

ROHAN MITTAL, Advocate  
 For Ansal Housing Limited

Mob: 9750111001

Authorised Signatory



ROHAN MITTAL, Advocate

Mob: 9750111001

SALE DEED  
(DETAILS OF DOCUMENT)

- |  |   |                            |
|--|---|----------------------------|
| 1. TYPE OF LAND                            | : | Residential.               |
| 2. WARD/PARGANA                            | : | Meerut.                    |
| 3. MOHALLA/VILLAGE                         | : | "Ansal Palm County".       |
| 4. DETAILS OF PROPERTY                     | : | Plot No. A-34              |
| 5. UNIT OF MEASURE                         | : | Square Meter.              |
| 6. AREA OF PROPERTY                        | : | 189 Square Meter.          |
| 7. POSITION OF ROAD                        | : | Colony Road 09 Meter wide. |
| 8. OTHER DETAILS                           | : | N.A.                       |
| (Two Side Road/Corner)                     |   |                            |
| 9. TYPE OF PROPERTY                        | : | Residential Plot.          |
| 10. TOTAL AREA OF PROPERTY                 | : | 189 Square Meter.          |
| 11. TOTAL COVERED AREA                     | : | N.A.                       |
| 12. STATUS- Finished/<br>Un finished/other | : | N.A.                       |

For Ansal Housing Limited

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13. VALUATION OF TREES : N.A.  
 14. BORING/WELL/OTHERS : N.A.  
 15. CONSTRUCTED AREA : N.A.  
 16. YEAR OF CONSTRUCTION : N.A.  
 17. CONNECTED TO MEMBER : N.A.

OF SAHAKARI AVAS SAMITI

18. CONSIDERATION AMOUNT : Rs. 28,25,500/-  
 19. NUMBER OF SELLER : One  
 20. NUMBER OF PURCHASER : One

Sub Registrar Office: II<sup>nd</sup> Meerut.

Sale deed Rs.: 28,35,000/-.

Plot Area: 189 Square Meter or 226.04 Square Yards.

According to the Circle Rate list of **Sub Registrar-2, Meerut** on Page No.-18 Serial No. 134 V-Code No. 0288, the Circle Rate of "Palm County" is fixed at Rs. 15,000/- per sq. mtr. Valuation as per Circle Rate for the purpose of Stamp duty is Rs. : 28,35,000/-.

On this Sale Deed Stamp duty is paid as per notification No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30 June, 2008, Stamp Duty is paid Rs. **1,98,500/-**.

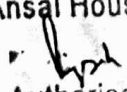
This Deed of Sale is made and executed on this the 27<sup>th</sup> day of September 2024.

BY AND AMONGST

**M/s ANSAL HOUSING LIMITED** (formerly known as M/s Ansal Housing & Construction Ltd.) (PAN-AAACA0377R), a company registered and incorporated under Companies Act, 1956 having its Registered office at 606, 6<sup>th</sup> Floor, Indraprakash Building, 21, Barakhamba Road, New Delhi-110001 and Head Office at 2F-AHCL, Ansal Plaza Mall, 2<sup>nd</sup> Floor, Sector-1, Vaishali, Ghaziabad (U.P.)-201010 hereinafter referred to as "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators, associates and subsidiaries, administrators and permitted assigns) through representative Mr. Rajesh Jain S/o Mr. B. K. Jain R/o. C-402, Ansal Tanushree, NH-24, Mehrauli, Ghaziabad (U.P.)-201002 duly authorized vide board resolution dated 31/07/2024 for executing the sale deed.

IN FAVOUR OF

For Ansal Housing Limited

  
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**MR. BHUPENDRA PRATAP** (PAN:-ANUPP3522D) son of **Mr. Prem Chand** resident of **H. No. 12, Vikas Puri, Rohta Road, Anup Nagar Fajalpur, Meerut (U.P.)-250001** (Mobile No. 8439022212) hereinafter referred to as the **VENDEE(S)/PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its'/his/her legal heirs, successors, authorized representatives, administrators, executors and assigns) of the **SECOND PART**.

