



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh



₹4,88,000

e-Stamp

Certificate No.	: IN-UP37680061207410U
Certificate Issued Date	: 08-Jul-2022 02:54 PM
Account Reference	: NEWIMPACC (SV)/ up14418104/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1441810467228863867342U
Purchased by	: P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
Description of Document	: Article 23 Conveyance
Property Description	: PLOT SITUATED AT AACRANIA GREENS NEAR RAMPUR ROAD MORADABAD
Consideration Price (Rs.)	:
First Party	: P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
Second Party	: MOHD ZULKARNAIN ALAM SO MOHD RAZA AND OTHER
Stamp Duty Paid By	: P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
Stamp Duty Amount(Rs.)	: 4,88,000 (Four Lakh Eighty Eight Thousand only)

Photo



VERIFIED BY

LOCKED BY

Please write or type below this line

Parish

Md. Elgama...

Parish

JD 0004586066

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.ahclstamp.com or using e-Stamp Mobile App of Shook Holding. 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.



सत्यमेव जयते

INDIA NON JUDICIAL

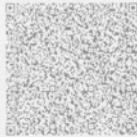
Government of Uttar Pradesh



11.7.2022

e-Stamp

Certificate No. : IN-UP38496048732385U
 Certificate Issued Date : 11-Jul-2022 11:33 AM
 Account Reference : NEWIMPACC (SV)/ up14418104/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1441810469042070634381U
 Purchased by : P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
 Description of Document : Article 23 Conveyance
 Property Description : PLOT SITUATED AT AACRANIA GREENA NAER RAMPUR ROAD MORADABAD
 Consideration Price (Rs.) :
 First Party : P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
 Second Party : MOHD ZULKARNAIN ALAM SO MOHD RAZA AND OTHER
 Stamp Duty Paid By : P S P HOSPITALITY PVT LTD TH PARITOSH MITTAL
 Stamp Duty Amount(Rs.) : 23,000
 (Twenty Three Thousand only)



VERIFIED BY *[Signature]*

LOCKED BY *[Signature]*

Please write or type below this line

[Signature]

[Signature]

[Signature]

JD 0004586069

Statutory Alert.

1. The authenticity of this Stamp Certificate should be verified at www.etruststamp.com or using e-Stamp Mobile App or Shodh. Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The mode of checking the legitimacy is on the user's of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



सी०ओपी० नं०-016952/2018 कै०नं०-10
जिला जज कोर्ट के सामने मुरादाबाद

3



सी०ओपी० नं०-016952/2018 कै०नं०-10
जिला जज कोर्ट के सामने मुरादाबाद

SALE DEED

Valuation as per Circle Rate Rs. 69,70,000/-
Consideration Value Rs. 73,00,000/-
Stamp Duty Rs. 5,11,000/-

This sale Deed is Made and executed at Moradabad on the 11th July 2022.

By

M/S PSP Hospitality Pvt. Ltd. (PAN ON. AAHCP31921L), G-26, Gate No. 1 SFS Flats, Mall Apartment Mall Road, Delhi-110054 through its Director Shri Paritosh Mittal S/o Shri Sanjay Kumar Mittal R/o R-13/19 Rajnagar Ghaziabad-201002 U.P. A Company incorporated and registered in India under in provisions of the companies Act 1956 having its registered Office at G-26, Gate No. 1 SFS Flats, Mall Apartment Mall Road, Delhi-110054 hereinafter individually referred to as "developer" (Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean its successors in title and assigns) **(First Party)**

IN FAVOUR OF

MOHD. ZULQARNAIN ALAM S/o Shri Mohd Raza R/o B-671 Near Police Chouki, Lajpat Nagar, Moradabad & SMT. ASMA SULTANA D/O Shri Mohd. Asad R/o Lal Masjid Road, Near Lal Masjid, Bada Shah Safa Moradabad. (here in after referred to as the Buyer/Buyers(Which expression shall where the context so admits, include her successors in interest, successors in office, legal

Paritosh



Mohd Zulfarnain Alam



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representatives, administrators and assigns etc) of the **(Second Party)**.

WHEREAS

The Seller Company PSP Hospitality Pvt. Ltd. Got Sanction and Powers to sell through sanctioned Map from Moradabad Development Authority, Moradabad with sanctioned Map No. BF/K/VC/297/2014-15 dated 06-08-2015. The land in and around village Bhensia, Yakutpur, & Got Tehsil & District Moradabad (U.P) in consultation of the Developer for development of a residential colony to be known as "AARCADIA GREENS" Near Rampur Road, Moradabad (hereinafter referred to "the colony"). After the sanction and receipt of the appropriate permissions from the Moradabad Development Authority (hereinafter referred to as MDA) and other Government Authorities.

