

भाग 1

प्रस्तुतकर्ता अधवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक: मदन चतुर्थी वाराणसी क्रम 2023352002662

आवेदन संख्या: 202300996004525

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-02-07 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम वीरेन्द्र कुमार

लेख का प्रकार विक्रय पत्र

प्रतिफल भी धनराशि 5543000 / 4011000.00

1. रजिस्ट्रीकरण शुल्क 55430
2. प्रतिनिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 55510

शुल्क: वसूल करने का दिनांक 2023-02-07 00:00:00

दिनांक जब लेख प्रतिनिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-02-07 00:00:00

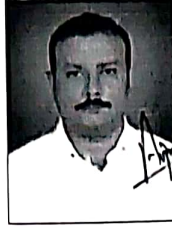
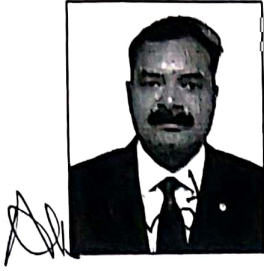
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Received  
for









202300996004525

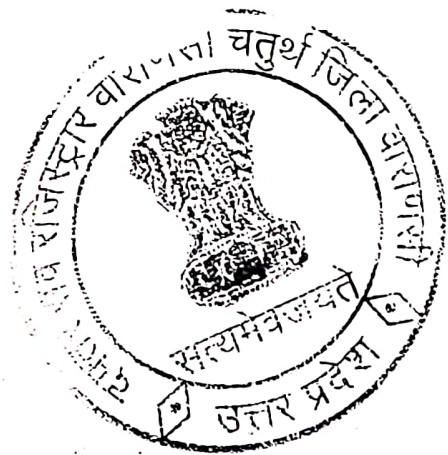
Nature of Deed : Sale Deed  
 Nature of Land : Residential  
 Ward/Pargana : Shivpur  
 Mohalla/Village : Hiranpur  
 Description of Property : Flat No. B-1403 on 14th Floor  
 of ORBIT CITY  
 Measurement Unit : Sq. Meters  
 Area of proportionate land  
 underneath : 27.11 Sq. Meters  
 Road : As per Schedule  
 Type of property : Flat  
 Year of Construction : 2021  
 Super Built-up Area of the  
 flat : 111.99 Sq. Meters  
 (1205 sq.ft.)  
 Total Land area of Block  
 A,B,C & D : 12302.49 Sq.mtr.  
 Total proposed construction  
 area of Block A,B,C & D : 50821.56 Sq.mtr.  
 Valuation : Rs. 40,11,000.00  
 Sale Consideration : Rs. 55,43,000.00  
 Stamp paid : Rs. 3,88,500.00

NIP Housing Credit &amp; Development Ltd.

Director





This Deed of Sale executed this day of **06th Day of February, 2023** by and between:-

**M/S MAX-1 INFRATECH, (PAN-AAYFM8918K)** a partnership firm having its office at S.M. Plot No.- 378, Gram- Hiranpur, Pargana- Shivpur, Distt.-Varanasi represented by its partners; **(1) M/s NIP Housing Credit And Development Ltd.,** a company incorporated under the companies Act, having its office at SA-4/67-E-1 Gautam Budha Rajpath, Paharia, Varanasi, represented by one of its Directors **Ajit Kumar Srivastava** son of Late Kamla Prasad Srivastava R/o Flat no. 402, Shanker Apartment, D-63/1-B-3, Govind Nagar, Shivpurwa, Varanasi (**Mobile no. 9415285235**) and **(2) Arjun Kapoor** S/o Shri Anil Kapoor R/o House no. B-21/124-12-S Sarjoo Nagar Colony, Kamachha, Varanasi (**Mobile no. 9453004989**), hereinafter jointly and collectively referred to as the **Vendors**, which term unless repugnant to the context includes their heirs, legal representatives, executors, administrators and assigns, on one part.

..... **First party**

**AND**

**Shri Birendra Kumar (PAN-AUEPK6195J)** S/o Shri Bhola Nath Ram & **Smt. Vimala Kumari (PAN AWTPK6774A)** W/o Shri Birendra Kumar both resident of Near Chandi Devi Mandir, Uchera, Ballia, Uttar Pradesh-221701, hereinafter referred to as the Purchaser/s which term unless repugnant to the context includes her/his/their heirs, legal representatives, executors, administrators and assigns on the other part. **Mobile No.-7017371379.**

..... **Second party**

**WHEREAS** the First Party is a Partnership Firm, duly registered under the Indian Partnership Act and its main object is to acquire land, develop the same, deal with the developed property and may also do any other real estate business.

