





## Calculation of Stamp Duty

<b>V Code</b>	:	<b>0130</b>
<b>Nature of Property</b>	:	Residential Floor
<b>Property Detail</b>	:	<b>First</b> Floor (Without Roof Rights) Situated at Plot No. <b>180</b> , Sector No. <b>1</b> , Aditya World City, Ghaziabad, U.P.
<b>Covered Area of Floor</b>	:	<b>102.649</b> Sq. Mtr.
<b>Plot Area</b>	:	<b>162</b> Sq. Mtr.
<b>Status of Road</b>	:	<b>12</b> Mtr. wide Road
<b>Two Side Road</b>	:	<b>No</b>
<b>Park Facing</b>	:	<b>No</b>
<b>Reserved Parking Facility</b>	:	No
<b>Govt. Circle Rate of Land</b>	:	<b>17,000/-</b> Per Sq. Mtr.
<b>Rebate as per Floor</b>	:	<b>40%</b>
<b>Net Rate of Land</b>	:	Rs. <b>10,200/-</b> Per Sq. Mtr.
<b>Govt. Circle Rate of Construction (First Class)</b>	:	Rs. <b>14,000/-</b> Per Sq. Mtr.
<b>Circle Rate Valuation</b>	:	Rs. <b>30,89,486/-</b> rounded off to Rs. <b>30,90,000/-</b>
<b>Total Sale Consideration</b>	:	Rs. <b>40,14,000/-</b>
<b>Stamp Duty</b>	:	Rs. <b>2,81,200/-</b>

For Agarwal Associates (Promoters) Ltd.

  
Authorised Signatory



आवेदन सं०: 202300739101902

विक्रय पत्र

बही सं०: 1

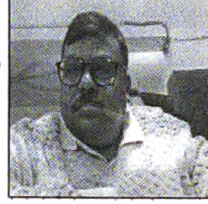
रजिस्ट्रेशन सं०: 13659

वर्ष: 2023

प्रतिफल- 4014000 स्टाम्प शुल्क- 281200 बाजारी मूल्य - 4014000 पंजीकरण शुल्क - 40150 प्रतिलिपिकरण शुल्क - 100 योग : 40250

श्री शरद कुमार चौधरी,  
पुत्र श्री रामजी चौधरी  
व्यवसाय: अन्य  
निवासी: हाउस नंबर 738/2/94बी रामानन्द नगर अल्लाहपुर इलाहाबाद

*Shardha Chaudhary*



ने यह लेखपत्र इस कार्यालय में दिनांक 29/12/2023 एवं 01:52:08 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Vandana Chaudhary*

वन्दना चौधरी  
उप निबंधक : सदर प्रथम

गाजियाबाद  
29/12/2023

*Anil Sharma*  
अनिल शर्मा  
निबंधक लिपिक  
29/12/2023

प्रिंट करें



**SALE DEED**

**STAMP DUTY @ 7% AS PER NOTIFICATION ORDER NO. S.V.K.N.-5-2756/11-2008-500(165)/2007, LUCKNOW DT. 30.06.2008 BY UTTAR PRADESH GOVERNMENT INSTITUTION FINANCE, TAX AND REGISTRATION ANUBHAG-5.**

THIS SALE DEED is executed at Ghaziabad on this 29 day of Dec., 2020 between:

**M/s AGARWAL ASSOCIATES (PROMOTERS) LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its Authorized Signatory, **Mr. Bir Singh Pundir** S/o Late Kundan Singh Pundir R/o 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, (Authorized Vide Authority Letter Dated 27/12/2023) (hereinafter referred to as the "VENDOR" or the "FIRST PARTY", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors and permitted assigns). **(PAN of Company-AAACA2789D)**

AND

**Mr. Sharad Kumar Chaudhary** S/o Mr. Ramji Chaudhary R/o House No. 738/2/94B, Near Labour Chauraha, Ramanand Nagar, Allahapur, Allahabad (U.P.)-211006, (Hereinafter referred to as the "VENDEE" or the "SECOND PARTY"), which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include his/her/their heirs, executors, permitted assignees, administrators, legal representatives, nominees and successors etc.). **(PAN-ABGPC5783M)**

For Agarwal Associates (Promoters) Ltd.

