

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम गाजियाबाद क्रम 2023140005992

आवेदन संख्या : 202300739024239

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम ज्ञानेन्द्र सिंह

लेख का प्रकार पट्टाधिकार का अंतरण /

प्रतिफल की धनराशि 4841000 / 7700000.00

- 1 . रजिस्ट्रीकरण शुल्क 77000
- 2 . प्रतिलिपिकरण शुल्क 140
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुह्तार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 77140

शुल्क वसूल करने का दिनांक 2023-03-27 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार पंचम
फीस प्राप्त की



INDIA NON JUDICIAL

Government of Uttar Pradesh

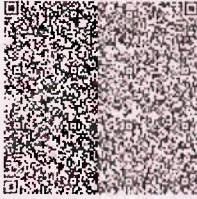
RAJ KUMAR GUPTA
LICENSE NO.: 11
TEHSIL, GHAZIABAD

e-Stamp

3087

LUV GUPTA
ADVOCATE
34 TEHSIL COMPOUND GHAZIABAD (U.P.)
(M) 9718239239, 9810343181

Certificate No. : IN-UP59268188831003V
 Certificate Issued Date : 16-Mar-2023 11:32 AM
 Account Reference : NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1400030412335205819016V
 Purchased by : GYANENDRA SINGH AND AKANKSHA KATIYAR
 Description of Document : Article 23 Conveyance
 Property Description : FLAT NO.C14-1102 GRAND CARNESIA PRATEEK GRAND CITY PLOT NO.4/BS-01 AND 4/BS-05 SIDDHARTH VIHAR GZB
 Consideration Price (Rs.) :
 First Party : UPAEV PARISHAD AND PRATEEK REALTORS INDIA PVT LTD
 Second Party : GYANENDRA SINGH AND AKANKSHA KATIYAR
 Stamp Duty Paid By : GYANENDRA SINGH AND AKANKSHA KATIYAR
 Stamp Duty Amount(Rs.) : 5,29,100
 (Five Lakh Twenty Nine Thousand One Hundred only)



Verified By

Registration Clerk

Ghaziabad

Locked By

Sub Registrar-V
Ghaziabad

Please write or type below this line

Prateek Realtors India Pvt. Ltd.

Authorized Signatory

सम्पत्ति प्रबन्धक

उपग्र० आवास: विकास परिषद्
बसुन्धरा, गाजियाबाद

JD 0040440374

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.ehilastamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate, and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

5411



14/11/2024
Advocate Luv Gupta




**SALE DEED FOR SUPERSTRUCTURE OF RESIDENTIAL UNIT AND
SUB-LEASE INDENTURE FOR LAND**
Stamp valuation as per valuation list w.e.f., 24-08-2022 at Ghaziabad, UP
SR-V, Serial No.8 And Page No.11

Nature of Land	Residential
Mohalla	Siddharth Vihar,
District	Ghaziabad, Uttar Pradesh
Details of Property	Flat No. C14-1102 , on 11th Floor , Tower- C14 "Grand Carnesia" at Prateek Grand City, Plot No. 4/ BS-01 & 4/ BS-05, Siddharth Vihar, Ghaziabad, U. P
Unit of measurement	Sq. Meter
Total Super Area	1795 sq.ft. i.e. 166.76 Sq.mtr..
Total Built-Up Area	1428 sq.ft. i.e. 132.66 sq.mtr.
Type of Property	Residential Flat
Building type	Multi-storey
Circle Rate (as per DM circle rate list)	Rs. 45,000/- per sq. meter (Rebate 10% & 14% plus extra value for other facilities)
Number of car parking	Two Covered Car parking
Situation	Finished
Sale Consideration	Rs.48,41,000-00
Value as per circle rate	Rs.76,99,310-00
Stamp duty paid for	Rs.5,29,100-00

For UPAEV Parishad

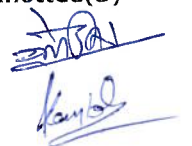
For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
30 प्र० आवास विकास परिषद
वसुन्धरा, गाजियाबाद

Prateek Realtors India Pvt. Ltd.


Authorized Signatory



आवेदन सं०: 202300739024239

पट्टाधिकार का अंतरण / विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3087

वर्ष: 2023

प्रतिफल- 4841000 स्टाम्प शुल्क- 529100 बाजारी मूल्य - 7700000 पंजीकरण शुल्क - 77000 प्रतिलिपिकरण शुल्क - 140 योग : 77140

श्री ज्ञानेन्द्र सिंह,
पुत्र श्री गिरिवर सिंह
व्यवसाय : अन्य
निवासी: सी-138, इंदिरा नगर, लखनऊ, उत्तर प्रदेश



ने यह लेखपत्र इस कार्यालय में दिनांक 27/03/2023 एवं 03:21:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ऋचा पाण्डेय .
उप निबंधक :सदर पंचम
गाजियाबाद
27/03/2023

विश्वस वर्मा .
निबंधक लिपिक
27/03/2023

प्रिंट करें



This Indenture is made and executed at GHAZIABAD on this 27 day of 03, 2023.

