



Registration and Stamp Department Madhya Pradesh

Registration Certificate

Registration Details	
E-Registration Number	MP059702023A11508720
Registration Date	22/02/2023
Date of Printing e-Registration Certificate	22/02/2023
Market Value of Property (If Applicable)	1728750.00
Consideration / Secured / Premium Amount (Rs.)	1750000
Registration Fee (Rs.)	17288
Total Stamp Duty (Rs.)	165317
SR Name	yousuf mohammad
SRO Name	SUB REGISTRAR OFFICE BHOPAL 2

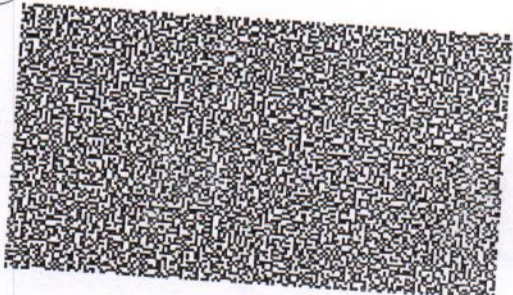
Seller Authenticated PoA Holder

Organisation Name	Agrawal Constructions
Authorized Person's Name	Neeraj Kamboj
Address	250, Sagar Plaza, Zone-II, M.P. Nagar, BHOPAL, Madhya Pradesh, INDIA
Organisation Name	Agrawal Constructions
Authorized Person's Name	Arun Agrawal
Address	250, Sagar Plaza, Zone-II, M.P. Nagar
Organisation Name	Agrawal Constructions
Authorized Person's Name	Mrs Kiran Agrawal
Address	250, Sagar Plaza, Zone-II, M.P. Nagar

Buyer-Self

Name	Ms_Garima Saxena
Father/Husband's Name	Mr Sanjay Kumar Saxena
Address	B-718, Anand Nagar, SagarTal Road, GWALIOR, Madhya Pradesh, INDIA

Digitally signed
by MOHAMMAD
YOUSUF
Date: 2023.02.22
13:14:50 IST





Registration and Stamp Department Madhya Pradesh



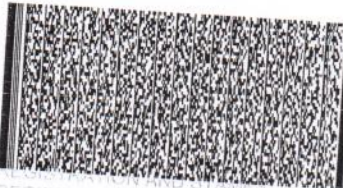
M. Y. J.
Sub-Registrar
Bhopal-2

Signature of Sub-Registrar





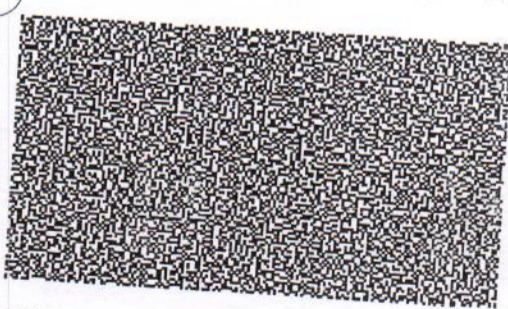
Registration and Stamp Department
Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details	
E-Stamp Code	01010530122022002782
Total E-Stamp Amount	165317
Govt. Stamp Duty (Rs.)	86651
Janpad Duty (Rs.)	17500
Exempted Amount(Rs.)	0
E-Stamp Type	NON-JUDICIAL
Issue Date & Time	30/12/2022 10:16:34
Service Provider or Issuer Details	Shivani Agrawal/SP010541803202100045
SP/SRO/DRO/HO Details	Sagar Plaza, 250, Zone-II, M.P.Nagar HUZUR BHOPAL
Deed Details	
Deed Type	Conveyance
Deed Instrument	Conveyance- not being a transfer charged or exempted under No.61- Five percent on the value of the property as per market value guideline and in case actual consideration or market value whichever is higher, is in excess of it, the duty chargeable on the excess part shall be
Purpose	1 percent. Sale Deed
First Party Details	
Organization Name	Arun Agrawal and others By(Authenticated PoA Holder) Neeraj Kamboj
Address	250, Sagar Plaza, Zone-II, M.P. Nagar
Number of Persons	1
Second Party Details	
Name	Ms_Garima Saxena
Address	B-718, Anand Nagar, SagarTal Road
Number of Persons	1

Sale Deed Flat No "05" of type "B5" in Block "B" situated in "Sagar Pearl", Phase-II, Village Jatkhedi, Hoshangabad Road, Bhopal (M.P)





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

Sale Deed

SALE CONSIDERATION - Rs. 17,50,000/-

The vendee has paid the aforesaid amount to the vendor as per details mentioned below:-

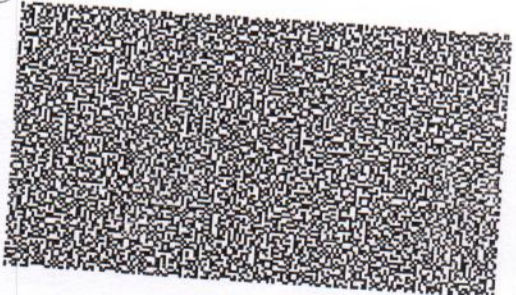
- 1.Rs. 1,00,000/- paid by UPI Transfer on dated 19/11/2022.
- 2.Rs. 1,00,000/- paid by UPI Transfer on dated 10/12/2022.
- 3.Rs. 15,50,000/- by Demand Draft No. 852402 dated 28/12/2022 of SBI Udayachal Branch through SBI RACPC-2, Bhopal.