Authorized Signatory

Vendor

*Chaudhary*  
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Vendee

बही सं०: 1

रजिस्ट्रेशन सं०: 13659

वर्ष: 2023

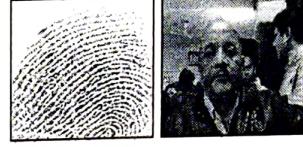
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री मैसर्स अग्रवाल एसोसिएट्स (प्रमोटर्स) लिमिटेड के द्वारा बीर सिंह पुंडीर,  
पुत्र श्री स्व० कुंदन सिंह पुंडीर

निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री शरद कुमार चौधरी, पुत्र श्री रामजी चौधरी

निवासी: हाउस नंबर 738/2/94बी रामानन्द नगर अल्लाहपुर इलाहाबाद

व्यवसाय: अन्य

*Chaudhary*



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री नरेश कुमार, पुत्र श्री सोहन पाल सिंह

निवासी: हाउस नंबर 64 ब्लाक एच सेक्टर 9 विजय नगर गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

*Nashy*



श्री राजीव कुमार चौहान, पुत्र श्री आर० एस० चौहान

निवासी: मकान न० 102/डी 12 परिवार अपार्टमेंट सदरपुर गोविन्द विहार  
गाज़ियाबाद

व्यवसाय: अन्य

*Rajiv*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Wandana*

वन्दना चौधरी  
उप निबंधक : सदर प्रथम  
गाज़ियाबाद  
29/12/2023

अनिल शर्मा  
निबंधक लिपिक गाज़ियाबाद  
29/12/2023

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





And Whereas the VENDOR got the Building Plans approved from the GDA vide sanction letter bearing no. **904/Zone-5/2012-13** dated **26.02.2013** to construct 3 Floors viz. Ground Floor, First Floor and Second Floor on the Said Plot.

And Whereas the VENDEE has approached the VENDOR to purchase the **First Floor, without roof rights** (here-in-after referred to as "Said Floor") out of the above said floors constructed on the Said Plot and the VENDOR has agreed to sell the Said Floor (specifically described in the attached Plan of Built Up Said Floor) to the VENDEE, on the agreed terms and conditions recorded here-in-after.

AND WHEREAS, the VENDOR and the VENDEE herein unequivocally and specifically agree and confirm that the terms and conditions of this Sale Deed shall supersede and would have an overriding effect on the terms and conditions contained in all previously executed documents, if they are in confliction or repugnant or contrary to the terms and conditions recorded in the present sale deed and the covenants of this Sale Deed as such shall be final and binding on both the parties for all legal purposes.

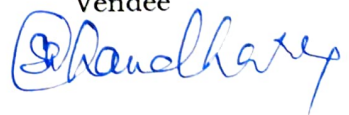
For Agarwal Associates (Promoters) Ltd.

Authorized Signatory

Vendor

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Vendee





AND WHEREAS the VENDEE confirms his satisfaction regarding the built-up floor being sold to him/her in all respect including but not limited to the ownership of the VENDOR, external development, quality, design and nature of construction, fittings and fixtures, surroundings etc. and that he/she shall not raise any sort of objection in the future in this regard.

AND WHEREAS the VENDOR assures the VENDEE that the Said Floor is free from any prior sale, gifts, litigation, disputes, stay orders, attachments, notifications and acquisitions.

AND WHEREAS the VENDEE has already inspected all the relevant documents concerning the Said Floor/Said Plot and also verified the title and competence of the VENDOR to sell the Said Floor to the VENDEE.

AND WHEREAS the VENDEE hereby acknowledges that he/she has also enquired from his/her own resources without influenced by any plans, brochures, advertisements, representations, warranties, statements or estimates of any nature whatsoever relating to description or physical condition of the Said Floor and on his own accord and discretion decided to execute this Sale Deed in respect of the Said Floor, after arranging the requisite stamp papers and the Vendor, inter alia, at the request of the VENDEE is executing the present sale deed.



Pooja Chauhan  
Deed Writer  
Chamber No. 177  
Tehsil Compound Ghaziabad

For Agencal Associates (promoters) Ltd.

Vendor

Authorized Signatory



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Vendee

*Sehandhary*

**NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:**

1. That the VENDOR has agreed to sell and the VENDEE has agreed to purchase the Said Floor without roof rights along with undivided proportionate share in the Said Plot, where upon the Said Floor is built up for a sale consideration of Rs. **40,14,000/-**(Rupees **Forty Lakh Fourteen Thousand Only**).