BETWEEN

Uttar Pradesh Awas Evam Vikas Parishad, a body corporate, constituted under Section 3 of the Uttar Pradesh Awas Evam Vikas Parishad Adhiniyam, 1965 (U.P. Act 1 of 1966) (hereinafter referred to as The "**LESSOR**"/ "**FIRST PARTY**" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

AND

M/s Prateek Realtors India Pvt. Ltd., (PAN: **AAF2689G**) a Company within the meaning and provisions of the Company's Act, 2013 having its Registered office at G-50, Lower Ground Floor, Lajpat Nagar-III, New Delhi-110024 & Corporate Office at Prateek Pro-Menage, A-42, Sector-67, Noida, Gautam Budh Nagar, Uttar Pradesh, represented through its Authorized Signatory either or survivorly **SHRI SUNIL KUMAR MITTAL** S/O LATE SHRI JAI PRAKASH MITTAL R/o Flat No.B-1107, Prateek Fedora, E-11, Sector-61, Noida, Gautam Budh Nagar, Uttar Pradesh (Aadhar No.**967639622698**) & **Col. Raj Shekher Sharma (Retd.)** S/o Sh.Dev Sharma R/o A-2/A-64,DDA Flats, Janakpuri, A-3, B-1, West Delhi, Delhi-110058 (Aadhar No.**840988806575**), duly authorized by the Board vide Board Resolution dated **11-12-2020**, And **SHRI RAJESH KUMAR SRIVASTAVA** S/O SHRI Brij Bihari Prasad R/o LIG-168, Housing Colony, Dhanbad, Jharkhand-826001(Aadhar No.**xxxxxxxx2128**) duly authorized by the Board vide Board Resolution dated **21-05-2022**, (hereinafter referred to as the "**LESSEE**"/ **DEVELOPER**/ **SECOND PARTY** " which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the Second Part.


AND

MR. GYANENDRA SINGH (PAN NO.**ATBPS7841M**) S/O SHRI. GIRIWAR SINGH AND **MRS. AKANKSHA KATIYAR** (PAN NO.**BLZPK1267Q**) W/O MR. GYANENDRA SINGH BOTH R/O C-138, INDIRA NAGAR, LUCKNOW, UTTAR PRADESH-226016, (hereinafter referred to as the "**PURCHASER**"/ "**SUB-LESSEE**"/ "**THIRD PARTY**" which expression shall unless contrary or repugnant to the context or meaning thereof shall include his/her heirs, executors, administrators, legal representatives, permitted assigns) of the Third Part;

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


 सूर्यसि प्रबन्धक
 उपग्रह आवास एवं विकास परिषद्
 दयुक्त्या, गजिआबाद

Prateek Realtors India Pvt. Ltd.

 Authorized Signatory


 Katiyar

बही सं०: 1

रजिस्ट्रेशन सं०: 3087

वर्ष: 2023

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

अंतरण कर्ता: 1

श्री उ० प्र० आवास एवं विकास परिषद के द्वारा श्री सुनील कुमार शर्मा के द्वारा शिशुपाल सिंह, पुत्र श्री बाबू राम

निवासी: 17बी/114 वसुंधरा गाज़ियाबाद

व्यवसाय: अन्य

अंतरण कर्ता: 2



श्री मेसर्स प्रतीक रियलटर्स इण्डिया प्र० लि० के द्वारा श्री राजेश कुमार श्रीवास्तव के द्वारा मोहित कुमार, पुत्र श्री देवेन्द्र राघव

निवासी: 82/2 केला देहात गाज़ियाबाद

व्यवसाय: अन्य

अंतराति: 1



श्री ज्ञानेन्द्र सिंह, पुत्र श्री गिरिवर सिंह

निवासी: सी-138, इंदिरा नगर, लखनऊ, उत्तर प्रदेश

व्यवसाय: अन्य

अंतराति: 2



श्रीमती आकांक्षा कटियार, पत्नी श्री ज्ञानेन्द्र सिंह

निवासी: सी-138, इंदिरा नगर, लखनऊ, उत्तर प्रदेश

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री सुनील कुमार, पुत्र श्री रामसेवक

निवासी: 793 सुभाष नगर धूकना गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

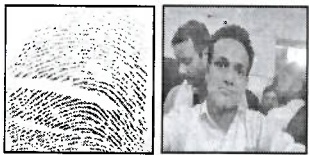


श्री दीपक कुमार, पुत्र श्री अनिल कुमार

निवासी: 810 धूकना मोड गाज़ियाबाद

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ऋचा पाण्डेय .
उप निबंधक : सदर पंचम
गाज़ियाबाद
27/03/2023

WHEREAS, the **Uttar Pradesh Awas Evam Vikas Parishad**(hereinafter referred to as "**Parishad**")had acquired the land and allotted the said land to **M/s Prateek Realtors India Pvt. Ltd.** (the Seller/ developer), bearing Plot Nos. 04/BS-05 & 04/BS-01 in total admeasuring 1,54,916.510 Sq.Mtr., (hereinafter "**Said Land**") in Siddharth Vihar Yojna in Ghaziabad through Lease Agreement,duly} registered with Sub-Registrar of Assurances - 5, vide Book No. 4, Vol. 1423, Pages 15 to 54 at Sl. No. 4191 registered on 25.02.2014 & Book No. 4, Vol. 4390, Pages 367 to 396 at Sl. No. 4118 registered on 20.06.2014 respectively and the Parishad had delivered possession of the Said Plotto M/s Prateek Realtors India Pvt. Ltd., for construction, development, marketing and sale of a group housing over the Said Plot;

AND WHEREAS,developer having taken over possession of the Said Plot got the building plan approved from Parishad vide Permit No. 748/नि.प्रा.-24/2017/वा.नि./5/ dated 24.03.2017 for a group housing to be developed over the Said Plot. The development was planned to be completed in phases. Each such phase to be developed under the township collectively named as "**Prateek Grand City**" (hereinafter "**Complex**")and specifically named and registered with UPRERAs "**Grand Carnesia at Prateek Grand City**" ("**Project**").The Seller commenced construction activities and offered to transfer duly developed super area forming flat to various interested buyers on the terms and conditions stipulated in this regard. The Partial Completion Certificate of the Towerhas been obtained by the Seller vide Certificate No. 1279/ UPHBD/ APD/ U-5/ 43PART(IV) dated 16.06.2021.


AND WHEREAS the Purchaser/Sub-Lease after going through all the documents, plans, approvals, etc. and being acquainted with other material facts with regard to the transaction applied for allotment of a flat having super area of **1795** sq.ft. i.e. **166.76** Sq.Mtr. situated on the **11th** Floor in the Complex.