**AND WHEREAS** the First Party entered in to a development agreement development agreement dated 28-07-2014 for development of the land bearing Being Settlement No.'s. 381Ka, 385Ka, 380, 381Kha, 381Ga, 382Ka, 382Kha, 378, 379Ka, 379Kha, 383Ka, 384, 385Kha, 382 Ga and 383 Ka, all adjoining to each other, total measuring 14933.96 Square Meters situate in Village Hiranpur, Pargana Shivpur, District Varanasi, with its land owners Shree Balaji Buildtech, M/s Ganpati Builders And Developers, Sri Alok Roy, Sri Arjun Kapoor, Sri Ajay Trivedi, Sri Amit

NIP Housing Credit & Development Ltd.



Director







आवेदन सं०: 202300996004525

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 782

वर्ष: 2023

प्रतिफल- 5543000 स्टाम्प शुल्क- 388500 बाजारी मूल्य - 4011000 पंजीकरण शुल्क - 55430 प्रतिलिपिकरण शुल्क - 80 योग : 55510

श्री बीरेन्द्र कुमार,  
पुत्र श्री भोला नाथ राम  
व्यवसाय : अन्य  
निवासी: चंडी देवी मंदिर के पास, उचेरा, बलिया, उ०प्र०



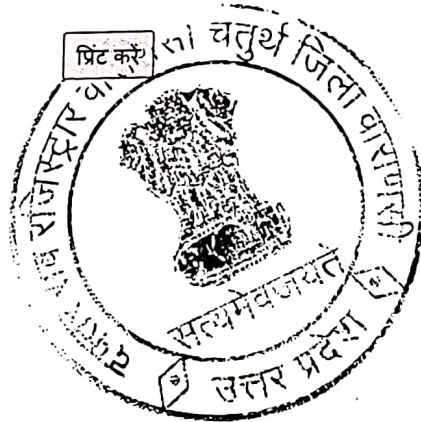
ने यह लेखपत्र इस कार्यालय में दिनांक 07/02/2023 एवं 02:36:51 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अहमद काजिम आब्दी प्रभारी  
उप निबंधक :सदर चतुर्थ

वाराणसी  
07/02/2023

मनोज कुमार श्रीवास्तव  
निबंधक लिपिक  
07/02/2023



Pandey, Sri Rishi Kumar Jaiswal, Sri Kedarnath Parikh and Sri Neel Kant Gupta. The said agreement is duly registered in the office of Sub Registrar, Varanasi in Book no. 1, Volume 6500 at pages 255 to 296 at Sl. no. 4931 on 28-07-2014.

AND WHEREAS in pursuance of the aforementioned development agreement, the First Party prepared a plan for development of the aforementioned land and started construction over the same. The project has been named as "ORBIT CITY".

AND WHEREAS the net area for development of the land aforementioned, after providing for road widening, is 14,309.21 Sq. Meters out of which 551.66 Square Meters of land area has been reserved for construction of a commercial building having separate boundaries. Out of the remaining 13,757 square meters of the land 1455.06 Square Meters of land area has been reserved for construction of building for the Economically Weaker Section (EWS) and 12,302.49 Square Meters of land area is being developed as a complex having four blocks of building viz., Block A, B, C and D, comprising of residential flats therein. These two portions of land are separate from each other having independent egress and ingress and their separate common facilities.

And whereas the building for EWS as mentioned above is to be developed as per norms laid down by the development authority, however, the First Party at its discretion get the waiver from the authority and amalgamate the land reserved for EWS with the other main residential complex and construct one or more blocks of building over the this land. In such a situation the land area of the remaining complex would enhance and the building built over the said land (which as of now is reserved for EWS) will be part of the complex and the holders/owners of the units of the said building/s as well as the Four blocks of the main complex will be amalgamated and the common area and facilities situated inside the such amalgamated land shall be for use of the occupiers of all the units of all the blocks of the entire complex.

And Whereas the remaining land area of 12,302.49 Square Meters of land area which is being developed/ has been partially developed as a complex having four blocks of building viz., Block A, B, C and D, each proposed to be of 14 floors comprising of residential flats therein along with a demarcated and specified area for common facilities with provisions of parking at the basement and ground level in the following manner:-

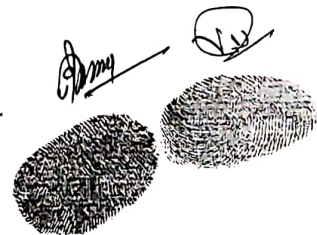
NIP Housing Credit & Development Ltd.



