

Sale deed



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

ACC Name: PANKAJ SHARMA
ACC Code: UP14000904
Licence No. 355
Add.: Ch. No. 17-A, Tehsil Ghaziabad

e-Stamp

Certificate No. : IN-UP40429039840889U
Certificate Issued Date : 12-Jul-2022 05:21 PM
Account Reference : NEWIMPACC (SV)/ up14000904/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUB:N-UPUP1400090471767332257309U
Purchased by : MOHD GHULAMUL MADAR AND SAJADA BI
Description of Document : Article 23 Conveyance
Property Description : FLAT NO-L-1208 12TH FLOOR TOWER LAUREL JASMINE GROVE
VILLAGE MEHRAULI NH-24 GHAZIABAD
Consideration Price (Rs.) :
First Party : MESSERS SAVFAB DEVELOPERS PVT LTD
Second Party : MOHD GHULAMUL MADAR AND SAJADA BI
Stamp Duty Paid By : MOHD GHULAMUL MADAR AND SAJADA BI
Stamp Duty Amount(Rs.) : 2,70,000
(Two Lakh Seventy Thousand only)

Verified By

Registration Clerk
Ghaziabad

Locked By

Sub Registrar-V
Ghaziabad



Please write or type below this line

For SAVFAB DEVELOPERS PVT. LTD.

Director

Mohd Ghulamul Madar *Sajada*

0002679502

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.sholestamp.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, rancert is invalid.
- The mode of checking the legitimacy is on the basis of the certificate.

sale deed (2)

{2}

BRIEF PARTICULARS OF SALE DEED

• (Stamp duty paid As per G.O. of Uttar Pradesh Govt.No. V.K.NI.-
5-2756/11-2008-500(1165)/2007 Lucknow Dated 30.06.2008.

Type of Property : Residential Group Housing
Ward No./Pargana : Page No.22, Clause-5
Mohalla/Village : Mehrauli, Ghaziabad.
Description of Property : **Apartment/Flat No.-L-1208, Tower/Block-Laurel
12th Floor, (without Roof Rights)** Situated in
the Residential Group Housing Complex
at "JASMINE GROVE", N.H.-24, Village
Mehrauli, Pargana Dasna, Tehsil & District
Ghaziabad, hereinafter referred to as said
property/Apartment/flat.

Total Built up Area : 1207.92 Sq Feet (112.22 Sq. Meters)
Total Super Area : 1625 Sq Feet (150.97 Sq Meters)
Carpet Area : 972.09 Sq Feet (90.3 Sq Meters)

Sale Consideration : Rs. 40,00,000/-
Stamp Duty Paid on : Rs. 40,00,000/-

Parking : One Covered Car Parking
(Right to use only)

Rs. 26,000/-per Sq.Meters,
Less 10% as Rebate for 12th Floor & 9%
add for all Common Facilities.

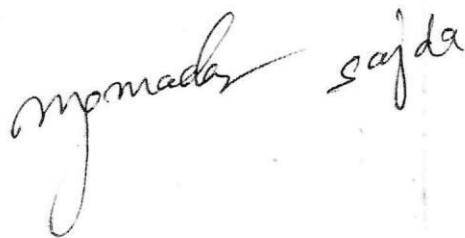
SALE DEED FOR Rs. : 40,00,000/-

STAMP DUTY PAID RS. : 2,70,000/-

STAMP DUTY @ 7% AS PER NOTIFICATION ORDER NO. SV.K.N. - 5 -
2756/11-2008-500(1165)/2007, LUCKNOW, DATED 30.06.2008 BY UTTAR
PRADESH GOVERNMENT INSTITUTION FINANCE, TAX AND
REGISTRATION ANUBHAG-5. LUCKNOW. ALONGWITH 1% REDUCTION
IN STAMP DUTY FOR WO-MAN UP TO THE VALUE OF RS. 10,00,000/-.

For SAVFAB DEVELOPERS PVT. LTD.


Director



विक्रय पत्र

वही स०: 1

रजिस्ट्रेशन स०: 3730

वर्ष: 2022

प्रतिफल- 4000000 स्टाम्प शुल्क- 270000 बाजारी मूल्य - 4000000 पंजीकरण शुल्क - 40000 प्रतिलिपिकरण शुल्क - 120
योग : 40120

श्री मौ० गुलामुल मदार,
पुत्र श्री स्व० हबीब उल्लाह
व्यवसाय : अन्य
निवासी: ग्राम व पो० ऑफिस कुन्दस जिला पीलीभीत.
यू०पी०-262001



ने यह लेखपत्र इस कार्यालय में दिनांक 13/07/2022 एवं
03:48:07 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन राय.