AND WHEREAS pursuant to the application of the Purchaser/Sub-Lessee for Flat No. **C14-1102** on **11th** Floor having Super Area **1795** sq.ft. i.e **166.76** Sq.Mtr. (hereinafter called the "**Flat**") in the Complex was allotted by the Seller to the Purchaser/Sub-Lessee for a consideration of **Rs.48,41,000-/(Rupees Forty Eight Lakh Forty One Thousand Only)** and other charges payable as per the plan contained in the letter of allotment subject to observing & performing other terms contained therein.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
उपरो आवास एवं विकास परिषद्
बसुन्धरा, गाजियाबाद

Prateek Realtors India Pvt. Ltd.

Authorized Signatory



AND WHEREAS the Purchaser/Sub-Lessee after paying the entire consideration amount and other charges as stipulated to the Developer, prior to getting this Sale Deed/Sub-Lease Indenture executed in respect of Flat, through physical inspection of Flat has satisfied himself with workmanship, quality of construction, material used, fixture and fittings provided in the Flat and observing the requisite formalities for the execution of sale deed/sub-lease indenture and the Seller hereto executes this sale deed/sub-lease indenture in favour of the Purchaser on the terms appearing hereunder.

AND WHEREAS, the Developer has right to allot to its applicants/allottees, the dwelling units in the abovesaid housing complex, including undivided proportionate share underneath the building/ tower in project land, common areas and facilities, appurtenant to the dwelling units on such terms, as decided by the Developer, under the terms of said Lease Agreement the Second Party can allot to its Purchaser/Sub-Lessee a dwelling unit in Ghaziabad, including undivided share in land, common areas and facilities appurtenant to the dwelling units on such terms as decided by the Developer.

AND WHEREAS the Purchaser/Sub-lessee had applied for allotment of a dwelling unit and on the faith of the statements and representations made by third party/sub-lessee at various stages, the Second Party has allotted and received consideration mentioned herein and delivered possession of the dwelling unit in the aforesaid Complex to the third party/sub lessee with the consideration which has already been paid. The purchaser/ sub-lessee will also observe covenants, terms and conditions, as laid down in the previously mentioned lease agreement between the First Party and the Second Party and on the terms and conditions hereunder.

AND WHEREAS the purchaser/Sub-Lessee has carried out the inspection of the Building plans of the said dwelling unit, and has satisfied himself/herself/themselves with respect to the same including as to the soundness of construction thereof and conditions and descriptions of all fixtures and fitting installed and/or provided therein and also the common amenities and passages, appurtenant to the said dwelling unit and also the nature, scope and extent of the undivided benefit of interest in the common areas and facilities within the said complex.

For UPAEV Parishad



सुप्रसिद्ध प्रबन्धक
उत्पन्न आवास एवं विकास परिषद्
वसुधारा, गजियाबाद

For M/s Prateek Realtors India Pvt. Ltd.

Prateek Realtors India Pvt. Ltd.

Authorized Signatory

Allottee(S)

[Handwritten signature]
Kantola

11/11



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Digitized by eGangotri

Whereas, the **M/S PRATEEK REALTORS INDIA PRIVATE LIMITED** a company registered under the Companies Act, 1956 and having its registered office at G-50, Lower Ground Floor, Lajpat Nagar-III, New Delhi-110024 through its Authorised Signatory **Mr. SUNIL KUMAR MITTAL S/O LATE SHRI JAI PRAKASH MITTAL R/o Flat No. B-1107, Prateek Fedora, E-11, Sector-61, Noida, Gautam Budh Nagar, Uttar Pradesh & Col. RAJ SHEKHER SHARMA (Retd.) S/o Sh.Dev Sharma R/o A-2/A-64, DDA Flats, Janakpuri, A-3, B-1, West Delhi, Delhi-110058 And SHRI RAJESH KUMAR SRIVASTAVA S/O SHRI Brij Bihari Prasad R/o LIG-168, Housing Colony, Dhanbad, Jharkhand-826001 (Aadhar No. xxxxxxxx2128)** hereinabove have authorized **Mr. Luv Mohan Gupta S/o Sh.Pradeep Gupta (Aadhar No. 917199498002) & Mr. Kush Mohan Gupta S/o Sh. Pradeep Gupta Both R/o KM-161, Kavi Nagar, Ghaziabad (Aadhar No. 684415236457) & Mr. Mohit Kumar S/o Sh. Devender Raghav R/o 82/2, Kaila Dehat-2, Ghaziabad (UP)-201001 (Aadhar No. 960900894109) & Mr. Mohit Kumar S/o Sh. Kripal Singh R/o H-69, Devrala Khurja Distt. Bulandshahar (Voter I.D.No. UCN1774009), to present the document(s)/Sub-Lease Deed(s) either or survivorly the documents/lease deed of builtup property/Flats on the said Land in the complex/building namely "Prateek Grand City" Built On Plot No's 04/BS-05, & 04/BS-01 in Siddharth Vihar Yojana, Ghaziabad Tehsil & Distt. Ghaziabad, vide registered two Authentication Power of Attorney Ist Authentication Power of Attorney entered in Book No.VI, Jild 1 on pages 171/198 in Sr.No.2 dt.23/07/2021 in the office of Sub-Registrar-V Ghaziabad UP. And IInd Authentication Power of Attorney executed on 03-11-2022 entered in Book No.VI, Jild 10 on pages 65/80 in Sr.No.4 dt.03/11/2022 in the office of Sub-Registrar-I Ghaziabad UP.**

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

That in consideration of the amount which includes the cost of superstructure and the share of land, paid by the Purchaser/Sub-Lessee to the Second Party receipt whereof the Developer hereby acknowledges and the Purchaser/Sub-Lessee/Developer agreeing to observe and perform the terms and conditions herein mentioned, the Developer hereby sell to the Purchaser/Sub-Lessee the superstructure of the Dwelling Unit at the project "**Grand Carnesia at Prateek Grand City**" with sanitary, electrical and other fittings, in the Group Housing Complex "**Prateek Grand City**" at Plot Nos. 04/BS-05 & 04/BS-01 in total admeasuring 1,54,916.510 Sq.Mtr., (hereinafter "**Said Land**") in Siddharth Vihar Yojna in Ghaziabad of Uttar Pradesh Awas Evam Vikas Parishad.