Director









आवेदन सं०: 202300996004525

बही सं०: 1

रजिस्ट्रेशन सं०: 782

वर्ष: 2023

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

विक्रेता: 1

श्री मे०मैक्स-1 इन्फ्राटेक जरिये साझेदार  
मे०एन०आई०पी०हा०ए०क्रे०डे०लि० जरिये डायरेक्टर  
के द्वारा अजीत कुमार श्रीवास्तव, पुत्र श्री स्व० कमला  
प्रसाद श्रीवास्तव

निवासी: फ्लैट नम्बर 402, शंकर अपार्टमेंट,  
डी-63/1-बी-3, गोविन्द नगर, शिवपुरवां, वाराणसी  
व्यवसाय: व्यापार



विक्रेता: 2

श्री मेसर्स मैक्स-1 इन्फ्राटेक जरिये साझेदार जरिये  
साझेदार के द्वारा अर्जुन कपूर, पुत्र श्री अनिल कपूर  
निवासी: बी-21/124-12-एस, सरजू नगर कालोनी,  
कमच्छा, वाराणसी

व्यवसाय: व्यापार



क्रेता: 1

श्री बीरेन्द्र कुमार, पुत्र श्री भोला नाथ राम  
निवासी: बंडी देवी मंदिर के पास, उंचेरा, बलिया,



उ०प्र०  
व्यवसाय: कृषि  
क्रेता:

श्रीमती विमला, पत्नी श्री बीरेन्द्र कुमार  
निवासी: चंडा देवी मंदिर के पास, उंचेरा, बलिया,  
उ०प्र०



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

- i- Building Block "A" is proposed to have 11 flats, out of which 7 nos. Flats are 3BHK and 4 units are 2 BHK flats. Block A has four passenger lifts.
- ii- Building Block "B" is proposed to have 6 units, 3 flats of 3BHK and 3 flats of 2BHK. This block has three passenger lifts.
- iii- Building Block "C" is proposed to have 2 Flats of 3BHK and 8 flats of 2BHK. This block has Three passenger lifts.
- iv- Building Block "D" is proposed to have 4 Flats of 3BHK. This block has two passenger lifts.
- v- The overhead water tank for each block shall be separate for all Blocks. However, for the purpose of convenience of the unit holders these water tanks can also be interlinked.

AND WHEREAS further also in pursuance of the aforementioned development agreement dated 28-07-2014, the first party the developer of the afore-mentioned land and its land owners have entered into a supplementary agreement through which they have demarcated and earmarked flats to be vested in each party.

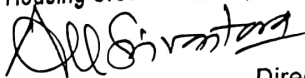
AND WHEREAS the Intending Purchaser/Second Party on being satisfied with the specifications of the flat and the building under construction expressed desire to purchase a Flat in the above said "ORBIT CITY", which is being built by the First Party, according to the plan got sanctioned by the First party as per their own specification and applied for allotment of a Flat through application.

AND WHEREAS Purchaser/Second Party and agreeing to comply with the terms and conditions of the allotment and to pay the sale consideration thereof has been allotted Flat No. B-1403 of "ORBIT CITY" vide allotment letter dated 17-12-2022.

**Now, the parties, hereto execute this deed of sale and bind themselves with the following:-**

- 1) That the Vendors hereby transfer by absolute sale the Flat No. B-1403 of "ORBIT CITY", having total super built-up area of 1205 Sq. Ft., more fully detailed in Schedule hereunder and shown in the annexed site plan, along with undivided interest in the common areas and facilities, UNTO the PURCHASER/S for a total Sale Consideration of Rs. 55,43,000/- (**Rupees Fifty Five Lac Forty Three Thousand Only**), subject to such conditions as herein contained and incorporated in the application and allotment.
- 2) That the PURCHASER/S has paid to the Vendors the total Sale Consideration as detailed in the Memo of Consideration.

NIP Housing Credit & Development Ltd.



