

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTT

Photo Attested
JIVENDRA KUMAR JAIN(Adv.)
Sardhana (Meerut)

F 809393

09 FEB 2018

Photo Attested
JIVENDRA KUMAR JAIN(Adv.)
Sardhana (Meerut)

SALE DEED

DETAILS OF DOCUMENT

ANSAL TOWN TOWER-B

Sub Registrar Office: SARDHANA (Meerut)

- | | | |
|---|---|--|
| 1. TYPE OF LAND | : | Residential |
| 2. WARD/PARGANA | : | Pargana Daurala Tehsil Sardhana |
| 3. MOHALLA/VILLAGE | : | 'Ansal Town, Village Jatauli,
Pargana Daurala, Tehsil
Sardhana, District Meerut. |
| 4. DETAILS OF PROPERTY | : | B-803 (8th Floor) |
| 5. UNIT OF MEASURE | : | Sq. Meter |
| 6. POSITION OF ROAD | : | Colony Road |
| 7. OTHER DETAILS (9 Meter
Road/Corner) | : | N.A. |
| 8. TYPE OF PROPERTY | : | Residential |



उत्तर प्रदेश UTTAR PRADESH

F 809392

9. TOTAL SUPER AREA OF : 110.55 Sq. mtrs. (1190 sq. ft.)
PROPERTY
10. TOTAL COVERED AREA : 89.93 Sq. Mtrs. (968 sq. ft.)
11. STATUS- Finished/Un : First Class Construction
finished/other
12. Carpet Area of Property : 765.64 Sq. ft or 71.13 Sq. mtrs.
13. BORING/WELL/OTHERS : N.A.
14. YEAR OF CONSTRUCTION : 2012-13
15. CONNECTED TO MEMBER : N.A.
OF SAHAKARI AVAS SAMITI
16. CONSIDERATION AMOUNT : Rs. 20,01,292.50
17. CIRCLE RATE ACCORDING : Rs. 23,000/- per sq. mt.
RATE LIST
18. NUMBER OF SELLER : (One)
19. NUMBER OF PURCHASER : (One)

Sale Deed Rs. 20,01,292.50



उत्तर प्रदेश UTTAR PRADESH

09 FEB 2018

F 809391

Super area 110.55 Sq. Mtrs. @ 23,000/- per Sq. Mtrs. + 5% extra for Lift, 90% Value for 8th Floor, total Cost Rs.24,02,804/-

Stamp Duty paid @ 7% Rs. 1,68,300/-

This Deed of Sale is made and executed on this the 12th day of April, 2018.

BETWEEN

M /s. Ansal Housing & Construction Ltd. (PAN-AAACA0377R), a company registered and incorporated under Companies Act, 1956 having its registered and Registered office at 606, 6th Floor, Indra Prakash Building, 21, Barakhamba Road, New Delhi -110 001 Head Office Ansal Plaza Mall, 2nd 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. Tarun Dwivedi S/o Late Shri J.N. Dwivedi C/o 606, 6th Floor, Indra Prakash Building 21-Barakhamba Road, New Delhi -110 001 duly authorized vide board resolution dated 14-09-2017 for executing the sale deed

IN FAVOUR OF



उत्तर प्रदेश UTTAR PRADESH

F 809390

Mr. Sunil Kumar Singh (PAN:- BBFPS1996G) S/o. Mr. Hukum Singh R/o. Q-91, Pallavpurm, Phase-2 Meerut- 250110 (U.P.) India. Mob:- 7055754283 Aadhar No. 6411 1640 5709

hereinafter referred to as "VENDEE" (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) Hereinafter the Vendor and the Vendee are collectively referred to as parties and individually as party as the contexts may demand.

WHEREAS the party of the FIRST PART after becoming the Owner of the land admeasuring 8 Acres (Approx) situated at Village **Jatauli**, Pargana Daurala Tehsil Sardhana Distt. Meerut (U.P) (hereinafter referred to as the said land) more particular detailed in Schedule-I obtained all necessary permission and sanctions from Meerut Development Authority vide letter No. 340/08 dt. 30-12-2008 and also after getting the layout plan thereof duly approved, has developed the said land to set up a residential Group Housing under the name & style '**Ansal Town, Meerut**' (herein after referred to as the said **Group Housing**). The building floor plan alongwith statement of an architect is annexed herewith as Annexure-I.