The Developer/Lessee simultaneously do hereby also Purchaser/Sub-Lessee unto the Purchaser for the un-expired period of 90 years' lease granted by **Parishad/Lessor**, the undivided, unidentified title to the Land proportionate to the area allotted to the Sub-Lessee in relation to the total area of the land on the following terms and conditions:

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)

सम्पत्ति प्रबन्धक
30 प्र० आवास एवं विकास परिषद्
कमुन्धरा, गाजियाबाद

Prateek Realtors India Pvt. Ltd.

Authorized Signatory





Uttar Pradesh

Authorized Signatory



1. The vacant and peaceful possession of the above described dwelling unit has been handed over to the Purchaser/Sub- Lessee. The Parishad/Lessor has received one-time Lease Rent of the Plot from the Developer and the Purchaser/Sub Lessee is not required to pay any Lease Rent to the Lessor during the Lease Period.
2. That the Sub-Lessee shall pay prevailing taxes, charges, levies and impositions payable for the time being by the Lessee as occupier of the said dwelling unit, as and when, the same becomes due or payable. In addition, thereto, the Sub-lessee/Purchaser shall pay all other liabilities, charges for repairs, maintenance and replacement etc., as per Maintenance Agreement executed between the Sub-Lessee and Lessee or nominee of Sub-Lessee, as the case may be.
3. The Sub-Lessee(s) agrees and accepts that he/she shall be responsible to pay requisite charges relating to the maintenance or all other society charges, which includes power back-up, club, taxes and society charges etc. All the works relating to the maintenance may be assigned to any company/agency by the Lessee.
4. That the usable rights of dependent car parking space anywhere in the parking bay for the Purchaser/Sub-Lessee is made available inside the Complex/Project and the Sub-Lessee agrees that car parking shall always be treated as integral part of the above said Unit/Apartment and the same shall not have any independent legal entity detached from the said allotted unit. The Purchaser/Sub-Lessee has been explained that the said dependent car parking shall be used by the Purchaser/Sub-Lessee as per terms and conditions of the Car Parking Agreement executed between the parties separately.
5. The super area means and includes the covered area, projections plus proportionate common areas of the Complex such as utility corridor, passage, shafts, lobbies, stairs, mummies, lifts/lift walls, other common walls, security room, service ledges, service areas including but not limited to lift machine room, pump room, electric substation, fire control rooms, generator room, entrance and exits of building, in the Complex as per the sanctioned lay-out except those area that are declared as independent area under the U.P. Apartment Act, 2010. The covered area of the Flat includes carpet area, areas under roof, internal and external walls, areas under balconies, cupboards and half of the area of wall common between two units etc.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
 30प्र0 आवास विकास परिषद
 तमुन्धस, मालियाबाद

Prateek Realtors India Pvt. Ltd.
 Authorised Signatory







Practical Research India Pvt. Ltd.
Authorized Signatory



6. That the Developer/Lessee and the Purchaser/Sub-Lessee shall, at all times duly perform and observe all the covenants and conditions, which are contained in the said Agreement executed between the Lessor/Parishad and the Developer/Lessee and observe the same as applicable and relating to the land.
7. That the purchaser shall use the flat hereby transferred for residential purposes only & enjoy it peacefully & quietly without causing nuisance & shall not be keeping any inflammable and/or any other hazardous material in the premises which may endanger safety & security of other occupants of the complex. The purchaser shall not be permitted to carry any trade/profession what so ever or cause to be done any activity which is nuisance, which shall be removed at the cost & expenses of purchaser.
8. That wherever the title of the Lessee/Sub-Lessee in the Said dwelling unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained herein or contained in the parent Lease Agreement executed between the Lessor/Parishad and the Lessee/Developer and such transferee shall be responsible and liable answerable in all respects thereof, in so far as, the same may be applicable and relate to the said proportionate land or the dwelling unit.
9. That in the event of death of the Purchaser/Sub-Lessee, the person on whom the title of the deceased devolves, shall give notice of such devolution to the Parishad/Lessor and the Developer/Lessee. The stake holders/successors/legal heirs of the Purchaser/Sub Lessee shall be liable to execute necessary documents for transfer of the apartment on payment of fees in the records of Lessor and Lessee.
10. That the Purchaser shall from time to time and at all times, pay directly to the Seller, local or statutory authority, (as the case may be) all rates, taxes (including but not limited to municipal tax, property tax, water charges, sewerage tax), charges and assessments of every description which are assessed, charged, levied or imposed now or may be levied/ imposed in future or even retrospectively upon the Complex/Flat hereby transferred. So long as each Flat shall not be separately assessed for the taxes, charges etc. the Purchaser shall pay proportionate share of such dues, demands, charges, taxes, liabilities on pro data basis, to the Seller/Maintenance Agency/Association.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)