Director















श्री पंकज कुमार श्रीवास्तव, पुत्र श्री विनोद कुमार  
श्रीवास्तव  
निवासी: चितबडागाँव, बलिया, उ०प्र०  
व्यवसाय: नौकरी  
पहचानकर्ता : 2



श्री विनोद कुमार कश्यप, पुत्र श्री नवल किशोर  
निवासी: कनेरी, गंगापुर, वाराणसी  
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अहमद काजिम आब्दी प्रभारी  
उप निबंधक : सदर चतुर्थ  
वाराणसी  
07/02/2023

मनोज कुमार श्रीवास्तव  
निबंधक लिपिक वाराणसी  
07/02/2023

प्रिंट करें



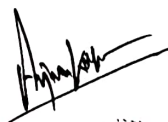
- 3) That the Vendors have delivered actual physical possession to the PURCHASER/S over the Flat hereby sold and have taken possession over it. The PURCHASER/S is fully satisfied about the workmanship of the Flat and the ongoing construction work of complex as a whole and about the common areas and common facilities.
- 4) That the flat hereby sold is free from all claims, charges and encumbrances.
- 5) That the flat hereby sold constitutes a heritable and transferable right and is capable of individual utilization on account of having its own egress and ingress from and to the lobby/common passage of floor on which the said flat is situate and the flat hereby sold also have undivided and proportionate interest and rights in common areas and facilities of the building complex "ORBIT CITY"; including undivided, impartible, variable interest in the land, necessary for the adequate use and enjoyment of the flat hereby sold.
- 6) That all the foundations, main walls, columns, girders, beams, supports, staircases, common passage, landings, lobbies on each floor, open area around the building within the periphery of the building complex "ORBIT CITY", electrical installations of common area and electrical network through-out the building, guard and watchman room, servants' lavatory at ground level, drive ways, drainage, septic tanks, water tanks, all the pipes, generator for power back-up of common area & facilities, generator room, fire fighting systems and equipments, outer lights of the complex, the lift, lift shafts, lift equipments, water tank/s located at the roof of the buildings, pumps, plumbing networks, motors, cables, pipe line, rain water harvesting system, common security equipments, provision for intercom and in general all apparatus, installations and areas for common use; including, community hall, swimming pool, gymnasium, society office etc., shall be the common areas and common facilities in the complex. The veranda/terrace/balcony if attached to any particular flat and specifically mentioned in the sale deed and site plan attached therein shall be the exclusive area for that particular flat.
- 7) That the PURCHASER/S shall have proportionate undivided interest in the common area and the facilities of the building complex "ORBIT CITY", as mentioned in the schedule hereunder, which has been computed by taking, as a basis, as of now, the area

NIP Housing Credit & Development Ltd.



Director









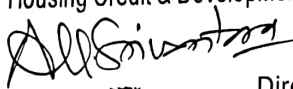




of the Flat in relation to the aggregate area of all salable units of all the Four Blocks ABCD of building complex "ORBIT CITY". However if at their own discretion the First Party/ Vendor decides to not to construct the building for Economically Weaker Section (EWS) as mentioned above the first party shall always be authorized to, and the purchaser hereby gives unequivocal consent of the same, amalgamate the land reserved for EWS with the other main residential complex and construct one or more blocks of building over the same. In such a situation the land area of the remaining complex would enhance and the building built over the said land (which as of now is reserved for EWS) will be part of the complex and the holders/owners of the units of the said building/s as well as the Four blocks of the main complex will be amalgamated and the common area and facilities situated inside the such amalgamated land shall be for use of the occupiers of all the units of all the blocks of the entire complex. **However**, in such situations the flat hereby sold to the purchaser and the right over the exclusive parking space allotted to him/her shall remain unaffected although the proportionate interest of the purchaser in land and other common area and his/her liability to pay the maintenances charges may change.

- 8) That the Project "ORBIT CITY" has parking space for all the units of all the buildings. The PURCHASER/S shall be allotted a specific and demarcated car parking space situated within "ORBIT CITY" complex at the Stilt level or in the basement or in the open area, as per the discretion of the Vendor. The purchasers shall use the same as parking space only for parking of vehicles and for no other purposes, whatsoever, and shall never enclose or erect any temporary or permanent structure over the allotted parking space. The purchasers shall not claim any right, whatsoever, over the covered or uncovered parking space, other than the one allotted to purchasers. The unit hereby sold and the parking space so allotted cannot be alienated independent of each other. Parking space allotted to each unit holder shall be limited common area for that particular unit holder.
- 9) That the maintenance of common area and facilities shall be the joint responsibility of all the Flat owners of the buildings of the complex, which shall be done by the Association of the Flat owners. Until the said association of Flat owners is formed and/or takes over the maintenance of the complex the maintenance of the

NIP Housing Credit & Development Ltd.