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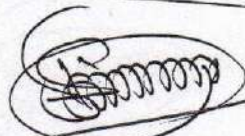
AND WHEREAS the Vendor being in absolute possession and fully entitled in respect of the said Group Housing Apartment had allotted to the vendee a flat bearing No. **B-803** in **Block-B, Phase-II** admeasuring **110.55** sq. mtrs. in a **multi storey building**, part of said group Housing Apartment (hereinafter referred to as the 'Said Flat') for a sum of **Rs. 20,01,292.50 (Rupees Twenty Lac One Thousand Two Hundred Ninety Two and paisa Fifty only)** together with allied charges, vide an allotment Letter dated **13-04-2012** and had agreed to transfer, Sell and convey to the Vendee and the Vendee after duly verifying the entitlement of the vendor, had agreed to purchase the same on the terms and conditions as contained in the said allotment letter.

AND WHEREAS the vendee after satisfying himself regarding all the aspects, has already paid the entire sale consideration and has requested the vendor to execute the necessary title deed in his favour to which the vendor also agrees.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In pursuance of Allotment Letter dated 13-04-2012 and in consideration of the sum of **Rs. 20,01,292.50 (Rupees Twenty Lac One Thousand Two Hundred Ninety Two and paisa Fifty only)** paid by the Vendee to the Vendor in the manner prescribed in the said Allotment Letter, the Vendor thus hereby transfer, convey, grant, assign unto the Vendee all his rights title and interest to have and to hold for ever as its







उत्तर प्रदेश UTTAR PRADESH

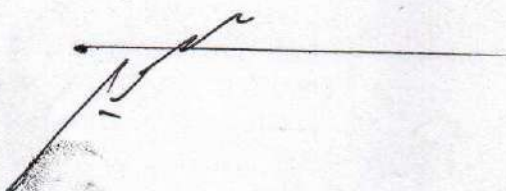
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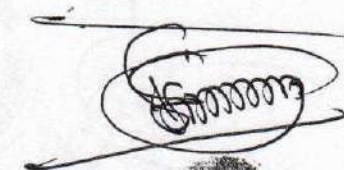
A 131607

that the Vendor shall in no manner be responsible for such liabilities and Vendee hereby agrees to indemnify the Vendor in this regard.

6. The External Electrification Charges (EEC) has been charged on Pro-Rata basis, however, vendee hereby agrees to bear on demand from the Vendor or its authorized representative/nominee prorata share of any additional charges including EEC , External Development Charges (EDC) Infrastructure Development charges(IDC) or any other charges as may be levied by the authorities even if it is applicable with retrospective effect. In case such charges are not paid by the Vendee it shall become unpaid sale price of the said flat and Vendor shall have its charge /lien on the said flat and / or on any construction thereupon for recovery of such charges from the Vendee.

7. That till such time the common maintenance of the Apartments complex is handed over to any association, corporate body or Municipal Corporation, as the case may be, in order to provide necessary maintenance service, up keeping, preservation etc of common services of common area of the said residential Group Housing shall be done by the Vendor or its nominated agencies (hereinafter referred as 'Maintenance Agency') on the terms and conditions and charges to be determined by Vendor or Maintenance Agency from time to time. Such charges shall be determined on the basis of prices prevailing for commodities, services, levies, taxes, and minimum wages of skilled and unskilled employees. Such maintenance charges may be increased every







उत्तर प्रदेश UTTAR PRADESH

09 FEB 2018

BB 424231

year by 7 to 10 % depending upon the increase in cost of commodities, services, levies, taxes and minimum wages of skilled and unskilled employees. Such revision in charge shall be binding on Vendee to which Vendee also hereby confirms and agrees.

8. The Vendee hereby agrees to pay his share towards the cost of installment, running and maintenance of sub-power station/transformers, pumping set etc. In addition to regular maintenance charges.

9. The Vendee can now use/sell/transfer the said unit subject to the condition that before selling or transferring his ownership rights in the said unit the Vendee must clear all dues of maintenance agency appointed by Vendor and obtain NOC for such sale/transfer and the new owner/transferee of the unit 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, will be jointly and severally liable for all dues and penalties payable to maintenance agency in respect of the said unit. The Vendee hereby agrees to this and undertakes to obtain the required NOC before selling/transferring said unit in any manner.