उप निबंधक :सदर पंचम

गाजियाबाद

13/07/2022

विश्वास वर्मा.

निबंधक लिपिक

13/07/2022

प्रिंट करें



sale deed (3)

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SALE DEED

THIS SALE DEED is executed at Ghaziabad on this ----- day of July 2022.

BETWEEN

M/S SAVFAB DEVELOPERS PVT. LTD. "Company having registered office at 177,Block-A, 4th Floor, Kondli, Gharoli, Delhi-110096, through its Director **Mr. DHANESH KUMAR GOEL** S/o Sh. Ram Avtar R/o C-88, Lohia Nagar, Ghaziabad Tehsil & Distt. Ghaziabad, U.P., duly authorised vide board meeting resolution held on dated 05-10-2018 company Savfab Developers pvt ltd. hereinafter referred to as the "VENDOR" which expression shall, unless it be repugnant to the context or meaning there to means and includes its successors-in-interest and assigns, of the "ONE PART". (PAN AARCS3787N)

AND

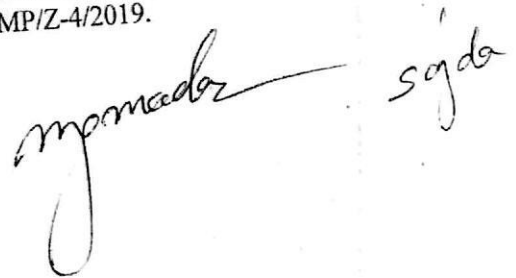
Md. GHULAMUL MADAR S/o Late Habib Ullah 50% Share and **Mrs. SAJADA BI** W/o Md. Ghulamul Madar 50% Share R/o Village & Post Office Khundara Distt. Pilibhit, U.P.-262001, (which expression shall, unless, it be repugnant to the context or meaning thereto means and includes their respective legal representatives, legal heirs and assigns, of the "OTHER PART". (PAN-AJJPM2188H & BCDPM8785N)

WHEREAS

- A. The Vendor is the lawful owner and in possession of residential Group Housing land bearing Khasra No 924M, 932M, 933M, 934M, 935M, 936M, 937M, 938M & 959M located at Village Mehrauli, Pargana Dasana, Tehsil & District Ghaziabad, U.P. having acquired the same through Development Agreement, Consortium Agreement Registered Vide Book No-4 Vol. No-102 Page No-153 to 174 Document No-395 on Dated 15-10-2012 & GPA registered Vide Book No-4 Vol. No-742 Page No-292 to 305 Document No-5855 on Dated 09-11-2012, executed in favour of Vendor and copy of board meeting resolution dated 05-10-2018, from land owning companies in respect of project land at Village Mehrauli, Ghaziabad. The Vendor has submitted a plan of group housing colony before GDA, and subsequently it was approved vide Letter No. 8/MP/GMP/GH/12-13 dated 16-07-2013 and MAP No. 693/Zone-4-GH-12-13 Dated 03/06/2013 & Revised Letter No. 240/MP/15-2014-15 Dated 27/11/2015 and Revised MAP No. 628/Zone-4-2014-15 Dated 27/11/2015 issued by GDA/Competent Authority, and Further Revised on dated 08-09-2019 vide Letter No-56/MP/Z-4/2019.

For SAVFAB DEVELOPERS PVT. LTD.


Director


sajda

बही सं०: 1

रजिस्ट्रेशन सं०: 3730

वर्ष: 2022

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

श्री मे० सेवकैब डवलपर्स प्रा० लि० के द्वारा ओमदत्त कौशिक,
पुत्र श्री स्व० एस० एन० कौशिक

निवासी: सी-17, नीतिनगर, सेक्टर-23, संजय नगर, गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री मौ० गुलामुल मदार, पुत्र श्री स्व० हबीब उल्लाह

निवासी: ग्राम व पो० ऑफिस कुन्दरा जिला पीलीभीत,
यू०पी०-262001

व्यवसाय: अन्य

क्रेता: 2



श्रीमती साजदा बी, पत्नी श्री गुलामुल मदार

निवासी: ग्राम व पो० ऑफिस कुन्दरा जिला पीलीभीत,
यू०पी०-262001

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री सादिक अजीज, पुत्र श्री हाजी अजीज

निवासी: बी-220, ब्लाक-बी, सेक्टर-11, विजय नगर,
गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री नकुल कौशिक, पुत्र श्री अजय कौशिक

निवासी: तहसील कम्पाउन्ड, गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन राय

उप निबंधक : सदर पंचम
गाजियाबाद
13/07/2022

विश्वस वर्मा,
निबंधक लिपिक गाजियाबाद
13/07/2022

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

प्रिंट करें