**RECITALS:**

Whereas the Vendor (the party of the **FIRST PART**), alongwith his wholly owned subsidiaries and other Associated Companies, is the absolute and lawful owners of different parts of land, total admeasuring 86,374.95 Square Meter, falling under Khasra nos. 12,13,14,15,16,17,18 and 19 situated at revenue village Mohammadpur Goomi, Pargana and Tehsil and District Meerut, Uttar Pradesh Near Shatabdi Nagar Delhi Road, Meerut (hereinafter referred to as the said "Land") who have acquired the said land vide various sale deeds. Under various arrangements, the Vendor has been given all the rights to market and sell the developed project to the prospective buyers and to execute the sale deeds in their favour.

Whereas the Vendor has obtained all necessary permissions and sanctions from the Meerut Development Authority/other competent authority/ies; vide sanction letter No. 03/14 dated 04.03.2015 for the purpose of developing a residential plotted area including LIG/EWS Plots, green area, commercial plots etc. as described in the sanctioned map no. 03/14 dated 04.03.2015 to be known as "ANSALS PALM COUNTY, MEERUT PLOT, PHASE-I" (hereinafter referred to as "the said Project") more particularly provided in Schedule I attached herewith.

Whereas the Vendor has obtained the final layout plan/ approvals for the project from the Meerut Development Authority. The Vendor agrees and undertakes that it shall not make any changes to these approved plans, except in strict compliance with Section 14 of the Act and other laws as applicable;

Whereas the Vendor is fully competent to execute this sale deed and all the legal formalities with respect to the right, title and interest of the Vendor regarding the said Land on which the said Project is situated have been complied with.

Whereas the Vendor has registered the said Project under the provisions of the Act with the Real Estate Regulatory Authority at Lucknow under registration no. UPRERAPRJ2839.

WHEREAS the Vendee(s) had applied for a unit in the said project vide Allotement / Agreement to Sale dated 20-11-2021 / booking form and had been allotted Plot/Unit no. A-34 situated at Block-A measuring 226.04 Square Yards or 189 Square Meters.

WHEREAS the parties entered into an Application form for the sale of the said plot setting out rights and obligations of the parties therein.

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WHEREAS, the Vendee(s) has/have inspected the site, sanction plans, layout plans, ownership record of the said Township and documents relating to the title, competency and other relevant details pertaining to the said plot. That the Vendor has assured the Vendee(s) that the said plot is free from all encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever and that the same is not subject matter of any suit or litigation or proceedings or has not been offered as security or otherwise to any Court or Revenue Authority and that the Vendor has good and absolute right and authority to convey the said plot with all the rights, privileges and appurtenances, in consequence, the Vendee(s) is/are fully satisfied in all respect with regard to the right, title and authority of the Vendors.

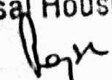
WHEREAS the Vendor is in full and absolute possession and otherwise well and sufficiently entitled to sell the Said plot as described in Schedule-I hereinafter written, forming part of the approved layout plan of the said Project declares the said plot free from all sheers of encumbrances, liens, and charges.

AND WHEREAS the terms and conditions stipulated in the said Application form are duly accepted by the Vendee(s) and after being fully satisfied that the Vendor has the right and authority to sell the said plot in the said Project and the Vendee(s) having paid the full consideration to the Vendors, the Vendee(s) has/have desired that the said plot be now transferred to him/her/them and the Vendor herein has/have agreed to execute this sale deed with respect to the said plot on the terms and conditions stipulated herein below:

NOW THIS SALE DEED WITNESSETH AS UNDER:

1. THAT in pursuance of the said Allotement/Agreement to Sale dated 20-11-2021 in consideration of the sum of Rs. 28,25,500/- (Rupees Twenty Eight Lac Twenty Five Thousand Five Hundred only) included the payment of Rs. 18,00,000/- (Rupees Eighteen Lac only) through Banker's Cheque No. 891165 dated 21/06/2024 drawn on Punjab National Bank paid by the VENDEE(S) at the time of registration of this to the VENDOR in the manner stated in the said Application form, the VENDOR do hereby acknowledge having received full and final payment of the entire sale consideration of the Said plot through cheques, the VENDOR do hereby transfer, convey, grant and assign to the VENDEE(S) all that is hereinafter referred to as the Said plot [more-fully described in the Schedule-I herein below and more clearly shown within Red Band on the plan annexed with this Sale Deed] together with all title, rights, possession, interest, shares, claims, ways, rights of way, use, easement, liberties, privileges, easement and appurtenances whatsoever attached or deemed to be attached with the said plot and to HAVE and to HOLD the same forever as its absolute owner, exclusively for it/him/her and for it's/his/her heirs, administrators, legal representatives and assigns.
2. That the actual physical possession of the said plot is hereby sold and is being handed over by the VENDOR to the VENDEE(S) simultaneously with execution of this Sale Deed, and now the VENDEE(S) is/are in actual physical possession of the said plot hereby sold, as its true and absolute owner and it/he/she/they shall be entitled to the use and occupation of the said plot without any interference but subject to the terms and conditions, stipulations and restriction contained herein.
3. That the Vendor shall deliver the original title document in respect of the said plot hereby conveyed on the date of execution of this deed.

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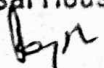




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4. That the VENDOR does hereby assure to the VENDEE(S) that the said plot hereby transferred is free from all liens, charges, mortgages attachments of any type or kind and the VENDOR has not done, and shall not do or omit to do, any act or acts, due to or as consequence of which the VENDEE(S) may lose its rights to the whole or any part of the said plot and/or its' title thereto.
5. That the Vendor assure the Vendees that the entire project is in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the other laws/regulations applicable in the State,
6. That the Vendor assure that all approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and [Apartment/Plot] are valid and subsisting and have been obtained by following due process of law. Further, the Promoter has been and shall, at all times, remain to be in compliance with all Applicable Law in relation to the Project, said Land, Building and [Apartment/Plot] and Common Areas;
7. That the Vendor has duly paid and shall continue to pay and discharge all governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the completion certificate/occupancy certificate (as applicable) has been issued and possession of plot along with Common Areas (equipped with all the specifications, amenities and facilities) has been handed over to the Vendee(s) and the association of Allottees or the competent authority, as the case may be;
8. That the External Development charges (EDC) and Infrastructure Development Charges (IDC) have been charged by the Vendor on proportionate basis by the Vendor on behalf of the Development/Municipal/Governmental Authority. The Vendee(s) hereby further agrees to bear and pay, on demand from the Vendor, his/her/their pro-rata share of any additional External Development Charges and/or other charges, as may hereafter be levied or enhanced even with the retrospective effect. If such charges are increased (including with retrospective effect) after the sale deed has been executed then such charges shall be treated as unpaid sale price of the said plot and the Vendor shall have the first charge/lien on the said plot and/or any constructions thereupon for recovery of such charges from the Vendee(s).
9. That the VENDEE(s) shall and agrees pay all taxes to be imposed by the Govt./Semi Govt. authorities Municipality or any other charges, which may be levied by any government, MDA/Nagar Nigam or local authority for the provision of external and/or peripheral services and/or attributable to the said plot. The VENDEE shall be liable for any deficient in stamp duty and/or any other charges/taxes, etc. if found after the execution/registration of this presents; and the VENDOR shall not be responsible or liable in any manner and the VENDEE(s) doth hereby indemnify the VENDOR from any loss, injury or damages caused from the entire transaction.
10. The Vendor and VENDEE(s) have entered into a Tri-partite maintenance Agreement with the "Nominated Maintenance Agency" of the Vendor:- (hereinafter referred to as "Maintenance Agency"), which governs the terms of maintenance facilities of the Said Plot and/or Said Colony, by the Vendor or its Maintenance Agency. The VENDEE(s) undertake(s) to abide by the terms and conditions of the Tri-Partite Maintenance Agreement.