NAME OF THE VENDOR/SELLER

M/s Agrawal Constructions (PAN AARFA9981D) (GST No. 23AARFA9981D1Z5) having office Address "Sagar Plaza", 250 Zone-II, M.P. Nagar, Bhopal represented through its authorized partner Mr. Arun Agrawal, aged 50 years (Aadhar No 8600 0042 2270) S/o Late Shri R.P. Agrawal R/o A-110, Shahpura Bhopal (M.P) and Mrs. Kiran Agrawal, aged 46 years W/o Mr. Sanjeev Agrawal R/o-E-2/134, Arera Colony, Bhopal in the capacity of Partner & Self (Land Owner) has given authorization for presenting the document in the office of Sub-Registrar (Registration) to Neeraj Kumar Kamboj S/o Shri S. P. Kamboj R/o House No 206, Sagar Silver Springs, Bhopal registered in sub registrar office Dated 09/10/2017 vide Document No MP059702017A4569843.

NAME OF THE VENDEE/PURCHASER

Ms. Garima Saxena (PAN DSUPS0907R) aged about 29 years, D/o Mr. Sanjay Kumar Saxena, R/o B-718, Anand Nagar, SagarTal Road, Gwalior (M.P.).



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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

स्तुति मुद्रा :

Ms_Garima Saxena

पुत्री/आत्मजा Mr Sanjay Kumar
Saxena



Garima Saxena

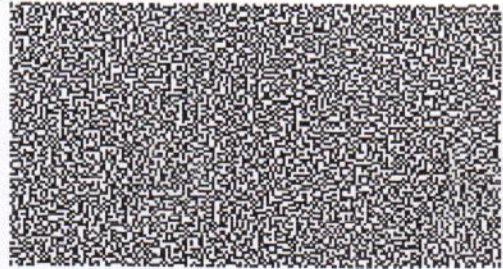


के द्वारा उप जिला हुजूर जिला भोपाल के उप पंजीयक कार्यालय में तारीख 22/02/2023 को मध्याह्न पूर्व/मध्याह्न पश्चात
11:56:55 बजे प्रस्तुत किया गया।

M. Yousof

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

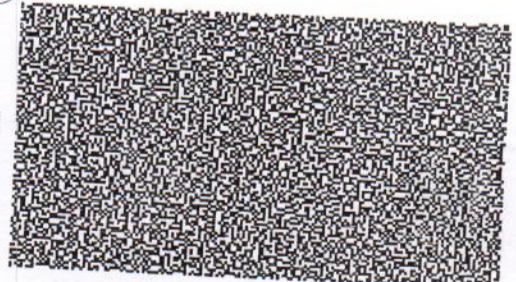
PROPERTY UNDER SALE

One freehold Residential Flat No 05 on Third Floor of Type 'B5' in Block "B", The area of Flat is 69.15 Sq M. which is situated on part of total land area 3.105 Hect., out of which project is commenced on 1.081 Hectare having Khasra no [As per P-II form (1) 72/1/1 (2) 72/1/2 (3) 72/1/3 (4) 72 /2/2/ख (5) 72/2 /2/ क (6) 72/2/2/ग (7) 72/2/2/ड (8) 72/3/1 (9) 72/3/2 (10) 72/3/3, (11) 72/ 3/4, (12) 72 /3/5, (13) 72/3/6, (14) 72/3/7, (15) 72/4 /1/ज (16) 72/4/1/घ, (17) 72/क/1, (18) 72/क/2, (19) 72/5/1/1, (20) 72/5/1/8, 73/171/72, (21) 72/ 1/ख, 73-171/72/4, (22) 72/1/क ((23) 10/2/2] [As per Bahi 1) 72/ 1/1, 73, 171/72/1/1,(2) 72/1/2,73, 171/72/1/2,(3) 72/1/3, 73, 171 /72/1/3, (4) 72/2/2/ख, 73, 171/72, (5) 72/ 2/2/क, 73,171/72, (6) 72/ 2/ 2/ग, 73, 171/72, (7) 72/2/2/ड, 73,171/72, (8) 72/3/1, 73, 171/72, (9) 72/3/2, 73, 171/ 72, (10) 72/3/3, 73, 171/72, (11) 72/3/4, 73,171/72, (12) 72/3/5, 73, 171/ 72, (13) 72/3/6, 73,171/72, (14) 72/3/7, 73, 171/ 70, (15) 72/4/1/ ज, 73, 171/72, (16) 72/4/1/घ, 73, 171/72 (17) 72/ क/1, 73,171/72 क, 72, 73,171/72 क,72,73, 171/72 (18) 72/क/2, 73, 171/72/क, 72, 72-171/72, (19) 72/5/1/1 (20) 72/5/1/8, 73/171/72 (21) 72/1/ ख, 73-171/72/4 (22) 72/1/ क (23) 10/2/2] in Village Jatkhedi, Patwari Halka No. 42/ 50, Vikas Khand Fanda, Tahsil Huzur, Dist. Bhopal, in the Project named "SAGAR PEARL, Phase-II". The Flat is completed up to finished level. The Flat is situated within the limits of Bhopal Municipal Corporation, Bhopal under Jatkhedi Ward No. 53 and bounded as under:-