The Sale Consideration of the **said floor** has been received as under:

Receipt Date	Receipt No.	Mode of Payment (With Date)	Drawn On	Amount (In Rs.)
16.10.2023	34401	NEFT No. PUNBH23259191530 Dated : 16.09.2023	Punjab National bank	51000.00
16.10.2023	34402	RTGS No. PUNBR52023100419611876 Dated : 04.10.2023	Punjab National bank	200000.00
16.10.2023	34403	RTGS No. PUNBR52023100519667426 Dated : 05.10.2023	Punjab National bank	200000.00
16.10.2023	34404	NEFT No. PUNBH23279033435 Dated : 06.10.2023	Punjab National bank	165534.00
12.10.2023	34661	RTGS No. PUNBR52023121112064352 Dated : 11.12.2023	Punjab National bank	2700000.00
22.12.2023	34663	RTGS No. HDCFR52023122063994709 Dated : 20.12.2023	HDFC Bank	697466.00
			Total	4014000.00

For Agarwal Associates (Promoters) Ltd.

Authorized Signatory

Vendor

Paresh Chaudhary

Deed Writer

Member No. 6  
Fehsil Compound Ghaziabad

Vendee

*(Signature)*

Details of the Said Floor is as under:

<b>Floor</b>	<b>Plot No.</b>	<b>Plot Area (Sq. Mtr.)</b>	<b>Sector No.</b>	<b>Sale Consideration (In Rs.)</b>
<b>First</b>	<b>180</b>	<b>162</b>	<b>1</b>	<b>40,14,000/-</b>

Note : 1 Sq. Mtr. = 1.195 Sq. Yards

The VENDEE has paid the sale consideration to the VENDOR and the VENDOR had issued the receipts thereof and hereby acknowledges the same. Thus, the VENDOR hereby sells, transfers and conveys absolutely unto the VENDEE, the above said built up Floor under sale together with the proportionate ownership rights in the land underneath the Said Plot, whereupon the Said Floor is situated.

2. That the VENDEE has obtained Electricity Connection from the Vendor's Nominated Agency for the Said Floor and said built up floor is also provided with other civic facilities. However, the regular electricity, sewer, maintenance charges etc. shall be borne and payable from time to time by the VENDEE to the service providing agency nominated by the VENDOR together with the applicable taxes etc.

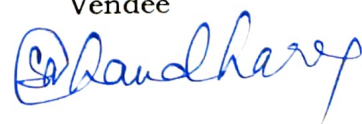
For Agarwal Associates (Promoters) Ltd.

  
Authorized Signatory

Vendor

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Vendee



3. That this sale deed is confined to sale of the Said Floor and all other floors / flats / plots / saleable units / areas / open land(s)/facilities etc. in the surrounding areas of the Said Floor are specifically excluded from the scope and definition of the Said Floor sold under these presents. The VENDEE shall not be entitled to derive any kind of benefits/rights, title or interest, etc., in any form or manner whatsoever, in facilities/common areas, except those are specifically provided herein.
4. That the Stamp Duty and Registration Charges applicable to the present Sale Deed have been paid by the VENDEE and the VENDEE shall be solely responsible and liable for any further charges, demands, deficit stamp duty, liabilities, penalties or any other consequence on that account in exclusion to the VENDOR.
5. That the VENDEE undertakes to pay all requisite Charges/Cess/Property Tax or any other taxes etc. in respect of the Said Floor levied by Central or State Government, Ghaziabad Development Authority and Municipal/Civic Authorities including but not limited to Service Tax/VAT/GST, as the case may be.
6. That if due to any subsequent change in legislation/ Government order, directives, guidelines, Building byelaws or

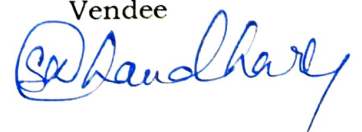
For Agarwal Associates (Promoters) Ltd.

Authorized Signatory

Vendor

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Vendee



change/amendments, any additional measures or any other facilities /equipments/machinery are required to be installed, undertaken or provided concerning the Said Floor or the Said Plot, the VENDEE as well as the other occupants would be solely/jointly and/or severally liable for the same at their own costs, initiatives and expenses. However, in the event, any such liability is fastened on the VENDOR for any reasons or by operation of any Law or Rules, the same shall be reimbursed by the VENDEE within 15 days of receipt of appropriate demand Notice or intimation from the VENDOR in that regard on pro rata basis, as may be determined by the VENDOR.