Under the terms of Development Agreement and in consortium of the development of the colony at its cost and expenditure and pursuant to the understanding between the Developer, Developer is fully entitled to sell, to execute to sale deed/other documents of title and to get the same registered in favour of the buyer/buyers and also to receive and to realize the sale proceed. The Seller had acquiesced with no objection to mode and manner of payment by the buyer to the co-seller. On the application of allotment of plot by Buyer/Buyers residential plot (hereinafter to as "the Plot" bearing Plot No. 55 measuring to 704-00 s.q. meter as per mention in MAP is situated in Village Bhensia, Tehsil & Distt. Moradabad) in the said colony known as AARCADIA GREENS, Near Rampur Road, Moradabad U.P. was allotted to the the Buyer/Buyers for as sale consideration of Rs. 73,00,000/- (Rupees Seventy Three Lakh Only) on the terms and conditions situated in the said Agreement.

Now The PSP Hospitality Pvt. Ltd. After the development, has agreed to sell and the Buyer has agreed to purchase the said Plot Free from

Fauzi



Mohd. Iqbal Khan



Prakash



all encumbrances, Lines lispens, Charge, Claims, Demands, Actions, Attachment, Trust Prior agreements for consideration as aforesaid to the terms and conditions as appearing hereinafter.

NOW, THEREFORE, THIS DEED OF SALE WITNESS AS FOLLOWS :-

- 1- That in Pursuance of the aforesaid allotment and in consideration of the said sum of Rs. 73,00,000/- (Rupees Seventy Three Lakh Only) being the entire sale consideration paid by the Buyer/Buyers to the Developer, the receipt of which Developer do hereby admit and acknowledge. The sellers do hereby transfer convey and assign by way of sale unto the Buyer/Buyers all that piece of residential plot, Plot No. 55 measuring to 704-00 s.q. Meter forming part of the approval layout plan of the said colony known as "AARCADIA GREENS, Near Rampur Road Moradabad (U.P.) and more particularly described in the Schedule her underwritten together with all rights, liberties, privileges, easements necessary for the enjoyment of the said plot together with all right and appurtenances absolutely and forever.
- 2- That Buyer/Buyers has/have further agreed to pay any additional charges which may be levied by any Governmental of Local Authority for the provision at external and/of peripheral services and attributes to the said plot from the date of allotment.
- 3- That the sellers and Developer (Known as PSP Hospitality Pvt. Ltd.) have handed over actual physical possession of the said plot of land to Buyer/Buyers.
- 4- That the taxes whether levied or payable by the authorities concerned in respect of the said plot from the date of allotment shall be payable and paid by the Buyer/Buyers.
- 5- That the Buyer/Buyers shall abide by the laws by laws rules and regulations of this Government/Local Authorities tax relating to the colony and the said plot.

Fauz



Mohd. Iqbal Khan

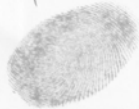


Reetika



- 6- That the operation and facility management/maintenances of the colony shall be done by the sellers/Developer of their nominee for a period till taking over of the services by Municipal Authorities/Government Agencies. Water line, sewerage and electricity facilities shall be provided by the seller/Developers in the "AARCADIA GREENS, Moradabad.
- 7- That all expenses, charges etc. including the Stamp duty for the registration of the deed or in relation to the plot have been borne and paid by the Seller.
- 8- That the agreed price of plot does not include the "periodic Maintenance & Upkeep Costs "for which the Buyer agrees to enter into a separate maintenance Agreement. The operation and maintenance of various value added services and facilities, like but not limited to Provision of electricity, Water security, horticulture and landscaping etc. in the said "AARCADIA GREEN" Moradabad shall be managed by the maintenance Agency to be appointed by the Seller, (hereinafter referred to as the Maintenance Agency" till such time the same here handed over to the Association of the Purchases(s) agree to abide by the terms and conditions of the maintenance Agreement and agrees to make the Periodic Maintenance Charges a per the Maintenance Agreement.
- 9- That all terms of allotment/the plot buyer agreement which were not incorporated in this deed, they shall be form part an parcel of this deed. Further south side road is now made 12-00 Meter wide which earlier was 9-00 meter wide to give the access near by colony and purchaser has no objection for giving the approach.
- 10- The said deed is being presented for registration by M/s PSP Hospitality Pvt. Ltd. G-26 Gate No. 01 SFS Flats, Mall Apartment, Mall Road, Delhi-110054 in a capacity of its Director/Authorized signatory for the seller. The Lay-out of AARCAIDA GREENS approved by M.D.A. under Flat NO. BF/K/VC/297/2014-15 and dispatched No.