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The VENDEE(s) undertakes to pay promptly without any reminders all bills and charges as may be raised by the MAINTENANCE AGENCY from time to time. The VENDOR reserve the right to hand over the maintenance services to any other nominee or other body or Association of Plot Owners as it may in its sole discretion decide. In order to secure due performance of the VENDEE(s) in promptly payment of the maintenance bills and other charges raised by the MAINTENANCE AGENCY, the VENDEE(s) shall deposit, as per the schedule of payment and to always keep deposited with the VENDOR or the MAINTENANCE AGENCY, an Interest Free Maintenance Security (IFMS) on such rates as may be decided by the VENDOR or its MAINTENANCE AGENCY in its sole discretion. It is specifically agreed to by the VENDEE(s) that the VENDEE(s) shall be entitled to use the maintenance services subject to the timely payment of total maintenance charges and/or other charges on or before the due date; then the VENDEE(s) agree(s) that the VENDEE(s) shall not be entitled to use the maintenance services, in addition to permitting the VENDOR/MAINTENANCE AGENCY to deny it/him/her the maintenance services, also authorizes the VENDOR/maintenance agency/local association/MDA/ Nagar Nigam to adjust the amount of the security deposited against such defaults and also initiate appropriate actions against such defaults.

Till such time, common maintenance of the said residential colony is handed over to any Association of Plot Owners or body corporate/agency or Municipal Corporation and in order to provide necessary maintenance services, the entire maintenance, upkeep, preservation and operation of common services/common areas in the residential colony/township shall be done by the VENDOR or the MAINTENANCE AGENCY on the terms and conditions and charges as per the Tri Partite Maintenance Agreement or as determined by the VENDOR or its MAINTENANCE AGENCY from time to time in the context of the prices prevailing for commodities, services, levies, taxes, labour, security guards, electricians, plumbers, sweepers, gardeners, etc. at the relevant time. The VENDEE shall be bound to pay such charges together with charges for any replacement/up-gradation/additions/major repairs etc. of plant, machineries and equipment's, etc. The maintenance charges and replacement charges may be revised, depending on escalation in the cost of inputs/salaries to the labourers, etc. The charges as fixed or revised from time to time shall be binding upon the VENDEE(s). The VENDEE(s) hereby acknowledges and confirms to pay in addition to whatsoever stated herein above any new/fresh facility or whatever which is not provided at present or declared/coveted.

It is specifically made clear and it is so agreed by the VENDEE that this condition relating to the maintenance charges/etc. as stipulated in this clause shall survive the conveyance of title in favour of the VENDEE(s) and Vendor or its MAINTENANCE AGENCY/Meerut Development Authority/Nagar Nigam/local body or association shall have first charge/lien on the Said Plot or any constructions thereupon in respect of any such non-payment of shortfall or increases as the case may be. The VENDEE(s) understands that the common maintenance charges, water consumption charges are based on assumption that the Said Plot will be used as a single dwelling unit. The Vendee(s) further agrees to pay additional common maintenance charges and water consumption charges proportionately in case unit is expanded/used as multiple dwelling Units and hence increasing extra burden on services being provided in the project.

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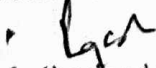