7. That the VENDEE has compared and got examined the existing construction of the Said Floor with the sanctioned/compounded plan in respect of the Said Floor and found the same in order. The VENDEE has also physically visited the site from time to time and, as such is aware of the facilities available in respect of the said floor. Upon being satisfied, the VENDEE hereby accord his satisfaction to the same. The VENDEE has taken the possession thereof and further undertakes not to dispute this position at any subsequent stage as the VENDEE has purchased the Said Floor on 'as is where is basis'.
8. That the VENDEE has also clearly understood that the aforesaid floor is constructed on an independent plot consisting of Ground Floor, First Floor and Second Floor only as per sanctioned plan/compounding plan of the Said Plot. Under the provisions of By-Laws no. 2.1.8 and 3.1.8 framed under Section 15A of UP Urban Planning & Development Act, 1973, the Said Plot is exempted from the requirement of

For Agarwal Associates (Promoters) Ltd.

Vendor

Authorized Signatory

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Vendee

S. Chandhary

obtaining completion certificate, however the plan of the Said Plot stands already compounded vide letter bearing no. **384/Pravartan Khand (Zone-5)/2014** dated **18.02.2015** issued by the Ghaziabad Development Authority.

9. That upon execution of this Sale Deed, the VENDEE hereby agrees and undertakes not to create any obstruction or hindrance in the ongoing or subsequent construction being carried on or to be carried on by the Vendor/Vendor's Assignee or its nominee or transferee, on any area outside the building, wherein the Said Floor is situated.
10. That, the VENDEE will be entitled to sell the Said Floor as per his choice in accordance with the applicable laws only and after obtaining NOC from the Service Providing Agencies.
11. That the VENDEE and the VENDOR both have agreed and declare that the Said Floor sold under these present being one earmarked Floor situated on an independent plot of land having independent entry and exit consisting of three Floors i.e. Ground, First and Second Floor. The building plan of the said individual plot comprising of the above three floors have been independently approved by the Competent Authority and the said building plan has nothing to do with any other area outside the said independent plot.
12. That the Said Floor is restricted to residential use and the VENDEE is bound to use the Said Floor for the purpose intended. The VENDEE shall not use the Said Floor or permit it to be used for purpose other than residential.

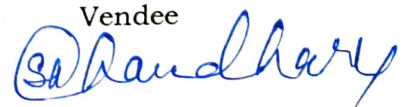
For Agarwal Associates (Promoters) Ltd.

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Vendor

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Vendee



13. That it shall be the sole obligation of the VENDEE to get his/her respective floor comprehensively insured against fire, earthquake, riots and civil commotion, militant acts, etc at his/her own initiative, cost and expenses. The VENDEE also unequivocally agrees and undertakes that he/she shall be using the Said Floor in coordination with the owners/residents of the other floors situated at the Said Plot in which the Said Floor is situated and would also be responsible for day to day upkeep and periodic maintenance of the common areas of the building wherein the Said Floor is situated and share the expenses incurred thereon with other owners. The VENDEE will not store/dump any material in the front set back open area of the Said Plot and the VENDEE will not enclose this area by putting up any obstacles/jalli/grill or by erecting wall etc. as this area will be used for common unreserved parking purposes.

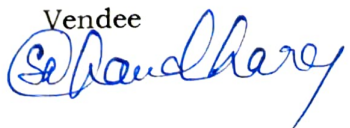
14. That the electricity supply to the area is already available, wherein the Said Floor is situated. It is clarified and accepted by both the parties hereto that VENDEE may arrange power back up for the Said Floor at his/her own initiatives, costs and expenses, as permitted under the Law, if he/she so desire.

15. That the VENDEE shall be henceforth responsible and liable to pay, the charges regularly to the Service Providing Agency(ies)/Government Agency(ies) for civic facilities & amenities available in and/or around the Said Floor and for Maintenance Services being provided by the Service Providing Agency(ies)/Government Agency(ies) around the Said Plot at the rates fixed by the said Service Providing Agency(ies)/Government Agency(ies), as the case may be, from

For Agarwal Associates (Promoters) Ltd.

Vendor  Authorized Signatory

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Vendee  


time to time. The VENDEE is aware that the said civic facilities/amenities/services as provided by the said agencies are based upon the supply made available by the Government Agency(ies) or otherwise available at the site.