Ranbir



Mol. 2. legu. Aka.



Beelone



आवेदन सं०: 202200719029458

बही सं०: 1

रजिस्ट्रेशन सं०: 14930

वर्ष: 2022

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

श्री पी०एस०पी० हसस्पिटलिटी प्राईवेट लिमिटेड दिल्ली
के द्वारा परितोष मितल , पुत्र श्री संजय कुमार मितल

निवासी: 13/19 राजनगर गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री मौहम्मद जुल्करनैन आलम, पुत्र श्री मौहम्मद रजा

निवासी: बी 671 नियर पुलिस चौकी लाजपतनगर
मुरादाबाद

व्यवसाय: अन्य

क्रेता: 2



श्रीमती असमा सुल्तान, पुत्री श्री मौहम्मद असद

निवासी: लाल मस्जिद नियर लाल मस्जिद , बाडा
शाह सफा मुरादाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1



श्री मोहम्मद असद , पुत्र श्री अब्दुल हमीद

निवासी: लाल मस्जिद मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



142 on 06-08-2015. The Valuation of the plot according to the rate list issued by District Collector Moradabad, worth out of Rs. 69,70,000/- (Rupees Sixty Nine Lakh Seventy Thousand Only) According to the Circle Rate of Rs. 9,000/- per Sq. Mts. Because two side Road as one side 9-00 meter road and another side 12-00 meter road plot of Rs. 9,900/-per sq. mtr. Page No. 36 V-Code No 1177 this way the valuation of Plot measuring 704-00 s.q. mts. Is 69,70,000/- But the buy Value of the plot is 73,00,000/- Lakh so the Stamp Duty @ 7% is Rs. 5,11,000/- as on sale deed paid by First Party accordingly by Rs. 4,88,000/- E-Stamp No. IN-UP37680061207410U Date 08-07-2022. And Rs. 23,000/- E-Stamp No. IN-UP38496048762385U Date 11-07-2022. The Photo of Parties attested by FARMAN ALI ADVOCATE on behalf of Witnesses. No Commercial Activities are going on around 50 meter under sale plot & under sale plot is about 400 meter away from main road Rampur Road. And Stamp Duty is paid by First Party for sale Deed beyond there Agreement.

SCHEDULE OF PLOT

All that piece and parcel of Plot No. 55 measuring to 704-00 s.q. meter situated in (Village Bhensia, Yakutpur & Got Tehsil & Distt. Moradabad) in the residential colony known as AARCAIDA GREENS. Near Rampur Road Moradabad (U.P.) bounded as under and measurements as per attached map:-

East	-	Plot No. 54
West	-	Plot NO. 56
North	-	Road 9-00 Meter Wide
South	-	Road 12-00 Meter Wide

Farman


Mohd. Iqbal


Qulqane


श्री मोहम्मद रजा , पुत्र श्री मौला वखश

निवासी: लाजपतनगर मुरादाबाद

व्यवसाय: अन्य

Mohd Raza



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

तेज सिंह यादव
उप निबंधक : सदर प्रथम
मुरादाबाद
11/07/2022

कल्पित कुमार ..
निबंधक लिपिक मुरादाबाद
11/07/2022

प्रिंट करें



SCHEDULE OF PAYMENT

Total Rs. 73,00,000/- (Rupees Seventy Three Lakh Only) Received by below manner.

DT	NEFT	AMOUNT
12-06-2022	CH. No. 306326	5,00,000
12-06-2022	CH. No. 232425	5,00,000
08-07-2022	RTGS UTR NO. SBIN422189500354	5,00,000
11-07-2022	TH. RTGS SBI MORADABAD	58,00,000
TOTAL		73,00,000

Tanvir



Md Zilga Alau...



Rezaul Karim



आवेदन सं०: 202200719029458

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 14930

वर्ष: 2022

प्रतिफल- 6970000 स्टाम्प शुल्क- 511000 बाजारी मूल्य - 7300000 पंजीकरण शुल्क - 73000 प्रतिनिधिकरण शुल्क - 60 योग : 73060

श्री मोहम्मद जुल्करनैन आलम ,
पुत्र श्री मोहम्मद रजा
व्यवसाय : अन्य
निवासी: वी 671 नियर पुलिस चौकी लाजपतनगर मुरादाबाद

Md Zulqarnain Alam



ने यह लेखपत्र इस कार्यालय में दिनांक 11/07/2022 एवं 03:26:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रींट करें

By
तेज सिंह यदिय
उप निबंधक :सदर प्रथम
मुरादाबाद
11/07/2022

कल्पित कुमार ..
निबंधक लिपिक
11/07/2022

IN WITNESS EHEREOF the sellers/Developers have signed this deed us under:-

Fauzish


Sellers/Developer
(Director/auth. Signatory)
PSP Hospitality Pvt. Ltd.