10. The Vendee hereby agrees that if so desired by the Vendor or its maintenance agency, as the case may be, to execute maintenance agreement with the Vendee,



Sammy



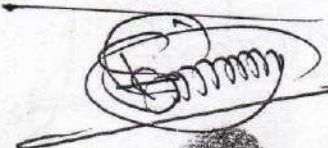


उत्तर प्रदेश UTTAR PRADESH

BB 424230

he/she/it shall forthwith sign such agreement after receiving an intimation in this regard from the Vendor or maintenance agency. Irrespective of execution of such maintenance agreement, the Vendee hereby undertakes and agrees to pay promptly without any reminder of bills and charges as may be raised by Vendor or maintenance agency as the case may be from time to time.

11. The Vendee understands that the Vendor has all the rights and full authority to hand over the maintenance service to any of its nominated agencies as it may be decided at its all discretion in order to secure due performance of Vendees obligation for maintaining the Apartments complex, the Vendee shall deposit and shall keep deposited with the Vendor or the maintenance agency an interest free maintenance security on such rates as may be decided by maintenance authority or its agency in its sole discretion. In case the Vendee fails to pay due maintenance charges to the vendor or maintenance agency, they shall have full authority to deduct the payable dues from the said interest free maintenance security. The Vendee understands that he shall be entitled to use the maintenance services subject to timely payment of total maintenance charges demanded by the Vendor or its maintenance agency from time to time.

12. It is agreed between both the parties that the terms and conditions as applicable and as agreed by the vendee in the said allotment letter dated 13-04-2012 shall remain binding upon them and their legal heir and successors except the part which is



उत्तर प्रदेश UTTAR PRADESH

09 FEB 2018

BB 424229

repugnant to the context of these presents. The Vendee hereby confirms and undertakes to take all steps to enjoy performance of all the obligations arising under this deed in respect of said flat by all the successor, tenants or occupier etc. and in case of any failure on their part, the Vendee shall be solely responsible for all the liabilities.

13. The Vendee undertakes not to raise any objection to any construction, development, repair, maintenance work, or any type of improvement work related to Apartments complex done by either the vendor or it's authorized representative.

14. The Vendee had agreed that save and accept in respect of such flat the Vendee shall have no claim, right, title or interest of any nature or kind what so ever over or in respect of any land, open space, or any of the common area which shall remain the property of the Vendor who will be responsible for the maintenance of the same till the same is transferred / assigned to any other body or association hereinbefore mentioned. The common area shall mean and include not limited to common roads, lanes, park, pavement, any furniture, equipment, water tank, water supply system, drains, electric poles, wires, etc. or any other movable or immovable property directly or indirectly attached to the flat or adjoining areas including outer boundary wall, fence etc.

15. That the Vendee is aware that the area of club house, Community Central, School, convenient shops and covered car parkings in the project is not included in the



उत्तर प्रदेश UTTAR PRADESH

DY 835213

common/super sale area of the project and therefore not charged to the Vendee(s) in the project. The Vendee agrees that the area of all these facilities, as available in sanction layout plan, is solely owned by the Vendor and no Vendee, singly or jointly with other Vendee(s) can claim ownership of the same in any manner whatsoever.

16. The Vendee shall abide by all the laws, bye-laws, rules and regulations as framed by Govt., local authority, DTCT of U.P relating to the said Apartments complex. The Vendee further undertakes to be solely responsible and liable for violation if any of the provisions of the Law of the Land and applicable rules and regulations or directions by competent authority and the Vendee hereby agrees to indemnify the Vendor against any such liabilities or penalties incurred in this regard.

17. The Vendee shall use the flat for residential purpose only and no nuisance shall be carried on to any other resident in the Group Housing.



001
क्र. 11... धनराशि 1000...
शांतिपत्र सं. 1... से संबंधित।
09 FEB 2018
रोक दिया
सोपानार, मेरठ



विक्रय पत्र

प्रतिफल- 2001292 स्टाम्प शुल्क- 168300 बाजारी मूल्य - 2402804 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री मैसर्स अंसल हाउसिंग एण्ड कन्सट्रक्शन लि० द्वारा
तरुण दवीवेदी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री जे०एन० दवीवेदी
व्यवसाय : नौकरी
निवासी: 606 6 फ्लोर इन्द्र प्रकाश बिल्डिंग 21 बाराखम्बा रोड, नई दिल्ली



श्री, मैसर्स अंसल हाउसिंग एण्ड कन्सट्रक्शन लि० द्वारा
तरुण दवीवेदी अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 12/04/2018
एवं 12:19:01 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