Director













complex may be done by the Vendors, upon the charges paid by the purchaser. The Association of the Flat Owners and/or the Vendors whoever would take the responsibility of maintaining the common areas and facilities of the residential complex "ORBIT CITY" is mentioned as the "Maintenance Authority" in this deed. The Maintenance Authority shall maintain and upkeep the common areas and the facilities of the residential complex "ORBIT CITY" upon the charges paid by the Flat Owners of the "ORBIT CITY". The decision of the Said Maintenance Authority as regards the costs of maintenance will be final and binding on the Purchasers. These charges shall be paid at monthly intervals as decided by the maintenance authority in advance. The maintenance charges may include inter-alia the following:—

- a) Cost of maintenance
- b) All other rates, levies, impositions and outgoings that may from time to time be levied against the land and/or building/s including water charges and service tax.
- c) Outgoing for the maintenance and management providing electricity for common areas and facilities of the complex, the lifts, common lights and other outgoing such as collection charges, charges for watchmen, sweepers etc. and maintenance of accounts; and
- d) Costs incurred for replacement of the machinery and equipment installed and used for common use of all Flat owners like lifts, pumping sets, water tanks, electric cables etc.

The maintenance authority shall have the sole authority to decide the necessity of replacement, up-gradations, additions etc. of any plant/machinery within the said complex/said building, as the case may be, including but not limited to lifts, DG sets, electric sub-stations, pumps, fire fighting equipments, any other plant/ equipment of capital nature etc.

Further the use of common areas and facilities by the Purchasers within the said complex shall be subject to timely payment of maintenance charges as billed by the Maintenance Authority that is the said association or the Vendor, as the case may be. If the maintenance charges are not paid by the Purchasers regularly on or before its due date, then the Purchasers shall have no right to use such

NIP Housing Credit & Development Ltd.

*All Givanta*

Director



*[Signature]*

*[Signature]*

*[Signature]*







common areas and facilities. Apart from the right of the said society to prevent the Purchasers from using the common areas and facilities, unpaid service charges shall be first charge on the Flat hereby sold and such defaulted amount of service charges shall be payable by the Purchasers with interest @ 15% p.a. It is specifically made clear and it is agreed by and between the parties that all the obligations of the Purchasers relating to and/or concerning the maintenance, as aforesaid, the said maintenance authority shall have first charge/lien on the said Flat in respect of any such non-payment of maintenance bills and/or such shortfall.

- 10) That since the Flat hereby sold is a part of the Complex, for the benefit of all the Flat holders, the PURCHASERS hereby agrees and undertakes that they SHALL NOT:—
- a) Use the said Flat for any purpose other than for residential purposes.
  - b) Occupy, interfere, hinder or keep and store any goods, furniture etc. in the common areas, entrances, staircase etc. of the complex.
  - c) Do or suffer anything to be done in or about the said Flat which may cause or tend to cause any damage to any floor, ceiling and walls of the Flat or any other portion over and below the said Flat or on the structure adjacent to the said Flat or in any manner interfere with the use and rights and enjoyment thereof or of any open space/passage or amenities available for common use.
  - d) Leave the pet, if kept, unattended.
  - e) Close or permit the closing of veranda or lounges or balconies and common passage and shall also not alter or permit any alteration in the elevation and outside colour scheme of the Complex, exposed wall of the veranda, lounge or any external doors and windows of the complex.
  - f) At any time demolish or cause to be demolished the said Flat or any part thereof.
- 11) The PURCHASER/S further undertakes to—
- a) Keep the common areas and the compound of the said complex neat and clean and in proper condition and free from any obstructions.

NIP Housing Credit & Development Ltd.

*All Sivantara*

Director



*[Signature]*

*[Signature]*

*[Signature]*



- b) Maintain at their cost the Flat in good condition, state and order.
- c) Keep the building walls and partition walls and other fittings and fixtures and appurtenances thereto in good working condition and in good tenantable repair and condition and in particular the support structure and protect the complex as a whole.
- d) Permit the Vendors or representatives of the Society/ Association of the Flat holders and its surveyors and agents with or without workmen at all reasonable times to enter into the Flat and to examine the state and condition thereof and shall be liable to make good all such defects and wants of repair of which notice in writing shall be given to them to the vendors.
- e) Get the said Flat separately numbered and assessed by Nagar Nigam Varanasi, and get his/her/their name mutated in the records of Nagar Nigam, Varanasi and/or other local authorities and pay all taxes, levies and charges payable by owner and/or occupier. Till separate assessment of each Flat is not made, the PURCHASER/S shall be liable to pay all the taxes and charges in proportion to area of the Flat with the total constructed area of the complex.
- f) The PURCHASER/S, shall be responsible to Municipal or any other local authority for anything done in connection with the said building complex and also keep the Vendors/Society, indemnified against all losses, payments which the Vendors or other occupiers, collectively and/or severally, may suffer or may have to pay on account of purchaser's violation of any such rule at any time in future.
- g) Have their own electricity connection, telephone connection and shall pay for all such charges.
- h) Become a member of Society/Association of the PURCHASERS of all the Flats in the complex, and for that purpose shall pay for the Security Amount and shall continue to pay proportionate cost, charges and expenses relating to or incidental to formation or running of such Society or Association and maintenance of common areas and facilities, and before its formation to the Vendor. The proportion of the charges to be paid by the Second party has been mentioned herein above in the deed.