- East : Corridor
- West : Open
- North: Flat No. 06 of Type B5
- South: Flat No. 04 of Type B4

OTHER DETAILS

A.Whereas the first party or the sellers are the absolute owner of a land bearing Khasra no [As per P-II form (1) 72/1/1 (2) 72/1/2 (3) 72/1/3 (4) 72 /2/2/ख (5) 72/2 /2/ क (6) 72/2/2/ग (7) 72/2/2/ड (8) 72/3/1 (9) 72/3/2 (10) 72/3/3, (11) 72/ 3/4, (12) 72 /3/5, (13) 72/3/6, (14) 72/3/7, (15) 72/4 /1/ज





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

निष्पादन की मुद्रा :

Agrawal Constructions

प्रतिनिधित्व:-

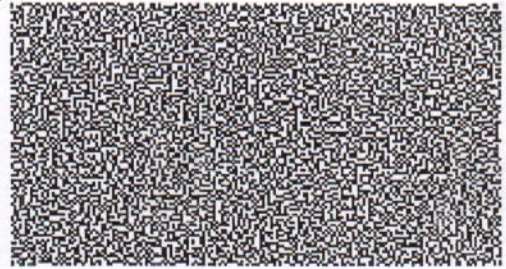
Arun Agrawal एवं अन्य सभी
द्वारा(प्रमाणीकृत मुख्त्यार) Neeraj
Kamboj

पता: 250, Sagar Plaza, Zone-II, M.P. Nagar

स्वीकार करते हैं कि कथित हस्तांतरण-पत्र विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूपए 1750000 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूपए 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 22/02/2023

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

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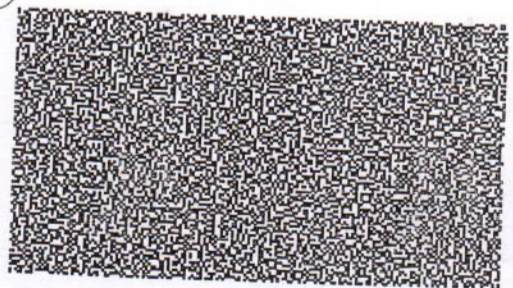




रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

(16) 72/4/1/घ, (17) 72/क/1, (18) 72/क/2, (19) 72/5/1/1, (20) 72/5/1/8, 73/171/72, (21) 72/1/ख, 73-171/72/4, (22) 72/1/क ((23) 10/2/2] [As per Bahi 1) 72/1/1, 73, 171/72/1/1, (2) 72/1/2, 73, 171/72/1/2, (3) 72/1/3, 73, 171/72/1/3, (4) 72/2/2/ख, 73, 171/72, (5) 72/2/2/क, 73, 171/72, (6) 72/2/2/ग, 73, 171/72, (7) 72/2/2/ड, 73, 171/72, (8) 72/3/1, 73, 171/72, (9) 72/3/2, 73, 171/72, (10) 72/3/3, 73, 171/72, (11) 72/3/4, 73, 171/72, (12) 72/3/5, 73, 171/72, (13) 72/3/6, 73, 171/72, (14) 72/3/7, 73, 171/70, (15) 72/4/1/ज, 73, 171/72, (16) 72/4/1/घ, 73, 171/72 (17) 72/क/1, 73, 171/72 क, 72, 73, 171/72 क, 72, 73, 171/72 (18) 72/क/2, 73, 171/72/क, 72, 72-171/72, (19) 72/5/1/1 (20) 72/5/1/8, 73/171/72 (21) 72/1/ख 73-171/72/4 (22) 72/1/क (23) 10/2/2] admeasuring 3.105 Hect., out of which project is commenced on 1.081 Hectare, situated at Village Jatkhedi, Patwari Halka No. 42/50, R.N.M. No. 3, Tahsil Huzur, District Bhopal. Mrs. Kiran Agrawal partner of M/s Agrawal Constructions has become the owner/possessor of said land by way of various registered sale deeds. The details of registration are as under:-

