J) W/o Sh. R.B. Bhaskar both R/o A-717, Sector-4, Indira Nagar, Lucknow (U.P.)-226016, hereinafter called the **VENDOR** of the first part.

AND

Sh. Dilshad Khan (PAN-AEMPD4677E) S/o Late Sh. Islamuddin R/o Plot No. 113, Gyan Khand-I, Indirapuram, Ghaziabad (U.P.) & Sh. Vipin Chauhan (PAN-AIAPC6281H) S/o Sh. Rakesh Kumar Chauhan R/o H. No. 341, Chauhan Mohalla, Madanpur Khadar, Sarita Vihar S.O., South Delhi, Delhi-110076, hereinafter called the **VENDEE** of the Second Part.

The terms and expression Vendor & Vendee shall unless repugnant, Mean and include their respective heirs, successors, executors, nominees assigns, administrators and legal representatives.

DETAILS OF RESIDENTIAL PROPERTY

One Free Hold Residential Single Storey House No. B-80, (with roof right) having plot area 250.77 sq. mtr. & covered area 210 Sq. Mtr. (as per map attached), situated at Residential Colony Kaushambi, Ghaziabad Tehsil & District Ghaziabad (U.P.) here-in-after referred to as "**SAID PROPERTY**".

Harish Kumar 12/06/22

[Signature]

[Signature]

आवेदन सं०: 202200739088303

वही सं०: 1

रजिस्ट्रेशन सं०: 6346

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री हरीश कुमार उर्फ हरीश भास्कर, पुत्र श्री आर० बी० भास्कर

निवासी: A-717 सेक्टर-4, इंद्रा नगर लखनऊ उत्तरप्रदेश

व्यवसाय: अन्य

विक्रेता: 2



श्रीमती विमला भास्कर, पत्नी श्री आर० बी० भास्कर

निवासी: A-717 सेक्टर-4, इंद्रा नगर लखनऊ उत्तरप्रदेश

व्यवसाय: अन्य

विक्रेता: 1



श्री दिलशाद खान, पुत्र श्री स्व० इरलामुद्दीन

निवासी: प्लॉट नंबर 113 ज्ञान खण्ड -1 इंदिरापुरम गाज़ियाबाद

व्यवसाय: अन्य

विक्रेता: 2



श्री विपिन चौहान, पुत्र श्री राकेश कुमार चौहान

निवासी: हाउस नंबर 341 चौहान मोहल्ला मदनपुर खादर सरिता
विहार दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री संदीप शुक्ला, पुत्र श्री बी० एन० शुक्ला

निवासी: SK-2/198 इंदिरापुरम गाज़ियाबाद

व्यवसाय: अन्य



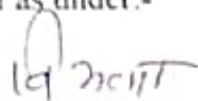
WHEREAS Ghaziabad Development Authority Ghaziabad had executed and registered a free hold sale deed of the said plot no B-80, in favour of Vendor registered in the office of Sub-Registrar Ghaziabad, entered in book no 1 volume no 46 as document no 120 & musanna no 121 dated 10.12.1996

Thereafter the said Vendor constructed Single Storey House on the said plot.

AND WHEREAS the said Vendor has/have agreed to sell the said property for a total sale consideration of Rs. 2,05,00,000/- (Rupees Two Crore Five Lakh only) and the Vendee has/have agreed to purchase the said property and hence this deed of sale is being executed between Vendor and Vendee

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

- 1- That the Vendor hereby sells, transfers and conveys the said property with all rights in favour of the Vendee.
- 2- That the Vendee has/have become owner(s) & possession holder(s) of the above said property and has/have full right of ownership & possession to use, to make alteration, to make additional construction, to make demolition and to make fresh construction & to sell the above said property in any manner.
- 3- That the total complete sale consideration has/have been paid by the Vendee to the Vendor as under:-



पहचानकर्ता : 2

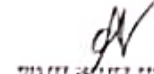
श्री अंजु मेहरोत्रा, पुत्र श्री ओंकार नाथ मेहरोत्रा
निवासी हाउस नंबर 125/91 ब्लाक 1, गोविन्द नगर कानपुर
नगर उत्तरप्रदेश
व्यवसाय अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :



रजिस्ट्रार ऑफिस के हस्ताक्षर



शुभम कुमार प्रभारी
उप निबंधक - सट्टर चतुर्थ
गाजियाबाद
17/06/2022

निबंधक लिपिक गाजियाबाद
17/06/2022

प्रिंट करें



Date	Cash/Ch./Po. /DD/RTGS	Name of Bank	Amt. (Rs.)
06.03.2022	000623	UCO Bank	12,50,000
06.03.2022	000624	UCO Bank	12,50,000
31.03.2022	621754	Punjab National Bank, Asaf Ali Road, New Delhi	75,00,000
31.03.2022	621755	Punjab National Bank, Asaf Ali Road, New Delhi	75,00,000
17.06.2022	000635	UCO Bank	13,97,500
17.06.2022	000636	UCO Bank	13,97,500
17.06.2022	TDS Challan No. 20732	Union Bank of India	51,250
17.06.2022	TDS Challan No. 20743	Union Bank of India	51,250
17.06.2022	TDS Challan No. 20755	Union Bank of India	51,250
17.06.2022	TDS Challan No. 20767	Union Bank of India	51,250
		Total	2,05,00,000/-

Abhishek

Adarsh

[Signature]

[Signature]



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Shyam Veer
Adv
Ch. No. 71. T
Compound.



[Handwritten signature]

4. That the Vendor has/have handed over the vacant and peaceful possession of the said property to the Vendee with all related original documents of the said property which Vendee do hereby confirm.
5. That the Vendor has/have represented and confirmed that the said property, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as lien, mortgage, gift, notice, notification, dispute litigation etc. and that the Vendor is/are fully authorised and has/have legal capacity to transfer the same in favour of the Vendee.
6. That the Vendor has/have confirmed that in case the Vendee is/are put to any monetary loss, harm or injury or loss of property on account of any legal defect in the title of the Vendor or on account of any representations made by the Vendor found to be untrue or on account of suppression of any material facts pertaining to the title of the said property, the Vendor shall indemnify and keep indemnified the Vendee in respect of any such loss.

Sharma *Sharma* *Sharma* *Sharma*



Shyam Veer Singh
Advocate
Ch. No. 71, Tehsil
Compound, GZB

- 7 That the entire liability pertaining to the said property in the nature of House Tax, Water Tax, Sewer Tax, Electricity and any other related charges till the date of execution and registration of this sale deed shall be paid and borne by the Vendor and thereafter the same shall be paid and borne by the Vendee
- 8 That the stamp duty and registration charges in respect of the sale deed has have been paid and borne by the Vendee

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



7 Shyam Veer Singh
Advocate
Ch. No. 71, Tehsil
Compound, GZB

[Handwritten signature]

9. That after the execution of this sale deed, the Vendor is/are left with no right, interest, claim of any nature whatsoever in the said property and that the Vendee is/are fully authorized and competent to get the said property duly mutated in his/her/their favour and to get his/her/their name(s) duly transferred and substituted in the records of the Municipal Corporation, Revenue records Etc and other concerned authorities and Vendor shall render all assistance for the purpose, as may be legally and reasonably required
10. The structure which is written in this sale deed is also shown in the map. The said property is sold with roof right.

[Handwritten signatures]

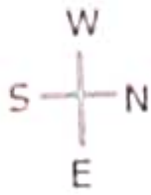
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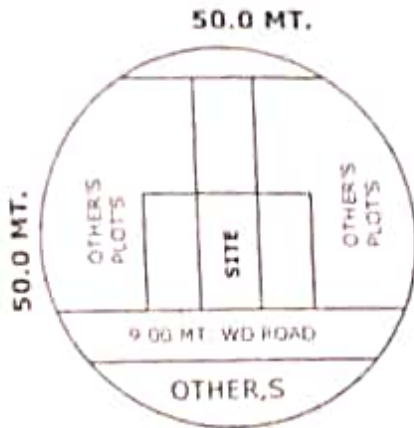
8 Ehyam Vojor Singh
Advocate
Ch. No. 71, Tehsil
Compound, GZB