NIP Housing Credit & Development Ltd.

*[Handwritten Signature]*

Director



*[Handwritten Signature]*



*[Handwritten Signature]*



*[Handwritten Signature]*

- i) Sign all necessary documents required for the purpose of formation and/or registration of such Society/ Association, if required.
- j) Observe and perform all rules and regulations which the said Society/Association may adopt at the inception and from time to time or till said society/association takes over the maintenance of the complex, the rules framed by the Vendors for protection and maintenance of the common areas and facilities and for observing and conforming to the building rules, Municipal Bye-laws and regulations.
- 12) That the Vendors shall be entitled to revise/redraw the layout of the land and/or building/s plans. The PURCHASER/S shall have no right to object over any change/ modification/ alteration of building plans in case the same is required to be done under any rule, regulation, enactment in force or to be enforced or in case the same is felt required by the Vendors, without prejudicially affecting the construction of the said Unit/Flat, hereby sold to the PURCHASERS.
- 13) That the PURCHASERS shall not have any claim or right to any other open land/structures/premises/buildings except the flat hereby sold and the exclusive parking space allotted to them. The purchaser is fully aware that the portions of the "Orbit City" are still under construction and development. The Purchaser hereby also undertakes that she/he/they shall never object to or interfere into the ongoing construction work.
- 14) That the right of the PURCHASERS over the flat hereby sold is heritable and transferable but before transferring the Flat the PURCHASERS shall give due information to the authority responsible for the maintenance of common area and facilities of the "ORBIT CITY" and the transfer can be made only after full payment of the dues payable by the PURCHASERS and obtaining NO dues certificate from the maintenance authority.
- 15) That all costs of sale deed, registration, including legal and miscellaneous charges of execution and registration of this deed have been borne by the Purchaser.

NIP Housing Credit & Development Ltd.

*Allo Sivastava*

Director



*Arjun Khat*



*Arjun*



*Arjun*



<u>AMOUNT</u>	<u>CHEQUE NUMBER</u>	<u>DATE</u>	<u>BANK</u>
Rs. 95238.00	133769	17-12-2022	SBI
Rs. 761905.00	133776	31-01-2023	SBI
Rs. 257286.00	133777	06-02-2023	SBI
Rs. 4428571.00	RTGS	06-02-2023	
<b>Rs. 55,43,000/- Total (Rupees Fifty Five Lac Forty Three Thousand Only)</b>			

**SCHEDULE**  
**(Description of flat being sold)**

<b>Flat Details:-</b>	Flat No. B-1403 i.e. Flat no. 1403 on 14th Floor of Building Block-B of 'ORBIT CITY' built over land bearing Being Settlement No.'s. 381Ka, 385Ka, 380, 381Kha, 381Ga, 382Ka, 382Kha, 378, 379Ka, 379Kha, 383Ka, 384, 385Kha, 382 Ga and 383Ka situate in Village Hiranpur, Pargana Shivpur, District Varanasi
Proportionate undivided, indivisible and variable pro-rata share interest in the Land	27.11 square meters
Super Built-up area	111.99 Square meters (or 1205 Sq. ft.)
Carpet area	79.97 Sq.mtr.
Balcony Area	6.98 Sq.mtr.
Proportionate share (in percentage) of the flat hereby sold.	0.220%

**Boundary of flat:-**

**East :-** Common Passage T/A Flat no. 1404.

**West :-** Open Space on Ground.

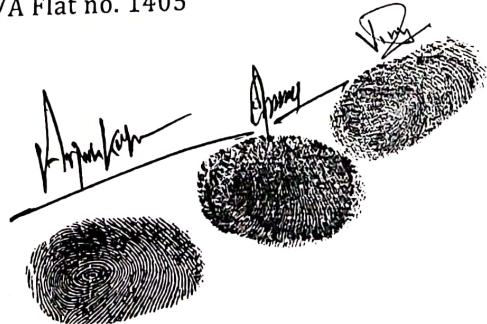
**North :-** Lift well & Open Space T/A Flat no. 1401

**South :-** Lift well & Open Space T/A Flat no. 1405

NIP Housing Credit & Development Ltd.