16. That it has been agreed among the parties that the segregation & safely disposal of the household waste/garbage/unwanted material/byproducts/ out of the use products, generated from the use and occupation of the Said Floor on day to day basis up to the depots/bins, shall be the exclusive responsibility of the VENDEE at his/her own efforts and expenses. However, the VENDEE shall not dispose off any hazardous/prohibited material in the garbage bin/depots such as battery, battery water & components, explosives material and also remained bound by the Government Rules & Notifications in that regard.

17. The VENDEE and VENDOR have further agreed that the Interest Free Maintenance Security lying with the VENDOR/its Maintenance Agency shall be retained by the VENDOR/ its Maintenance Agency to ensure timely payment of the maintenance charges by the VENDEE/subsequent buyers of the Said Floor. In addition, if the recurring maintenance charges are not paid by the VENDEE within the stipulated period for two consecutive months, in that eventuality, the VENDOR/its Maintenance Agency would have a right to recover the overdue charges together with interest @ State Bank of India Prime Lending Rate (SBI PLR) Plus 2% per annum (rate applicable at the time of payment of interest) on delayed amount as well as the deficit amount of IFMS from the VENDEE or his/her successor through the process of Law with litigation expenses and the VENDOR/its Maintenance Agency

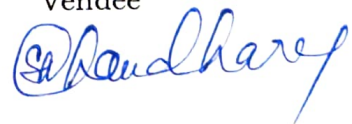
For Agarwal Associates (Promoters) Ltd.

Vendor

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Vendee





would have the first charge over the Said Floor to the extent of such overdue amount.

18. That all letters, circulars and notices issued by the VENDOR shall be dispatched to the VENDEE at the address of the Said Floor through courier/speed post/registered post/by hand and the proof of dispatch shall be the sufficient evidence of service on the VENDEE and shall fully and effectually discharge the VENDOR from the burden. However, the VENDEE shall send all correspondence, notices, etc. to the VENDOR at the Registered Office of the VENDOR through Regd. Post/by hand.
19. That the VENDOR shall have the right to recover any increased amount of compensation/ cost payable to the Ghaziabad Development Authority or any other authorities and/or farmers/ land owners in future on account of decisions of the competent courts/ tribunals/government for the land acquired/resumed and transferred to the VENDOR by the Ghaziabad Development Authority or any other authorities or purchased by the developer from farmers and the same shall be recoverable from the VENDEE on pro-rata basis as and when intimated to them. This amount shall also include the cost of litigation incurred by the VENDOR and/or the Ghaziabad Development Authority.
20. That in case of any major city level infrastructure charges (such as embankment, ring road, flyover, metro, etc. is provided by the Ghaziabad Development Authority, U.P. State Electricity Board or any other authority(ies) of the State Government/Central Government, consequent to which the Said Plot/Floor will be directly or indirectly benefited) are

For Agarwal Associates (Promoters) Ltd.

Vendor

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Vendee


S. Pandey

levied on the VENDOR, the VENDEE shall pay/reimburse on demand, the proportionate charges of such infrastructure on pro-rata basis to the VENDOR, if so imposed by the competent Government Authority, as and when called upon by the VENDOR as both the parties hereto agree that the Said built up Floor is sold on the basis of prevailing negotiated price only and without considering the future liabilities in respect of the Said Floor.

21. That both the parties shall abide by all laws, bylaws, rules and regulations of the Ghaziabad Development Authority/ local bodies and the law of the land, as may be applicable to the respective party and the concerned party shall also be responsible for all deviations, violations or breach of any of the conditions of prevailing laws, bylaws, rules and regulations.
22. That both the parties have executed this Sale Deed after having acquired full knowledge of all the laws and notifications and rules applicable to the Said Floor and the area.
23. That the VENDEE hereby indemnifies and hold harmless the VENDOR against all or any losses suffered or likely to be suffered by the VENDOR due to illegal act or omission of the VENDEE or the occupant of the Said Floor, which is forbidden in Law or otherwise attracts penal provisions of Law or creates any civil liability qua the third parties or effects the legal rights of the VENDOR in any manner.
24. That the VENDEE will enjoy the Said Floor in peace and harmony with the occupants/owners of the other floors built up on the Said Plot and other areas.

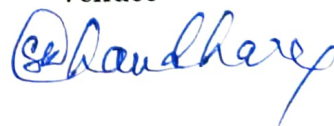
For Agarwal Associates (Promoters) Ltd.

Vendor

  
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25. That VENDEE has understood and agrees that inaction on the part of the VENDOR to enforce at any time or for any period or time, the provisions hereof shall not be construed to be waiver of any provision or right thereof to enforce each and every provision in general.