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11. That all terms and conditions (as applicable) as agreed by the VENDEE in his/her Application form shall remain binding upon the VENDEE(s) and all his/her successors and shall be treated as part and parcel of this Sale deed; except which part repugnant to the context of this presents, this Sale Deed shall prevail. The VENDEE(s) agree(s) and confirm(s) that all the obligations arising under this Deed in respect of the Said Plot/project shall equally be applicable and enforceable against any and all occupiers, tenants, licensees and/or subsequent purchasers of the said plot as the said obligations go with the said plot for all intents and purposes and the VENDEE(s) assures the VENDOR that the VENDEE(s) shall take sufficient steps to ensure the performance in this regard.
12. That the VENDEE(s) is/are aware that it/he/she/they is/are purchasing the Said Plot in a Project where the concept of Community Living prevails; where construction activities relating sewer/water line etc. might regularly go on (either in front or rear or any open area) and the VENDEE(s) ostensibly agrees to co-operate in all matter and undertakes not raise any objection to the same even after it/he/she/they has/have taken the possession of its/his/her/their plot and will give full support to the VENDORS/other VENDEE(s) in this regard.
13. The VENDEE(s) has agreed that, save and except in respect of the Said Plot and ingress/egress thereto, it/he/she shall has/have no claim, right, title or interest of any nature or kind whatsoever, over or in respect of any land, open spaces and all or any of the common areas which shall remain the property of the VENDOR whose responsibility will be to maintain and up keep the said spaces, sites until the same is transferred/assigned to any other body or association herein before mentioned. The common areas shall mean and include but not limited to any land other than the land/plot sold/to be sold to the VENDEE(s)/prospective buyers and shall include common roads, lanes, parks, pavements, recreation clubs, any furniture equipment, water tanks/bodies, water supply systems, drains, electric poles, wires, etc. and/or any other movable or immovable property directly or indirectly attached or engraved with the earth including the outer boundary wall or fence of the said colony. Except for the areas herein allocated and the necessary easement rights pertaining thereto, all the common areas and the facilities and the residuary rights in the Said Colony shall continue to vest in the VENDOR till such time as the same or a part thereof is finally allotted, sold or otherwise transferred to any particular VENDEE(s) and/or to the Association of VENDEE(s).
14. The VENDEE(s) shall abide by all the laws, bye laws, rules and regulations of the Government/MDA/MMC/local authorities etc. relating to the said project and the said plot. The VENDEE(s) has/have undertaken and doth hereby undertake(s) that the VENDEE(s) 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 the Competent Authority; and that the VENDEE(s) does hereby indemnify(ies) the VENDORS/MAINTENANCE AGENCY from any liability or penalty in that behalf.
15. The Vendee(s) further agrees that the Club is the property of the Vendor and the Vendee(s) can only use the Club facilities on payment of fees and usage charges as are made applicable from time to time and even in case of handing over of the project/ Township, to the authorities/association of residents, as the case may be, the Club will remain property of Vendor.

For Ansal Housing Limited

  
Authorised Signatory




आवेदन सं०: 202400734075928

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 15836

वर्ष: 2024

प्रतिफल- 2825500 स्टाम्प शुल्क- 198500 बाजारी मूल्य - 2835000 पंजीकरण शुल्क - 28350 प्रतिलिपिकरण शुल्क - 80 ,  
योग : 28430

श्री मैसर्स अंसल हाउसिंग लिमिटेड द्वारा  
राजेश जैन अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री बी० के० जैन  
व्यवसाय : अन्य  
निवासी: सी-402, अंसल तनुश्री, गाजियाबाद



श्री, मैसर्स अंसल हाउसिंग लिमिटेड राजेश जैन अधिकृत  
द्वारा  
ने यह लेखपत्र इस कार्यालय में  
दिनांक 27/09/2024 एवं  
01:35:03 PM बजे  
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्षवर्धन यादव .

उप निबंधक :सदर तृतीय

मेरठ

27/09/2024

अनिल कुमार .