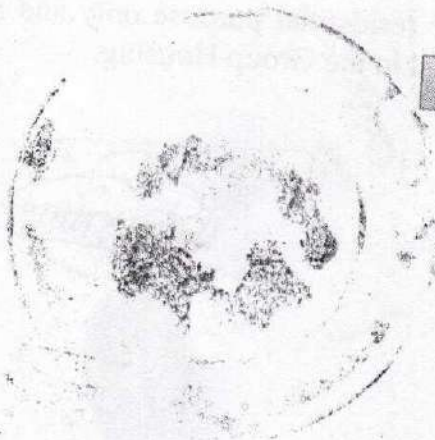
12/4/18

माया प्रसाद प्रभारी

उप निबंधक : सरधना

मेरठ

प्रिंट करें





उत्तर प्रदेश UTTAR PRADESH

DY 835212

SCHEDULE- I

All that piece and parcel of residential Flat No. **B-803** (8th Floor) measuring about 110.55 sq.mtrs. (1190 sq. ft.) lying and situated in the residential colony developed in the name of Ansal Town, Meerut (U.P.) being butted and bounded by:

East

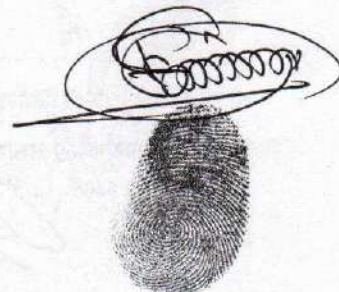
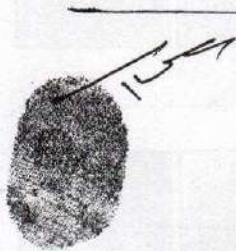
West

North

South

As per Unit

Plan



001

क्र०... धनराशि...
शामिल नं०... में बंधा गया।

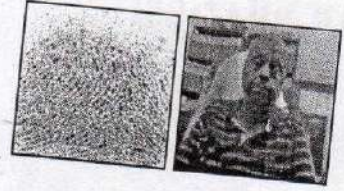
09 FEB 2018

[Signature]
रजिस्ट्रार

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



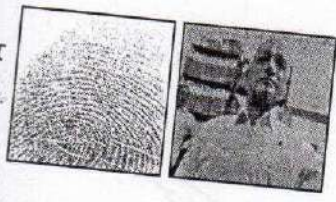
श्री मैसर्स अंसल हाउसिंग एण्ड कन्सट्रक्शन लि० के द्वारा
तरुण द्वीवेदी, पुत्र श्री जे०एन० द्वीवेदी
निवासी: 606 6 फ्लोर इन्द्र प्रकाश बिल्डिंग 21 बाराखम्बा
रोड, नई दिल्ली
व्यवसाय: नौकरी
क्रेता: 1



श्री सुनील कुमार सिंह, पुत्र श्री हुकुम सिंह
निवासी: क्यू-90 पल्लवपुरम फेस-2 मेरठ आधार नं०:-
6411 1640 5709
व्यवसाय: अन्य
ने निष्पादन स्वीकार किया-1 जिनकी पहचान
पहचानकर्ता : 1



श्री हुकम सिंह, पुत्र श्री नत्थू सिंह
निवासी: क्यू-91 पल्लवपुरम फेस-2 मोदीपुरम मेरठ आधार
नं०:- 2024 9956 4357
व्यवसाय: अन्य
पहचानकर्ता : 2



श्री सौरभ जैन, पुत्र श्री जिनेंद्र कुमार जैन
निवासी: ए-एफएफ-69 अंसल टाउन मोदीपुरम मेरठ आधार
नं- 7799 7222 9406
व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
[Signature]
माया प्रसाद प्रभारी
उप निबंधक : सरधना
मेरठ




उत्तर प्रदेश UTTAR PRADESH

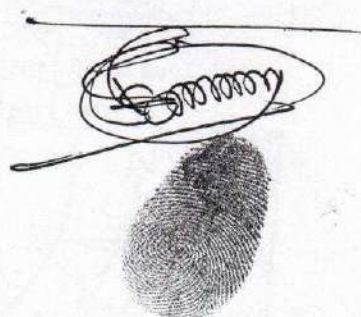
09 FEB 2018

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

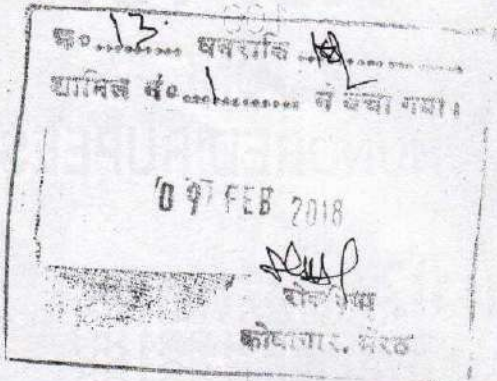
Drafted and Typed in the Office of J.K. Jain, Advocate Sardhana District Meerut
J.K. Jain
TEHRIL SARDHANA (MEERUT)