*[Signature]*

Director



**NOTE:-**

- Value of the property as per Circle rate is as under: —

Calculation of the proportionate land area in respect of the Flat being transferred:-

Saleable area of the Flat X Total Land area of Complex

$$= \frac{111.99 \text{ Sq. Meters} \times 12,302.49 \text{ Sq. Mtrs.}}{50,821.56 \text{ Sq. mtrs.}}$$

$$= 27.11 \text{ Sq. Mtrs.}$$

Value of structures super built up area of the flat hereby sold  
111.99 sq. mtr. X Rs. 25,000/-

Rs. 27,99,750.00

Value of proportionate, undivided, indivisible land 27.11 Sq. mtr.  
@ Rs. 20,000/- per sq. mtr.

Rs. 5,42,200.00

Rs. 33,41,950.00

Rs. 6,68,390.00

Rs. 40,10,340.00

**Total :-**  
**+ 20% for Common Facilities**  
**Total Valuation:-**

- The property hereby sold is purely residential.
- The parties to this deed are Indian Nationals.
- The property lies in the residential area and not in commercially active area.
- No commercial activity takes place within 50 meters of the flat hereby sold.
- The stamp duty has been paid through E-Stamp No. **IN-UP24660693926047V** dated 03-02-2023.

IN WITNESSES WHEREOF, **Ajit Kumar Srivastava** and **Arjun Kapoor** for Vendors and **Birendra Kumar & Smt. Vimala Kumari** the Purchaser have executed this Deed of Sale this the date above mentioned of their free will and accord.

NIP Housing Credit & Development Ltd.

*Ajit Srivastava*

Director



*Arjun Kapoor*




*Birendra Kumar*



*Vimala Kumari*

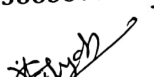


**WITNESSES:-**

1. Name : **Pankaj Kumar Srivastava**  
Father's Name: **Vinod Kumar Srivastava**  
Address: **Chitbaragaon, Ballia, U.P.**  
Mobile no. **7985251675**  
Signature: 



*Pankaj*

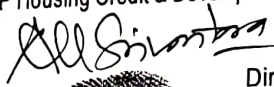
2. Name: **Vinod Kumar Kashyap**  
Father's Name: **Nawal Kishor**  
Address: **Kaneri, Gangapur, Varanasi**  
Mobile no. **8858835777**  
Signature: 



*Vinod Kashyap*

Drafted by:- **(AMIT VARMA)** *Amit Varma*  
Advocate  
Civil Courts, Varanasi.  
Mob. no.:-9919891569

Typed by:-   
**R.K. Computer**  
Central Bar Building, Shop no. 2,  
Collectrate Court, Varanasi.

NIP Housing Credit & Development Ltd.  
  
Director



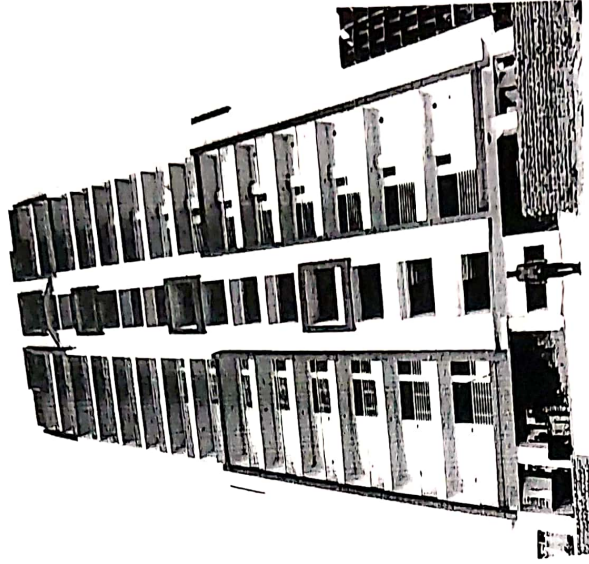








सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



M/S MAX-1 INFRA TECH a partnership firm having its office at S.M. Plot No.- 378, Gram- Hiranamapur, Pargana- Shivpur, Distt.-Varanasi represented by its partners; (1) M/s NIP Housing Credit And Development Ltd., a company incorporated under the companies Act, having its office at SA-4/67-E-1 Gautam Budha Rajpath, Paharia, Varanasi, represented by one of its Directors Ajit Kumar Srivastava son of Late Kamla Prasad Srivastava R/o Flat no. 402, Shanker Apartment, D-63/1-B-3, Govind Nagar, Shivpurwa, Varanasi and (2) Arjun Kapoor S/o Shri Anil Kapoor R/o House no. B-21/124-12-S Sarjoo Nagar Colony, Kamachha, Varanasi.