26. That if any provision of this Sale Deed shall be determined to be void or unenforceable under applicable laws, such a provision shall be deemed to have been amended or deleted in so far as reasonably consistent with the purpose of this Sale Deed and to the extent necessary to conform to applicable law but this Sale Deed with remaining provisions shall still remain valid, binding and enforceable.

27. That both the parties hereby declare that they have no claim of whatsoever nature against each other upon execution of this sale deed, except as envisaged in the present Sale Deed.

28. That any dispute arising out of this Sale Deed, the construction of any provision of this Sale Deed or the rights, duties, obligations or liabilities of the parties hereto, shall be referred to the decision of a Sole Arbitrator, to be appointed by the Managing Director/ any of the directors of the Vendor. The arbitration proceedings shall be governed by the prevailing rules and provision of Arbitration and Conciliation Act, 1996 including any amendment/modification thereof. The venue of arbitration shall be at Delhi only and the award of the Arbitrator shall be rendered in English language. The award of the arbitrator shall be final and binding on the Parties. The

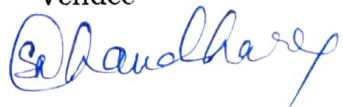
For Agarwal Associates (Promoters) Ltd.

Vendor

  
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Vendee



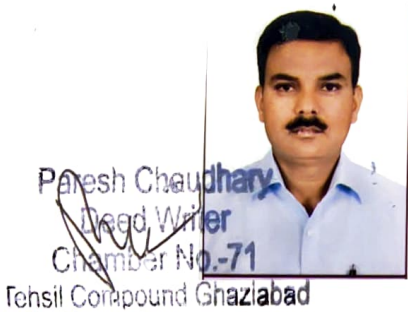


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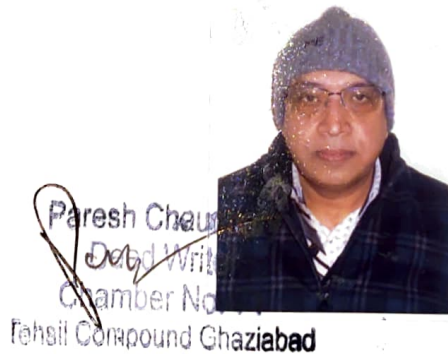
VENDOR and the VENDEE will continue to perform such of their respective obligations even during the arbitration proceedings that do not relate to the subject matter of the dispute, without prejudice to the final determination thereof.

29. That both of the parties have executed the present sale deed out of their own free will, volition and without any coercion, undue pressure, force or influence from any corner and also obtained independent legal advice regarding the covenants, their legal rights and liabilities, terms and conditions of this Sale Deed agreed upon and also understood the same prior to executing the present sale deed.

**IN WITNESSES WHEREOF, ALL THE PARTIES HAVE PUT HEREIN THEIR RESPECTIVE HANDS ON THIS SALE DEED IN PRESENCE OF THE FOLLOWING: -**



**PHOTO WITNESS-1**



**PHOTO WITNESS-2**

For Agarwal Associates (Promoters) Ltd.

*[Signature]*  
Authorised Signatory

Vendor

*[Signature]* 16

Vendee



For Agarwal Associates (Promoters) Ltd.  
**VENDOR**  
Authorized Signatory

*Chaudhary*  
**VENDEE**

**WITNESSES:**

*Nishu*  
1. NIARESH KUMAR  
S/o. SH. SOHAN PAL SINGH  
HOUSE NO - 64 BLOCK - H.  
SECTOR - 9, VIJAYNAGAR, GHAZIABAD

2. *Rajeev*  
Rajeev Kumar Chauhan  
S/o Sh. R. S. Chauhan  
102/D12, Parivar Apartment  
Sadarpur Road.  
Gorind Vihar, Gorind Puram, Ghaziabad.

**DRAFTED BY :-**

**SHYAMVIR SINGH ADVOCATE** (Regn. No. D-1046/2001)/**PARESH CHAUDHARY DEED WRITER** (License No. 328/2022) Chamber No-71, Tehsil Compound Ghaziabad. Mobile No.09810331874

For Agarwal Associates (Promoters) Ltd.

*Chaudhary*  
Authorized Signatory  
Vendor

*Chaudhary*  
Paresh Chaudhary  
Deed Writer  
Chamber No.-71  
Tehsil Compound Ghaziabad  
Vendee