1. Book No. A1 Granth No. 25665 Document No. 4439 (G) Dated 31/01/2007
2. Book No. A1 Granth No. 26600 Document No. 1316 (G) Dated 10/07/2007
3. Book No. A1 Granth No. 26102 Document No. 5963 (G) Dated 29/03/2007
4. Book No. A1 Granth No. 37056 Document No. 777 (2) Dated 27/06/2011
5. Book No. A1 Granth No. 37396 Document No. 1313 (2) Dated 09/08/2011
6. Book No. A1 Granth No. 36877 Document No. 506 (2) Dated 01/06/2011
7. Book No. A1 Granth No. 38017 Document No. 2521 (2) Dated 17/11/2011
8. Book No. A1 Granth No. 31067 Document No. 1972 (2) Dated 03/10/2009
9. Book No. A1 Granth No. 32823 Document No. 7/5375 Dated 09/03/2010.
10. Book No. A1 Granth No. 35863 Document No. 3786 (2) Dated 15/02/2011





Registration and Stamp Department
Madhya Pradesh

Witness Seal:

ADITYA MATHUR

S/O DINESH MATHUR

Address: 146 AVINASH NAGAR BHEL
BHOPAL

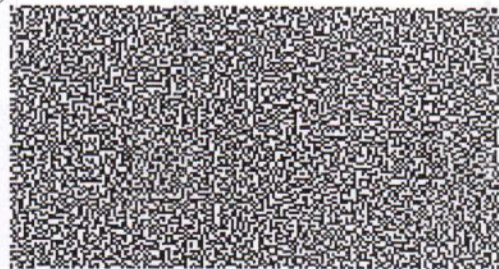
LALIT_KUMAR
CHATURVEDI

S/O HER KISHOR

Address: B-122 RAJAT VIHAR COLONY
HOSHANGABAD ROAD BHOPAL

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 22/02/2023

yousef mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

That Mrs. Kiran Agrawal w/o Mr. Sanjeev Agrawal has pooled the aforesaid land in M/s Agrawal Constructions firm by way of partnership deed dated 04/08/2014.

1) That Mrs. Kiran Agrawal w/o Mr. Sanjeev Agrawal got the mutation of said land in her name bearing Bahi Nos 229826, 229436, 229792, 229289, 833517, 229456.

2) That the said land has been diverted vide order Nos

(1) 12/A-2/2007-08 dated 19/12/2007

(2) 71 /A-2/2011-12 dated 14/06/2012

(3) 72 /A-2/2011-12 dated 07/06/2012

(4) 73 /A-2/2011-12 dated 11/06/2012

(5) 74/A-2/2011-12 dated 18/06/2012

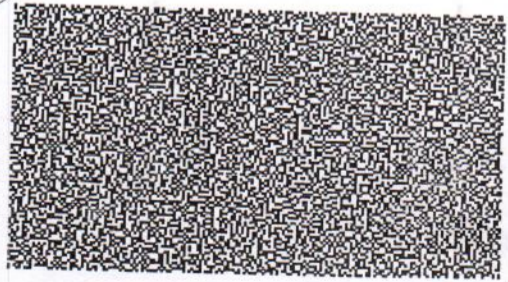
(6) 12/A-2/2010-11 dated 24/01/2011

(7) 118/A-2/2009-10 dated 19/08/2010.

(8) 86/A-2/2009-10 dated 19/08/2010.

3) That Mrs. Kiran Agrawal w/o Shri. Sanjeev Agrawal and partner of M/s Agrawal Constructions has taken Nazul NOC vide case No. 68/Nazul/B-121/15-16 dated 02/09/2016 And 88/Nazul/B-121/15-16 dated 24/04/2017.

4) That M/s Agrawal Constructions got colonizer license from Municipal Corporation Bhopal vides License No 71/2010 dated 13/12/2010 After that M/s Agrawal Constructions renew his colonizer license from Municipal Corporation Bhopal vide letter No 150 dated 18/03/2016 After that M/s Agrawal Constructions further renew his colonizer license for next 5 years vide letter No 298 dated 06/07/2021.





Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



इस दस्तावेज के निष्पादक Arun Agrawal and others By(Authenticated PoA Holder) Neeraj Kamboj के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 22/02/2023 को लिया गया ।

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



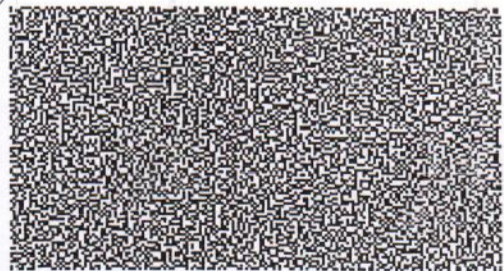
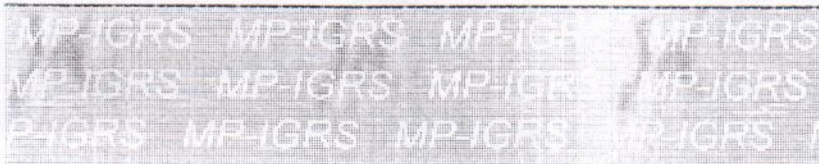
इस दस्तावेज के निष्पादक Ms_Garima Saxena D/O Mr Sanjay Kumar Saxena के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 22/02/2023 को लिया गया ।

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

Witness Seal:



ADITYA MATHUR





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

5) That the layout of said land has been approved by Town & Country planning department vide letter no. BPLLP-3546/L.P.102/29/NaGrANI/jika/2017 dated 25/04/2018.

6) That M/s Agrawal Constructions got the development permission from Colony Cell, Municipal Corporation Bhopal vide permission No. 922 dated 26/12/2018.

7) That M/s Agrawal Constructions has obtained necessary building permission for said Flat / Shops from Municipal Corporation Bhopal Vide Permission No. 0998/BMC/Z13/W53/19-20 on dated 10/12/2019. The Said Project registered in RERA having registration No P-BPL-20-2494 Dated 02/01/2020.

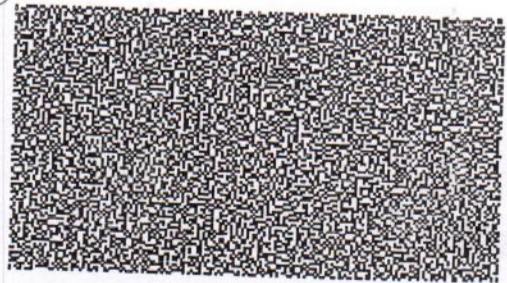
8) That after having fully satisfied in all respects, the Vendee has purchased the Flat / Shop under reference with full knowledge of construction, infrastructure, facilities, amenities etc provided in the colony by the Vendor.

9) That the sale consideration of Flat / Shop has been paid by Vendee to the vendor in the manner detailed under the head 'Sale Consideration', the receipt of which shall be subject to realization of Cheque/PO/BC/DD. The vendee has already seen all approvals related with the receptive Flat. In case the Cheque/PO/BC/DD are not realized or dishonored for whatsoever reasons, then the vendor shall have right to cancel this sale deed and forfeit the amount paid till then against damages cost and compensation. The said Flat / Shop shall remain in possession of Vendor till full and final payments.

10) That all the expenses incurred in sale deed has been borne by vendee.

11) That after execution & registration of sale deed, the vendee will obtain mutation in his/her name & favor from Revenue department/ Municipal Corporation etc. wherever required at his/her own cost.

12) That only upon the realization of the entire sale consideration amount and realization of Cheque/PO/BC/DD as aforesaid, it shall be deemed. That the vendor will transfer all his rights, title, together with the assessments available thereto over the Flat / Shop under reference to the Vendee and the Vendee will become the absolute owner thereof and shall be free to enjoy the ownership





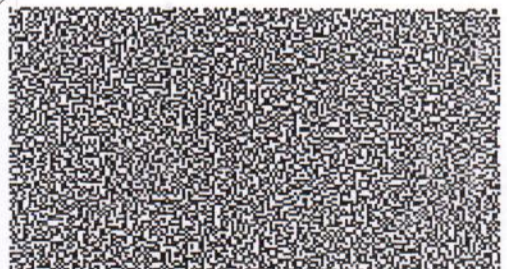
Registration and Stamp Department
Madhya Pradesh

Witness Seal:



LALIT_KUMAR
CHATURVEDI

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रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

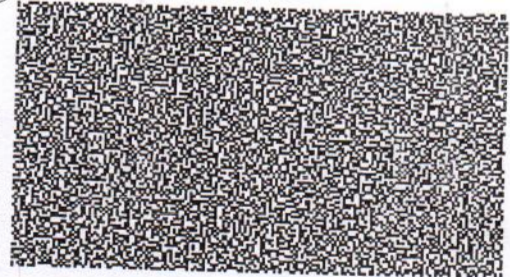
rights over the said Flat / Shop. That all the taxes, Costs, charges, property taxes, insurance premium, lease rent etc. payable in respect of the said Flat / Shop and which may be subsequently imposed by way of any levy by any authority (ies) in the form of taxes charges, property tax and/or in whatever name they will be named shall be now on-wards payable by the vendee. The vendee has already seen all approvals related with the Flat / Shop of "SAGAR PEARL Phase - II" Project.