निबंधक लिपिक

27/09/2024

प्रिंट करे

16. That the Vendee(s) shall not install, operate and/or use Generator set of any size/kind in open area without prior written permission of the Vendor or nominated Maintenance Agency and the Vendee(s) shall not, without appropriate permission from the Vendor and concerned Authority, sink, drill, install and/or commission any well/borewell/tubewell within the Plot or anywhere outside the area of the Plot allotted to him/her.
17. The Vendee(s) can use/sell/transfer the said Plot subject to the conditions stipulated herein that before selling or transferring his ownership rights in the said Plot, the Vendee(s) must clear all dues of maintenance agency appointed by Vendor(s) and obtain NOC for such sale/transfer and the new owner/transferee of the shop must execute fresh maintenance agreement(s) with the maintenance agency. In the absence of such NOC/execution of fresh maintenance agreement with the maintenance agency, all the subsequent buyer(s)/transferee(s), along with the Vendee(s), will be jointly and severally liable for all dues and penalties payable to maintenance agency in respect of the said Plot. The Vendee(s) hereby agrees to this and undertakes to obtain the required NOC before selling/transferring said Plot in any manner.
18. The VENDEE(s) hereby confirms that it/he/she/they shall not carry out any alterations or deviations in the Said Plot so as to acquire any other extra area lying vacant or otherwise other than that is being hereby conveyed. The VENDEE(s) also confirms that the said residential plot shall be used only for the specified purpose and no nuisance shall be carried on so as to annoy any other VENDEE(s) in the said residential Colony.
19. The Vendor undertake that it/they has/have no right to make additions or to put up additional structures anywhere in the project after the sanction plan has been approved by the competent authority/ies except as provided for in the Act and relevant rules. Therefore, the Vendor may make additions or put up additional structure(s) after taking the necessary approvals from the competent authority and minimum required consent of the Vendees in the project as provided for in the Act and relevant Rules.
20. The Vendee(s) hereby confirms that it/he/she/they shall abide by all the laws, bye laws, rules and regulations of the Government/local authorities etc. relating to the project and the said Apartment.
21. The Vendee(S) hereby agrees to abide by and adhere to the conditions imposed under the building laws, the layout plans, building plans, and other municipal and local laws as are applicable or made applicable in future.
22. The Vendee(s) or anybody claiming through him shall use the said plot for general residential purposes only and shall adhere to the building regulations and directions of the competent Authority and shall not use the said plot for any other purposes. All persons claiming through the Vendee shall be bound by the terms of this Sale deed and the terms and conditions rules and regulations of the concerned department/authority or any other authority for all purposes.
23. The Vendee(s) shall be bound to start construction of the house with due sanction of the Competent Authority within a period as notified by the competent authority from the date of sale deed by the Vendor, failing which, he shall be liable to pay a penalty as imposed by the Authority.

For Ansal Housing Limited

  
Authorised Signatory







आवेदन सं०: 202400734075928

बही सं०: 1

रजिस्ट्रेशन सं०: 15836

वर्ष: 2024

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

विक्रेता: 1

श्री मैसर्स अंसल हाउसिंग लिमिटेड के  
द्वारा राजेश जैन, पुत्र श्री बी० के० जैन  
निवासी: सी-402, अंसल तनुश्री,  
गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री भूपेन्द्र प्रताप, पुत्र श्री प्रेम चन्द

निवासी: विकासपुरी, रोहटा रोड, मेरठ

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री संजीव मित्तल, पुत्र श्री स्व० सुरेश  
चन्द मित्तल

निवासी: राजकमल एन्क्लेव, मेरठ

व्यवसाय: व्यापार

पहचानकर्ता: 2




e-Stamp Certificate No. IN-UP94934478229262W

24. The Vendee(s) further undertakes, assures and guarantees that it/he/she/they would not put any sign-board/name plate, neon light, publicity material or advertisement material etc. on the face/façade of the said project or common areas therein. The Vendee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Vendees shall not store any hazardous or combustible goods in the said apartment or place any heavy material in the common areas of the project.
25. That the lawns/parks/other common areas in the project shall not be used by the Vendee(S) for conducting any personal functions such as marriages, birthday parties, social gatherings etc. If any common space is required for such purpose, the same shall be used on charge basis.
26. The Vendee(s) shall ensure that they will not create any hindrance by way of locking, blocking, parking or in any other manner, in the right of passage or access or common areas which otherwise are available for free access.
27. The Vendor/MAINTENANCE AGENCY/Association of Vendees/Competent Authority shall have the rights of access of common areas for providing necessary maintenance services.
28. That the VENDEE(s) shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits derivable from and out of the said residential plot without any hindrance, interruption or disturbance from or by the VENDOR or any other person(s) claiming through or under in trust for the VENDOR without any hindrance, interruption or disturbance from any other person(s), whatsoever.
29. That any future sale/transfer by the Vendee shall be subject to the terms and conditions contained herein and the persona acquiring the right/title and interest in the said plot shall be equally bound by the covenants contained herein.
30. That the VENDOR shall at all times do and execute at the costs and expenses of the VENDEE(s) all such further acts, deeds, matters, things and assurances as may be reasonably required by the VENDEE(s) for better and further effectuating and assuring the conveyance hereby made or the title of the VENDEE(s) the said residential plot hereby sold and conveyed. AND the VENDOR doth hereby confirm this sale in executing these presents.
31. That all the terms and conditions as mentioned in the Application form shall be treated as part of this deed and shall be applicable on both the parties.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this deed of sale at 27.09.2024 in the presence of attesting witness, signing as such on the day first above written.