..... First party

AND

Shri Birendra Kumar S/o Shri Bhola Nath Ram & Smt. Vimala Kumari W/o Shri Birendra Kumar both resident of Near Chandi Devi Mandir, Uchera, Ballia, Uttar Pradesh-221701

..... Second party

SCHEDULE

(Description of flat being sold)

Flat No. B-1403 i.e. Flat no. 1403 on 14th Floor of Building Block-B of 'ORBIT CITY' built over land bearing Being Settlement No.'s. 381Ka, 385Ka, 380, 381Kha, 381Ga, 382Ka, 382Kha, 378, 379Ka, 379Kha, 383Ka, 384, 385Kha, 382 Ga and 383Ka situate in Village Hiranamapur, Pargana Shivpur, District Varanasi	
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Carpet area	79.97 Sq.mtr.
Balcony Area	6.98 Sq.mtr.

Boundary of flat:-

- East :- Common Passage T/A Flat no. 1404.
  - West :- Open Space on Ground.
  - North :- Lift well & Open Space T/A Flat no. 1401
  - South :- Lift well & Open Space T/A Flat no. 1405
- Place:- Varanasi

NIP Housing Credit & Development Ltd.

*Ajit Srivastava*

Director



*Arjun Kapoor*

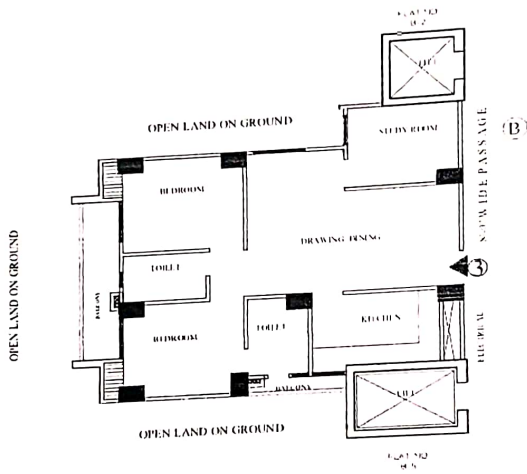




<b>Site Plan of Flat No. B-1403 i.e. Flat no. 1403 on 14th Floor of Building Block-B of 'ORBIT CITY' built over land bearing Being Settlement No.'s. 381Ka, 385Ka, 380, 381Kha, 381Ga, 382Ka, 382Kha, 378, 379Ka, 379Kha, 383Ka, 384, 385Kha, 382 Ga and 383Ka situate in Village Hiranpur, Pargana Shivpur, District Varanasi</b>	
Proportionate undivided, indivisible and variable pro-rata share interest in the Land	<b>27.11 square meters</b>
Super Built-up area	<b>111.99 Square meters (or 1205 Sq. ft.)</b>
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**Boundary of flat:-**

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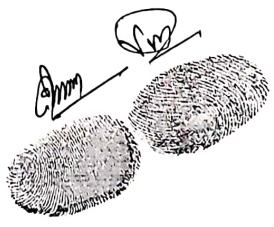


NIP Housing Credit & Development Ltd.

*[Signature]*  
Director

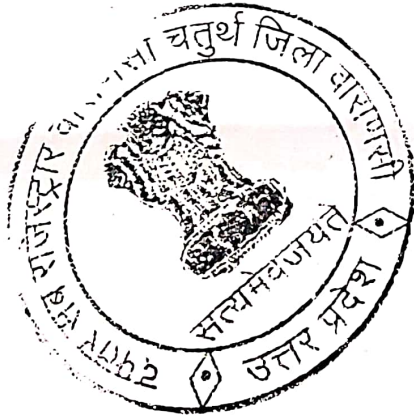


*[Signature]*



आवेदन सं०: 202300996004525

बही संख्या 1 जिल्द संख्या 10987 के पृष्ठ 317 से 346 तक  
क्रमांक 782 पर दिनांक 07/02/2023 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अहमद काजिम अब्दी प्रभारी  
उप निबंधक : सदर चतुर्थ  
वाराणसी  
07/02/2023