Md. Zulqarnain Khan

Buyer/Buyers

Beetane


WITNESS
1-Mohd. Asad
R/o Shri Abdul Hamid
R/o Lal Masjid Moradabad

Mohd Asad

2-Mohammad Raza
S/o Maula Baksh
R/o Lalpat Nagar Moradabd

Mohd Raza

Drafted & photo of parties attested by FARMAN ALI ADVOCATE on this instruction of executants and typed by Ankit.



सौ.आपी० नं०-016952/2018 वैनं०-10
जिला जज कोर्ट के सामने मुरादाबाद

फरमान अली
Farmans Ali
सौ.आपी० नं०-016952/2018 वैनं०-10
जिला जज कोर्ट के सामने मुरादाबाद

आवेदन सं०: 202200719029458

बही संख्या 1 जिल्द संख्या 18057 के पृष्ठ 337 से 348 तक
क्रमांक 14930 पर दिनांक 11/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

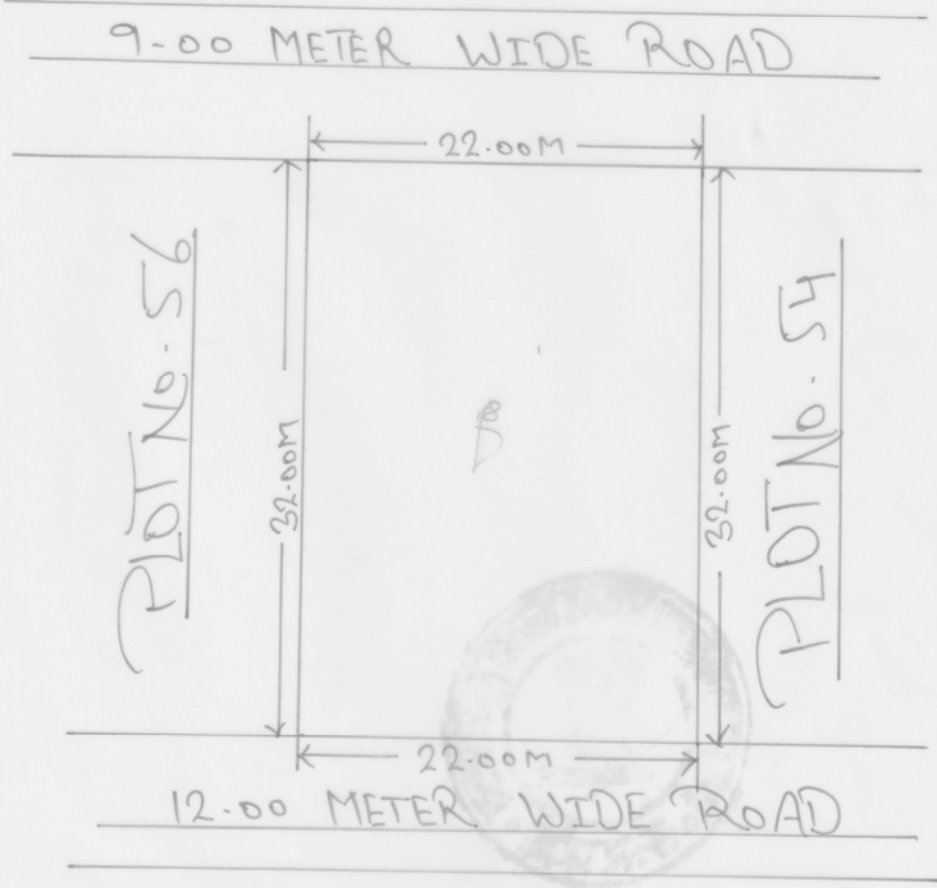
तेज सिंह यादव
उप निबंधक : सदर प्रथम
मुरादाबाद
11/07/2022



N

REGISTRY PLAN PLOT No. 55 MEASURING
704.00 Sq. METER SITUATED AT
AARCADIA GREENS NEAR RAMPUR ROAD
VILLAGE - BHENSA MORADABAD (U.P.)
NAME OF SELLER:- PSP HOSPITALITY PVT LTD
THROUGH SIGNATORY SHRI PARITOSH MITTAL.
NAME OF VENDEE :- MOHD ZULBARNAIN ALAM AND OTHER

SCALE
1CM = 3MTR



Paritosh

Mohd Zulbarnain Alam

Signature