For Ansal Housing Limited

  
Authorized Signatory



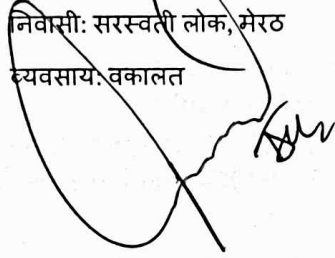






श्री रोहन मित्तल, पुत्र श्री स्व० सुभाष  
चन्द मित्तल

निवासी: सरस्वती लोक, मेरठ  
व्यवसाय: वकालत



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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्षवर्धन यादव .

उप निबंधक : सदर तृतीय

मेरठ

27/09/2024

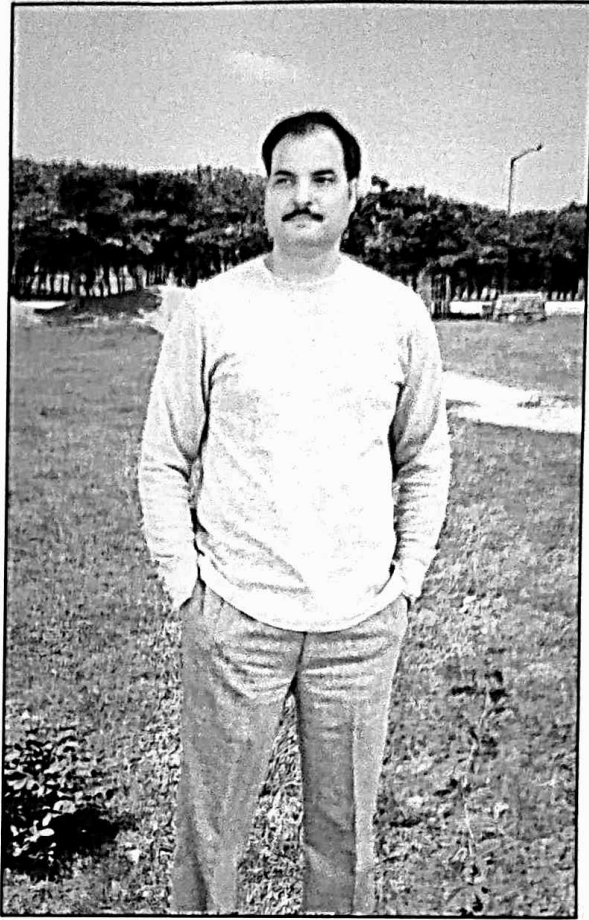
अनिल कुमार .

निबंधक लिपिक मेरठ

27/09/2024

प्रिंट करें



PHOTOGRAPH OF PROPERTYSCHEDULE-I ABOVE REFERRED TO

ALL THAT piece and parcel of residential vacant Plot No. A-34 measuring about 226.04 Square Yards or 189 Square Meter lying and situated in the residential Project developed in the name of Ansal Palm County at revenue village Mohammadpur Goomi, Pargana and Tehsil and District Meerut (U.P.), being butted and bounded by ( Unit Map Attached):