13) That the water supply for all purpose shall be provided through common tube well. The common tube well/bore well is a source of natural ground water and if it get dried then all the residents of the colony will collectively & Proportionately collect and invest the amount & obtain water from other source like Narmada/ Kolar Water from Municipal corporation/Nagar Palika etc or any other agency or by digging any new bore wells as the case may be and the Charges shall additionally borne by all the residents.

14) That the Vendors further declare that due to any defect in the title only over the Flat / Shop, under reference the title and ownership of the vendee over the said Flat / Shop is adversely affected then, the Vendor shall be responsible to repay the total sale consideration.

15) That the Vendee shall also abide with the rules & bye laws of a Society of the colony owners which may be subsequently formed for the purpose of maintaining the colony and if vendee avoids doing so, the society of colony owners/ vendor is free to take legal action against vendee. The vendee will give his consent to become the member of society meant for the maintenance & welfare of the above said colony/ campus, thereby ready to give your proportionate share for maintenance from time to time.

16) That vendee shall be liable and responsible to pay maintenance charges per month from the date of First Possession until formation of resident's society to the vendor irrespective to the fact whether the unit is occupied / lying vacant / on rent. Any delay and / or default may lead to discontinuation of maintenance service and/or penal interest/ penalty on the due amount. Further vendor will always be at liberty to outsource maintenance service at its sole discretion.





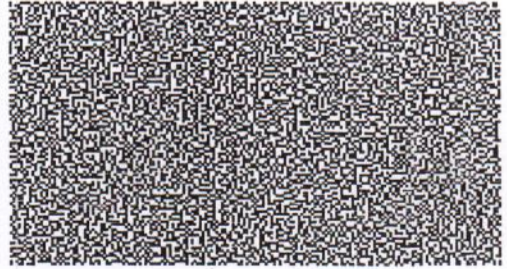
Registration and Stamp Department
Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	86651
नगरीय शुल्क	52500
जनपद पंचायत शुल्क	17500
उपकर	8666
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	165317

M. Yousof

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2



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मध्य प्रदेश

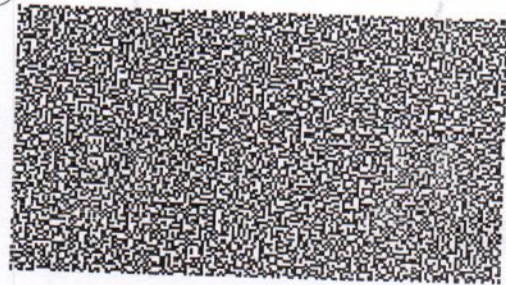
17) That the Electrical Transformer and Electrical Lines, Water supply, Sewage Lines, Roads and other common areas, etc., will be common for the entire project & any other upcoming future project on/nearby adjoining piece of land. The Vendee will not raise any objection for providing electric connection or water connection to the commercial or residential area of the entire project or "Sagar Pearl, Phase-II" OR any other upcoming future project on /nearby adjoining piece of land.

18) That the vendor has transferred all his rights, title together with the assessments available thereto over the said Flat / Shop under reference to the vendee and vendee shall become the absolute owner thereof and shall be free to enjoy the ownership rights over the said Flat / Shop. That all the taxes, Costs, charges, property taxes, insurance premium, lease rent etc. payable in respect of the said Flat / Shop and which may be subsequently imposed by way of any levy by any authority (ies) in the form of taxes charges, property tax and/or in whatever name they will be named shall be now on-wards payable by the vendee.

19) That the completion certificate/occupancy certificate in respect of Flat / Shop has not yet been issued by the competent authority. This sale deed is being executed and got registered on the basis of specific request of vendee and undertaking cum indemnity being signed & executed by the vendee and also at the risk and cost of vendee.

20) That the common area of the Sagar Pearl Phase-II Colony is meant for the use and enjoyment of the residents of the project. As per provisions of RERA, Common area is required to be transferred to the society of the residents and sale deeds of proportionate common area are to be executed in favour of the society of residents. However since the purchasers in the said project have not formed their society, therefore the sale deed of the proportionate common areas shall be executed as and when the society of residents is formed & registered. The vendee hereby undertakes that the vendee either directly or through the society of residents shall bear the proportionate share of registration expenses/charges to be incurred for the same as & when the sale deed of proportionate common area is executed.

21) That Vendee shall in no case encroach upon any land/Common area for





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

common use, included in the project.

22) That the vendor has also surrendered the said building to the M. P. Prakoshth Swamitva Adhiniyam 2000 and the requisite declaration there under is also registered with the sub registrar office, Bhopal on dated 05/02/2020 vide document No MP059702020A1091407 and the Promoter has filled Revised Prakoshth Declaration under Madhya Pradesh Swamitva Adhiniyam, 2000 registered vide e-registration no. MP059702022A1819653 dated 04/08/2022 with the office of sub-registrar, Bhopal accordingly the vendee and the vendor shall abide with the provisions of the said Act.