सम्पत्ति प्रबन्धक
 ३०९० आवास एवं विकास परिषद
 कसुन्धरा, आज़िन्दाबाद

Prateek Realtors India Pvt. Ltd.
 Authorized Signatory




11. That the Purchaser acknowledges and understands that the electricity (Electricity & Power back) will be supplied in the Flat through pre-paid metering system or such system as is allowed by the law from time to time. The Purchaser shall to pay separately proportionate running cost of power apart from charges for power back up system at such rates, taxes, levies, service charges etc., as may be determined by Sellers/ Maintenance Agency/Association.
12. That the Purchaser shall not be allowed to change the façade and architecture of the complex at any stage of time & shall not be covering/enclosing the balconies & terrace, which shall always remain open. The Purchaser shall not be encroaching any common area & stairs etc., any encroachment upon balcony(s), common areas like lobby, corridor, stairs etc. shall be unauthorized & be liable to be removed by the Seller or Association as the case may be at the cost of the Purchaser. The Purchaser shall not be raising any further construction temporary or permanent other than hereby transferred & shall not make any change, addition, alteration in the demised property. However, any minor change/alteration may be allowed after written consent of Seller or Association, without disturbing the services & permanent structure like column, beams & façade etc., of the Complex. Any damage in process of addition/alterations to common services in demised premises & permanent structures shall be liable to be rectified by Purchaser at its cost & expenses. The position of windows, ventilators & colour of façade shall not be allowed to be changed.
13. That the Purchaser/Sub-Lessee shall not in any manner whatsoever encroach upon the common land/ areas, and facilities and services not handed over to him/her under these presents. All unauthorized constructions/encroachments made shall be removed at the cost of the Purchaser/Sub-Lessee and the Purchaser/Sub-Lessee shall be liable for legal consequences.
14. That the owner/purchaser of the ground floor flat shall only have exclusive right to use of the ground floor lawn abutting to his/her flat, whose usage right is granted by the Sellers and accordingly the owner/occupant of flat on upper storey(s) who has been granted usage right of side/roof terrace by the Seller shall have exclusive right to use the same to the exclusion of other owner/occupant.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


 सम्पत्ति प्रबन्धक
 3090 आवास एवं विकास परिषद्
 वसुन्धरा, पानिपत

Prateek Realtors India Pvt. Ltd.

 Authorized Signatory




15. That the Purchaser/Sub-Lessee of Top Floor dwelling unit shall not have any exclusive rights of use of the terrace above the dwelling unit. However, Developer/ Maintenance Agency of the complex shall have right to use the terrace at reasonable time for maintenance/upkeep of water tanks, fixing of T.V. antennas or any other legally permitted purposes on the terrace. No unauthorized construction, temporary or permanent, is permitted by Sub-Lessee in the project or terrace or in allotted flat or any part thereof. The right of Sub-Lessee shall however be subject to provisions of all applicable Laws, bye Laws and rules etc. Sub-Lessee has agreed that solar installations with steel structures for sustainable environment will not be objected by Sub-Lessee and the Lessee will have sole right to install solar panels on the roof top and utilize the energy as it deems fit.
16. The Lessee/Sub-Lessee shall insure the premises comprehensively either singly or collectively with other Allottees and keep the insurance alive/ updated at all times. The Sub-Lessee further declares that except the allotted flat Sub-Leased/transferred to Sub Lessees under these present shall not be entitled to use any other areas, especially the unsold areas/ Flats, Land of the Lessee in the above said project or phase, as the case may be. The commercial area in the complex is the facility for convenience services to the residents as an independent area of the project, as well as, for outsiders and the Sub- Lessee has no objections for the same.
17. That the Purchaser for the purpose of availing the Maintenance Services in the Complex, agrees to execute a maintenance agreement with Seller or any other body as may be appointed/nominated by Seller for the maintenance and upkeep of the Flat /Complex (herein after '**Maintenance Agency**'). The Purchaser shall have to abide by the terms and conditions of the Maintenance Agreement and promptly pay all the demands, bills, and charges as may be raised by the Seller/Maintenance Agency with regard to upkeep of the Complex and for running & maintenance of common services from time to time. Default in payment towards the maintenance bills, other charges on or before the due date, shall entitle the Seller/Maintenance Agency to discontinuation of maintenance services besides the remedy as may be available under the maintenance agreement.
18. The workmen of Seller or association shall have exclusive right to enter upon the premises hereby sold to rectify any defect in electrical, plumbing, sanitary or any other services after due notice in day hours but in case of emergency they may enter without notice as & when required.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


 सम्पत्ति प्रबन्धक
 30प्र0 आवास एवं विकास परिषद्
 तमुन्धरा, गाजियाबाद

Prateek Realtors India Pvt. Ltd


 Authorized Signatory




19. That the Lessee/Sub-Lessee and all other persons claiming under him/her shall ensure that the premises are kept in good shape and repairs and he/ she shall ensure that no substantial material damages are caused to the premises or to the sanitary works therein.
20. That the terms and conditions of the Parent Lease Agreement, Flat Buyer Agreement, Maintenance Agreement, Memorandum of Understanding, Affidavits or any other relevant documents executed between Lessee and Sub-Lessee shall be binding on the Parties after the execution of this Sub-Lease Indenture.
21. The Purchaser/Sub-Lessee shall abide by all the directions, rules and regulations made by the Parishad/ Seller/Maintenance Agency/ Competent Municipal authority now existing or hereinafter to exist so far as the same are incidental to the possession of immovable property or so far as it affects the health, safety or convenience of other inhabitants of the Complex.
22. That the Purchaser acknowledges & consents that construction & developments activities shall be continued by Seller in other Block of the Complex without any objection by Purchaser & the Seller shall be entitled for joining the further developed facilities like sewer, water, electricity with the existing services without any objection by purchaser.
23. That the Purchaser acknowledges and confirms that the time frame, and quality of infrastructure facilities to be provided by the Government of Uttar Pradesh/ Ghaziabad Development Authority/Parishad and/or other Competent Authority(ies) in the Complex are beyond the control of the Seller and the Purchaser shall not be raising any claim or dispute against the Seller in respect of the infrastructure facilities as aforesaid to be provided by the public agencies. Further, the Purchaser explicitly agrees not to raise any claims against Seller due to any lack in performance of the internal services viz. sewer, drainage etc. within the Complex caused by lack or inadequate support of the external services viz. trunk sewer etc. to be provided by Parishad/GDA/PWD/Local authorities.
24. That the Purchaser or the Association of Apartment Owners of which the purchaser shall become a part of shall not be entitled to change the name of the Complex.
25. That under no circumstances the Sub-Lessee(s) shall harm or cause to be harm any damage to the peripheral walls, front, side and rear elevations of the said Flat in any manner. The Sub-Lessee(s) shall also not change the colour scheme of the outer walls or painting of the exterior side of the door and windows and shall also not carry out any change in the exterior elevation/balcony designs etc. shall not erect any fencing/hedging/grills without prior permission of the Lessee or nominated Association/Company maintaining the said Flat/complex/building.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
30प्र0 आवास एवं विकास परिषद्
बसुन्धरा, गाजिय्याबाद

Prateek Realtors India Pvt. Ltd.