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SITE PLAN OF HOUSE NO.- B-80 SITUATED AT KAUSHAMBI T.H.A. GHAZIABAD (U.P)

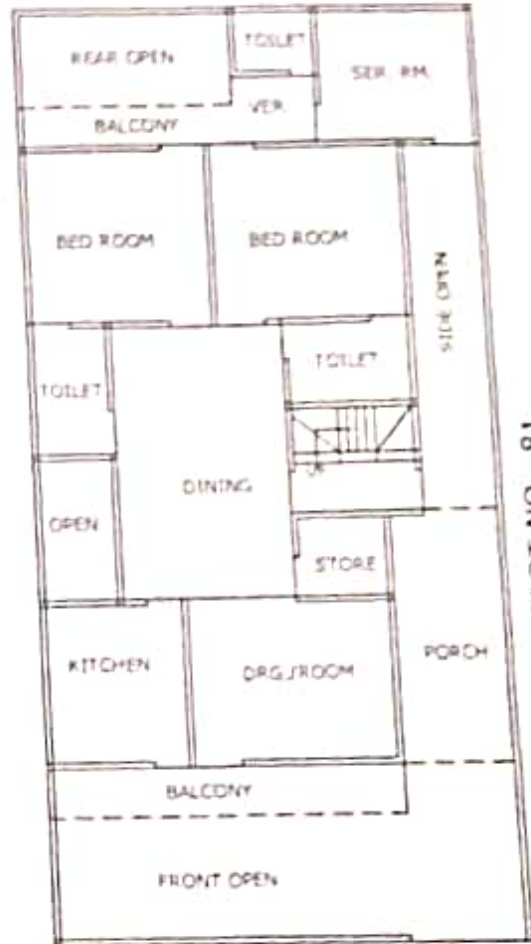


TOTAL AREA = 250.77 SQ. MT.
COVD. AREA = 210.00 SQ. MT.



KEY PLAN

PLOT NO.- D-89



PLOT NO.- 79

PLOT NO.- 81

9.00 MT. WD ROAD
GROUND FLOOR

[Signature]

FIRST PARTY

[Signature]

SECOND PARTY

[Signature]

MANO...
Area
In
AN
CH. No. 27
PH: ...

Date	Cash/Ch/Po. /DD/RTGS	Name of Bank	Amt. (Rs.)
06.03.2022	000623	UCO Bank	12,50,000
06.03.2022	000624	UCO Bank	12,50,000
31.03.2022	621754	Punjab National Bank, Asaf Ali Road, New Delhi	75,00,000
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17.06.2022	TDS Challan No. 20767	Union Bank of India	51,250
		Total	2,05,00,000/-

Shyam

Admitt

[Signature]

[Signature]



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Shyam Veer S
Ad
Ch. No. 71. 1
Compound.

[Signature]

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

Photo Witness-1

Photo Witness-2



Shyam V

Ch. No. 71.
Compound, GZB




Shyam Veer

Ch. No. 71.
Compound, GZB

आवेदन सं०: 202200739088303

वही संख्या । जिल्द संख्या 41282 के पृष्ठ 91 से 114 तक क्रमांक 6346 पर दिनांक 17/06/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शुभम कुमार प्रभारी
उप निबंधक : सदर चतुर्थ
गाजियाबाद
17/06/2022

प्रिंट करे



(VENDOR)

(VENDEE)

Witness No. 1- Sandeep Shukla, s/o Mr B. N Shukla,
R/o - S/c-2/198, Indrapuram (GZB)
Sandeshwar

Witness No. 2-

ANKUR MEHROTRA S/O MR. O. N. MEHROTRA
125/91 'L' Block, Govind Nagar, Kanpur, U.P.

Drafted By **SHYAMVIR SINGH ADVOCATE** {Regn. No. D-1046/2001}
Chamber No-71, Tehsil Compound Ghaziabad.
Advocate did not inspect the said property on the spot. This deed has been
made according to the both parties.

Shyamvir

Ch. No. 71, Tehsil
Compound, GZB