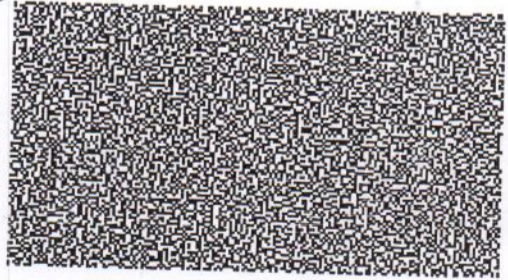
23) That if the vendee wished to sale or transfers the said Flat to any other third party before taking possession of the property from the vendor the vendee has to pay 5% of the registered value to the vendor and obtain NOC from the vendor before such transfer.

24) That Vendor is constructing the property mentioned in the schedule hereto along with other adjoining properties, booked/purchased by other purchasers, as per the agreed plans and since the vendor has agreed to coomplete this Flat / Shop also with the same type of materials, fittings and fixtures, therefore, it has been expressly agreed by Vendee, that Vendee shall not interfere with the construction work at any time.

25) That Vendor is constructing the property mentioned in the schedule hereto along with other adjoining properties, booked/purchased by other purchasers, as per the agreed plans and since the vendor has agreed to complete this Flat also with the same type of materials, fittings and fixtures, therefore, it has been expressly agreed by Vendee, that Vendee shall not interfere with the construction work at any time.

26) If any dispute arising in connection of said Flat/unit, it shall be referred to the sole arbitrator Shri Manish Gupta S/o Shri M. R. Gupta R/o A-98 Shahpura, Bhopal, and the decision of the arbitrator shall be binding on both the parties. Subject to this arbitration clause, the competent courts at Bhopal shall have the exclusive jurisdiction to hear & decide any matter between the parties.

27) That the Vendee hereby agrees & declares that the agreement to sale





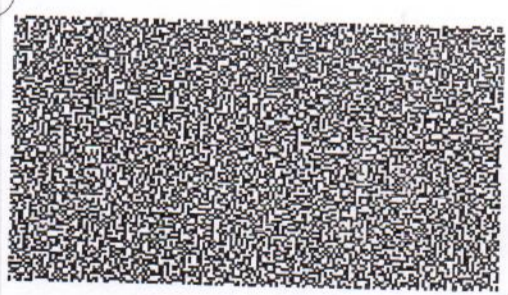
रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

executed in his favour earlier is the basic document between the vendor & the vendee and the vendee shall abide by all the terms & conditions of the said agreement to sale as well as all the provisions of RERA Acts Rules & Regulations.

28) That the Stamp duty & Registration charges payable on this deed as per law have been borne by the vendee. If any further amount against Stamp duty and / or Registration Charges found payable on this deed any time in future, the same shall also be borne exclusively by the vendee and the vendee shall keep the vendor indemnified in this regards.

29) That the vendor declares, that the property which is being sold by Vendor through the attached instrument has not been sold or transferred in any manner by way of sale, mortgage or gift etc. by him, or his co owner or his attorney till date. The Vendor shall be fully responsible for the consequences, if it is so found and The Vendor is not committing any breach of Section 22 K Indian Registration Act 1908.

I the Vendee/purchaser of the above property declare that I am purchasing the property after fully satisfying myself by inspection of Original Title Deeds of the property in possession of the vendor and affidavit of the vendor and other documents that Vendor has not transferred the property in any manner till date.





रजिस्ट्रीकरण एवं स्टाम्प विभाग

मध्य प्रदेश

Property Details Annexure

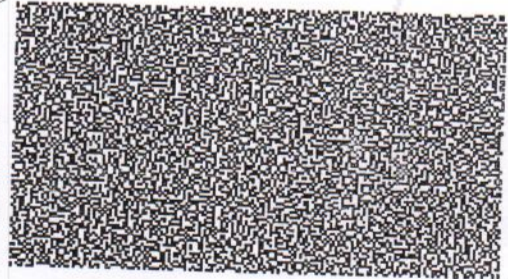
Property Id	540202208294162
Property Type	BUILDING
Property Landmark : --	
Property Address : Flat No "05" of type "B5" in Block "B" situated in "Sagar Pearl", Phase-II, Village Jatkhedi, Hoshangabad Road, Bhopal (M.P)	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : --	

Khasra Details and Four Boundary Details

Khasra Number	Khasra Area	Lagaan	Rin Pustika	East	West	North	South
05/B5	69.15	0	0	Corridor	Open	Flat No. 06 of Type B5	Flat No. 04 of Type B4