Authorized Signatory


Kant

26. That in case of any breach of the terms and conditions of this Indenture by the Lessee/Sub-Lessee, the Lessor will have the right to re-enter the demised dwelling unit after determining the Sub Lease. On re-entry to the demised dwelling unit, if it is occupied by any structure built in an un-authorized manner, by the Lessee/Sub-Lessee, the Lessor will remove the same at the expenses and cost of the Sub-Lessee. At the time of re-entry of the demised dwelling unit, the Lessor may re-allot the same to any other person.
27. That if the Sub-Lessee is found to have obtained the allotment, sub lease of the demised premises by any mis-representation/mis-statement or fraud, this Indenture may be cancelled and the possession of the demised premises may be taken over by the Lessor and the Lessee/Sub-Lessee, in such an event will not be entitled to claim any compensation/refund in respect thereof.
28. That all notices/letters, orders and other documents required under the terms of the sub-lease or under the Real Estate (Regulation & Development) Act, 2016, any rule or regulation made or directions issued there under shall be deemed to be duly served as provided under Section 43 of the Uttar Pradesh Urban Planning and Development Act, 1973/UP and Awas Vikas Act, 1965. The Provisions, Rules/Regulations of The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time), shall be applicable.
29. The Purchaser/Sub-Lessee undertakes and assures that he/she has received proper possession of the allotted flat to him/her and same has been constructed up to his/her full satisfaction. The Purchaser/Sub-Lessee has checked and inspected each & every item of the Flat and acknowledges that construction of the flat subject matter of this Sale Deed/Sub-Lease Indenture has been carried out to the satisfaction of the Sub-Lessee/Purchaser, as per the provisions of the Real Estate (Regulation & Development) Act, 2016 and he/she has also gone through the relevant provisions of Real Estate (Regulation & Development) Act, 2016 and rules framed there under and hereby records his/her full satisfaction in that regard.
30. That all clauses of the Parent Lease Agreement dated 25.02.2014 & 20.06.2014 executed by Parishad in favour of Lessee i.e. "M/s Prateek Realtor India Pvt.Ltd.", shall be applicable to this Indenture also. In case of any repugnancies of any provision of the Lease Agreement and this Sub Lease Indenture/Sale Deed, the provisions under former shall prevail.
31. That the Lessor shall have the right to recover the dues, if any, from the Lessee or their Successors as per rules, at the rate of interest, as per the terms and conditions laid in the Lease Agreement/Sub-Lease Indenture.

For UPAEV Parishad

For M/s Prateek Realtors India Pvt. Ltd.

Allottee(S)


सम्पत्ति प्रबन्धक
 उ०प्र० आवास एवं विकास परिषद्
 वसुन्धरा, ग्वाजियाबाद

Prateek Realtors India Pvt. Ltd.

Authorized Signatory


 Kankar

SCHEDULE OF DWELLING UNIT

Dwelling Unit No. **C14-1102** on **11th floor** at "**Grand Carnesia**" at Prateek Grand City constructed on Plot Nos. 04/BS-05 & 04/BS-01 in Siddharth Vihar Yojna in Ghaziabad of Uttar Pradesh Awas Evam Vikas Parishad, having Super Area of **1795 sq.ft.** i.e. **166.76 sq.mtrs.** & Built Up Area **1428 sq.ft.** i.e. **132.66 sq.mtr.**, comprising of **3Bedroom+1 Study Room +1 Dresser+Store/Puja +4 Toilets+Living Room+Dining Room+Kitchen with Dry Balconies** together with proportionate undivided impartible interest in land on sub-lease basis, as per enclosed plan, and bounded as follows:

East:
West: As Per Lease-Plan
South: Attached.
North:

In witness whereof, the Parties to the Indenture have put their respective signatures on this Indenture of transfer on the day, month & year first above written

Witnesses: -

1.

सत्यमि प्रबन्धक
3090 PARISHAD/LESSOR
Prateek Realtors India Pvt. Ltd.

2.

SELLERS/LESSEE/DEVELOPER

PURCHASER/SUB-LEASEE

3

Sunil Kumar S/o Sh.RamSewak
793, Subhash Nagar, Ghookna Ghaziabad

(Signature)

4.

Deepak Kumar S/O Anil kumar
R/O 810 Ghookna More Ghaziabad

(Signature)
(Signature)

Drafted by : **LUV GUPTA, ADVOCATE**, Ch.No.14, Tehsil Compound, First Lane, Main Road, Ghaziabad
(Contact. No.+91-9718239239, +91-9999953289
Land Line No. : 0120-4122457 & 0120-4254943

For **UPAEV Parishad**

For **M/s Prateek Realtors India Pvt. Ltd.**

Allottee(S)

Prateek Realtors India Pvt. Ltd.
(Signature)
Authorized Signatory

(Signature)
(Signature)

LUV GUPTA
ADVOCATE
14 TEHSIL COMPOUND GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

(Signature)

आवेदन सं०: 202300739024239

बही संख्या 1 जिल्द संख्या 9866 के पृष्ठ 195 से 246 तक क्रमांक 3087 पर दिनांक 27/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Archa

ऋचा पाण्डेय.