East : As per Unit Plan

West : As per Unit Plan

North : As per Unit Plan

South : As per Unit Plan

For Ansal Housing Limited

  
Authorised Signatory



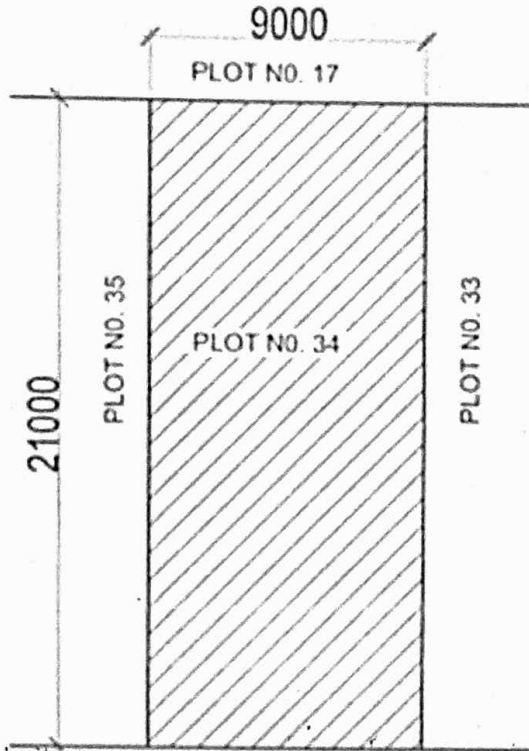


OWNER. -

PLOT NO. - 34

ANSAL PALM COUNTY ( VILLAGE MOH.GOOMI)  
 NEAR SHATABDI NAGAR, DELHI ROAD MEERUT.  
 ( DRG.NOT TO SCALE )

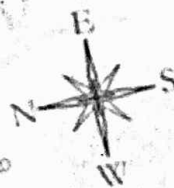
PLOT AREA -  $9.00 \times 21.00 = 189.00 \text{ SQ.M}$   
 $= 226.04 \text{ SQ.YDS.}$



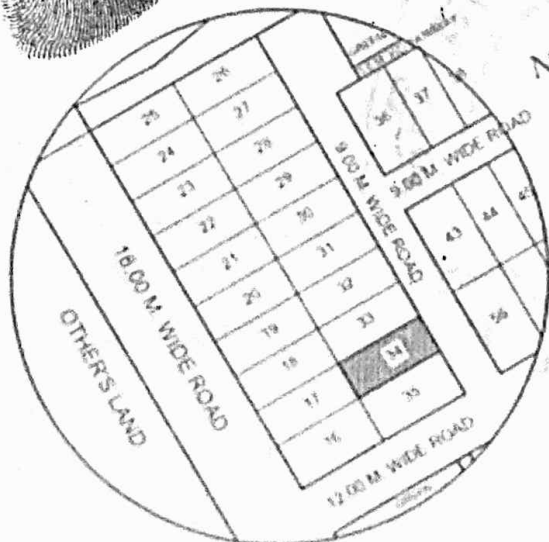
For Ansal Housing Limited

*[Signature]*  
 Authorised Signatory

9.0 M WIDE ROAD



NORTH	PLOT NO -17
EAST	PLOT NO -33
SOUTH	9.0 M WIDE ROAD
WEST	PLOT NO -35



*[Signature]*



ANPHOOL KACHUVANSHI  
 Architect  
 CA/93/16179

SIGNED AND DELIVERED BY THE WITHIN NAMED:

Vendor

Vendee

For Ansal Housing Limited

Authorized Signat



WITNESSES:

1. Signature \_\_\_\_\_

Mr. Sanjeev Mittal S/o Late Mr. Suresh Chand Mittal,  
R/o A-5, Rajkamal Enclave, Delhi Road, Meerut.



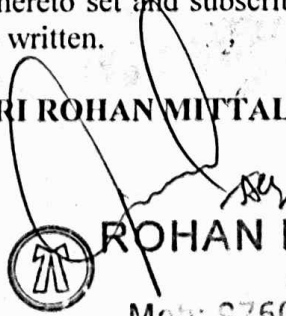
2. Signature \_\_\_\_\_

Mr. Rohan Mittal S/o Late Mr. Subhash Chand Mittal,  
R/o C-22, Saraswati lok, Meerut.



IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seal the day, month and year first above written.

Drafted and Typed in the Office of SHRI ROHAN MITTAL Advocate Meerut.



**ROHAN MITTAL**  
Advocate  
Mob: 9760011634



आवेदन सं०: 202400734075928

बही संख्या 1 जिल्द संख्या 17395 के पृष्ठ 1 से 26  
तक क्रमांक 15836 पर दिनांक 27/09/2024 को  
रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
हर्षवर्धन-यादव .

उप निबंधक : सदर तृतीय

मेरठ

27/09/2024