Hukam Singh


Saurabh Jain


Hukam Singh
s/o Late Sri Nathan
Singh R/O B-91
Phase-2 Pallav Puram
Meerut

Saurabh Jain
(Advocate)
Sardhana, Meerut



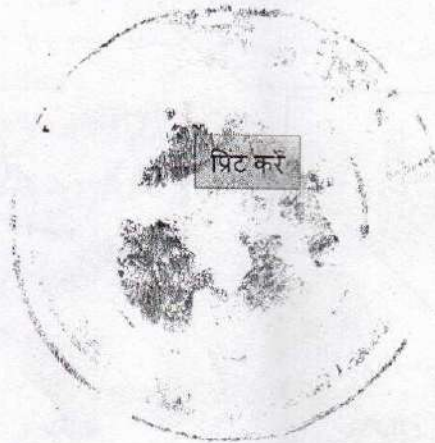
बही संख्या 1 जिल्द संख्या 8009 के पृष्ठ 359 से 386 तक क्रमांक
5148 पर दिनांक 12/04/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

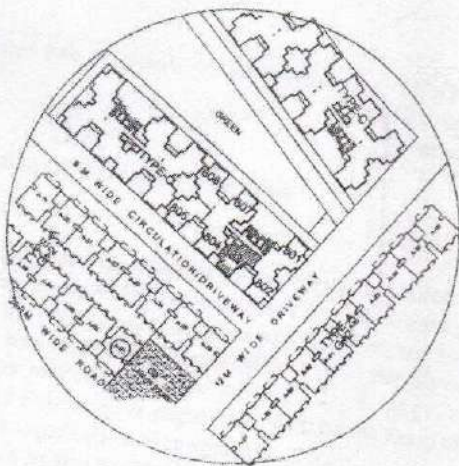
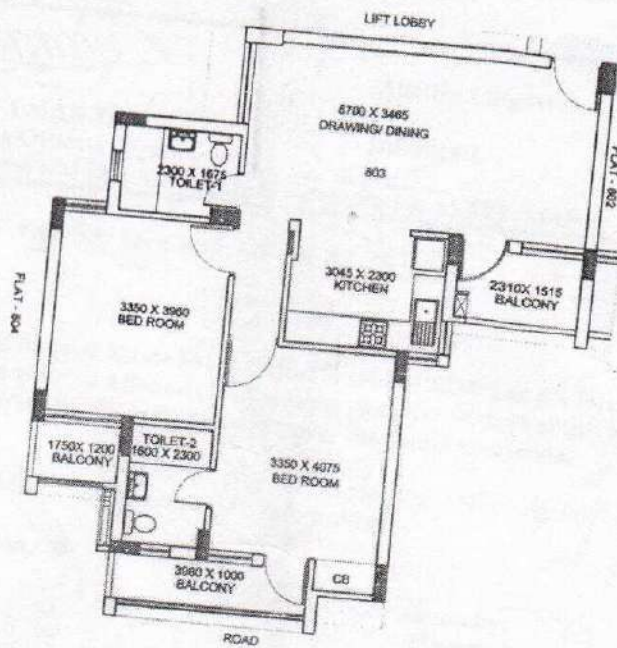

12-4-18
माया प्रसाद प्रभारी

उप निबंधक : सरधना

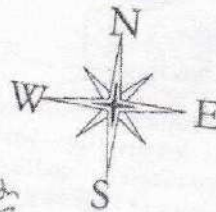
मेरठ



OWNER -
 FLAT NO. B-803
 ANSAL TOWN MEERUT PH-2
 (DRG. NOT TO SCALE)
 SUPER AREA = 1190.0 SQ.FT
 COVD. AREA = 968.0 SQ.FT
 CARPET AREA = 765.64 SQ.FT



NORTH	LIFT LOBBY
SOUTH	ROAD
EAST	FLAT NO. 802
WEST	FLAT NO. 804



Neeraj Kochar
 NEERAJ KOCHAR
 Architect
 CA/94/17709

Shri...