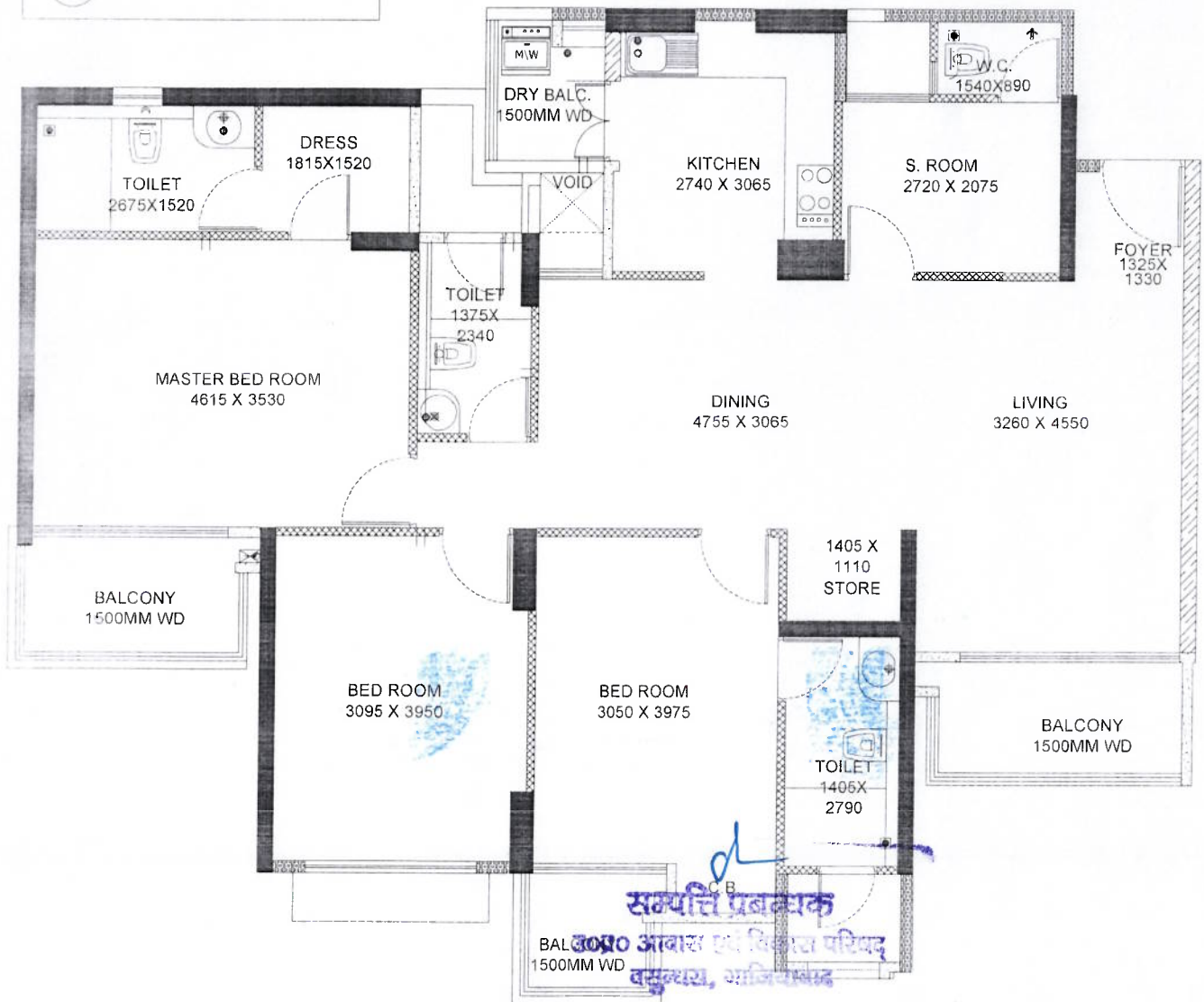
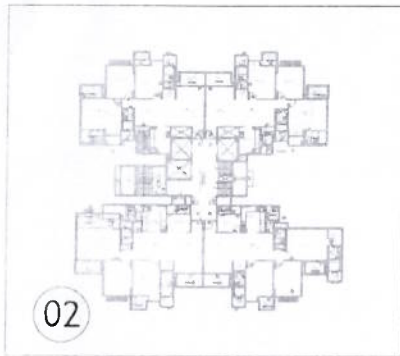
उप निबंधक : सदर पंचम

गाजियाबाद

27/03/2023



PRATEEK GRAND CITY
 AT PLOT NO. 4/ B.S.-01 & B.S.-05 SIDDARTH VIHAR NH-24 GHAZIABAD
 PLAN OF FLAT NO. 02, TOWER C14 (FLOOR)
 TOTAL AREA : SQFT 1795 BUILT UP AREA:SQFT 1428 CARPET AREA 1272



Builder: **Prateek Realtors India Pvt. Ltd.**

Allottee: *[Signature]*

[Signature]
 Authorised Signatory



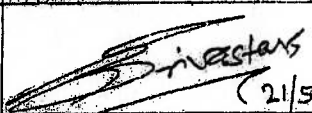
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRATEEK REALTORS INDIA PRIVATE LIMITED (COMPANY) HELD ON SATURDAY 21ST DAY OF MAY 2022 AT CORPORATE OFFICE OF THE COMPANY SITUATED AT PRATEEK PRO-MENAGE, A-42, SECTOR-67, NOIDA-201301 AT 10.00 A.M.

AUTHORISATION TO SIGN DOCUMENTS RELATED TO POSSESSION OF UNITS FOR PROJECT "PRATEEK GRAND CITY", LOCATED AT SIDDHARTH VIHAR, GHAZIABAD


"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorise Mr. Rajesh Kumar Srivastava, S/o. Shri. Brij Bihari Prasad R/s LIG- 168, housing colony, Dhanbad, Jharkhand-826001, Authorised Signatory of the Company to sign and execute the agreements/Settlement deeds/ documents related to the Possession of units for Company's Project "Prateek Grand City", located at Siddharth Vihar, Ghaziabad.

RESOLVED FURTHER THAT Mr. Rajesh Kumar Srivastava, Authorised Signatory of the Company be and is hereby authorised to do all such other act(s), matter(s), deed(s) and thing(s) as he thinks fit necessary, expedient and related or which are incidental or consequential in order to give effect to the above resolution(s).

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of any one of the Director of the Company."

Name	Signature
Mr. Rajesh Kumar Srivastava	 (21/5/2022)

CERTIFIED TRUE COPY
For Prateek Realtors India Private Limited


Prashant Kumar Tiwari
Director
DIN: 00024438
Date: 21.05.2022
Place: Noida

PRATEEK REALTORS INDIA PRIVATE LIMITED

Corporate Office: Prateek PRO-MENAGE, A-42, Sector - 67, Noida. | Tel: +91 120-2595555 | Fax: +91 120-2595544 | Email: info@prateekgroup.com
Head. Office: Plot No: 101-102, Himalaya Palace, 65 Vijay Block, Taxmi Nagar, G Block, Shakarpur, Delhi- 110092

REGD. NO: 1170101DL2009PTC197028



भारत सरकार
GOVERNMENT OF INDIA

पता:

S/O ब्रिज बिहारी प्रसाद,
एन आई जी-१६८, हीसिंग
कॉलोनी, धनबाद, धनबाद,
झारखण्ड - 826001

Address:

S/O Brij Bihari Prasad, LIG,
168 Housing Colony, Dhanbad,
Dhanbad,
Jharkhand - 826001

9149 9965 2128

मेरा आधार, मेरी पहचान



भारत सरकार
GOVERNMENT OF INDIA

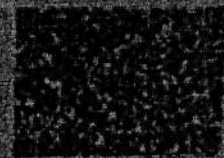


राजेश कुमार श्रीवास्तव

Rajesh Kumar Srivastava

जन्म तिथि/DOB: 25/08/1956

पुरुष / MALE



9149 9965 2128

मेरा आधार, मेरी पहचान

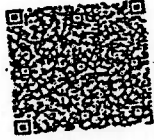


भारत सरकार
GOVERNMENT OF INDIA



शिशुपाल सिंह
Shishupal Singh

जन्म वर्ष / Year of Birth : 1963
पुरुष / Male



9620 9704 8344

आधार - आम आदमी का अधिकार



एन डी एल प्रमाण प्रधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O बाबू राम, १७बी/११४,
वसुंधरा, गाज़ियाबाद, उत्तर प्रदेश,
201012

Address: S/O Baboo Ram,
17B/114, vasundhara, Ghaziabad,
Uttar Pradesh, 201012

1947
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



Government of India



मोहित कुमार
Mohit Kumar
जन्म तिथि / DOB : 01/01/1988
पुल्ल / Male



9609 0089 4109

आधार - आम आदमी का अधिकार



भारतीय-गणराज्य-पहचान-प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: देवेन्दर राघव, 82/2, कैला
देहात -2, गाजियाबाद, गाजियाबाद,
उत्तर प्रदेश, 201001

Address:
S/O: Devender Raghav, 82/2,
Kalla Dehat-2, Ghaziabad,
Ghaziabad, Uttar Pradesh,
201001

9609 0089 4109

1847
18003001047

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ATBPS7841M



नाम / Name
GYANENDRA SINGH

पिता का नाम / Father's Name
GIRWAR SINGH

जन्म तिथि / Date of Birth
08/07/1970

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AKANKSHA KATIYAR
ASHOK KATIYAR

29/06/1984
Permanent Account Number
BLZPK1267Q



हस्ताक्षर / Signature

भारत सरकार
GOVERNMENT OF INDIA



ज्ञानेन्द्र सिंह
Gyanendra Singh
जन्म तिथि/ DOB: 08/07/1970
पुरुष / MALE

5166 3282 1964

भारत सरकार
GOVERNMENT OF INDIA



आकांक्षा सिंह
Akanksha Singh
जन्म तिथि/ DOB: 29/06/1984
महिला / FEMALE

3616 4763 3818

आधार-आम आदमी का अधिकार

Gyanendra Singh

Akanksha Singh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संबोधित: गिरिवर सिंह,
जरहरा, बरेल, बारा बंकी,
उत्तर प्रदेश - 225001

Address:
S/O: Giriwar Singh, Jarahara, Baral,
Bara Banki,
Uttar Pradesh - 225001

5166 3282 1964

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता:
अर्धांगिनी: ज्ञानेन्द्र सिंह, 78
जरहरा 1, बरेल, बारा बंकी,
उत्तर प्रदेश - 225001

Address:
W/O: Gyanendra Singh, 78 Jarahara
1, Baral, Bara Banki,
Uttar Pradesh - 225001

3616 4763 3818

Aadhaar-Aam Admi ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA



सुनील कुमार
Sunil Kumar
जन्म तिथि/DOB: 03/07/1989
पुंलिंग / MALE

2434 5888 7394

आधार-आम आदमी का अधिकार

Sunil Kumar

आधार-आम आदमी का अधिकार
Aadhaar - Aam Admi Ka Adhikar

भारत सरकार
GOVERNMENT OF INDIA

पता:
S/O रामसुंदर कुमार,
22P, सह बस्ती, धुकना,
गाज़ियाबाद, गाज़ियाबाद,
उत्तर प्रदेश - 201001

Address:
S/O Ramasundar Kumar, 22P, HAJ
BASTI, GHUKANA, Ghazabad,
Ghazabad,
Uttar Pradesh - 201001

2434 5888 7394

Aadhaar - Aam Admi Ka Adhikar



भारत सरकार
Ministry of Identification, Authority of India

नामांकन क्रम / Enrollment No 1418/10202/02087

To,
दीपक अग्रवाल
Deepak Agrawal
S/O: Anil Agrawal
HOUSE NO-810
GHOGKNA MODE SUBHASH NAGAR
Morti
Atr Nagia Ghaziabad Ghaziabad
Uttar Pradesh 201003
8285581913

Ref: 2 / 26S / 2745-2869TP



SE 1602423811



आपका आधार क्रमांक / Your Aadhaar No. :

4078 5650 8367

आधार - आम आदमी का अधिकार

Deepak



दीपक अग्रवाल
Deepak Agrawal
जन्म तिथि / DOB : 13/01/1993
पुरुष / Male



4078 5650 8367

आधार - आम आदमी का अधिकार