Property Details - Multistorey - Residential

District	BHOPAL	
Tehsil	HUZUR	
Area Type	URBAN AREA	
Governing Municipal Body :	NAGAR NIGAM BHOPAL	
Ward :	JAATKHEDI WARD 53	
Village/Mohalla/Colony :	SAGAR PEARL	
Total area of flat (sqm)	69.15	
Buit-Up Area (sqm)	68	
Common Area (sqm)	1.15	
Floor Name	THIRD FLOOR AND ABOVE	



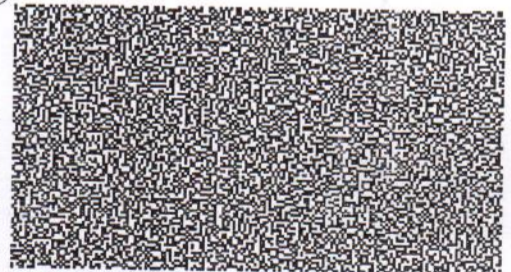


रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

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Is the Building older?	Yes
Construction Year Duration	0 To 10 Years
Is the Lift facility available in the Building	Yes

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	34575.50621
Total Payable Duty(INR)	165317.0		
Total Payable Registration fee(INR)	17288.0		
Consideration Amount(INR)	1750000		
EXEMPTION NAME			
Documents executed exclusively in favor of women			





रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with Deed ID 31549549 and e-Stamp code 01010530122022002782 , and also execute the deed with my/our signatures below.

Signature of First Party / Parties: For AGRAWAL CONSTRUCTIONS
Name and Father's Name:

Shri Arun Agrawal
Shri Late Chh. R. P. Agrawal

Arun Agrawal
Person

For AGRAWAL CONSTRUCTIONS
[Signature]
Printer

Mrs. Kiran Agrawal
Mr. Shri Rajeev Agrawal

Signature of Second Party / Parties:
Name and Father's Name:

Ms. Ganima Saxena
Shri Sanjay Kumar Saxena

[Signature]
Printer

Signature of Third Party / Parties:
Name and Father's Name:

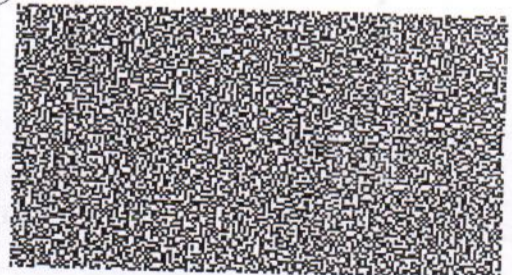
Witness 1 Name Sanjay Maheshwari
Address 116-55 Narakwardhan Nagar
Signature
ID Proof Type and Number

Sadhar - 5150 00125923

Witness 2 Name Aditya Mathur
Address 146 Avinash Jodai
Signature
ID Proof Type and Number

Adhar - 5099536676621

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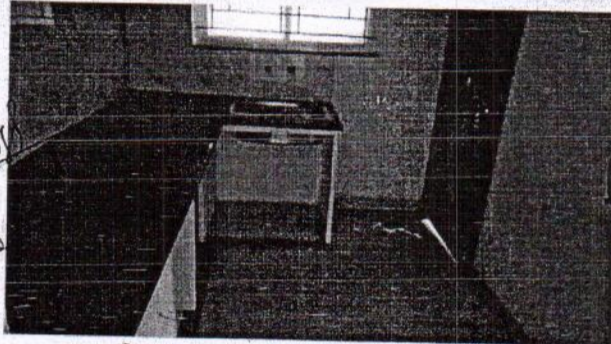
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मध्य प्रदेश



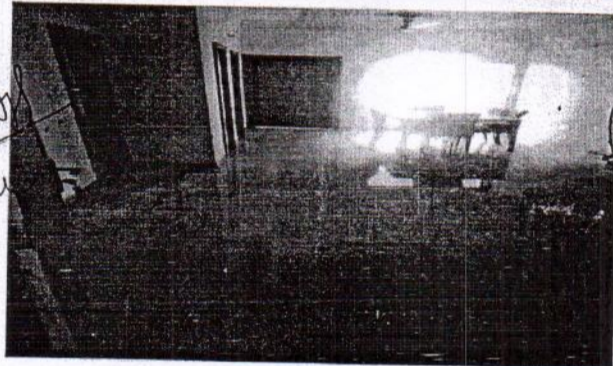
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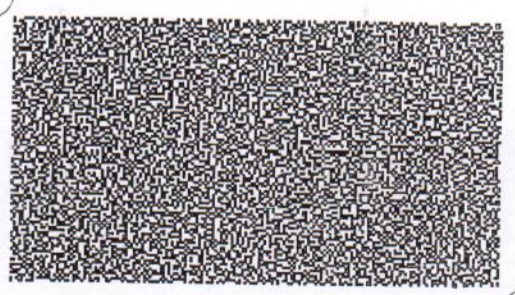
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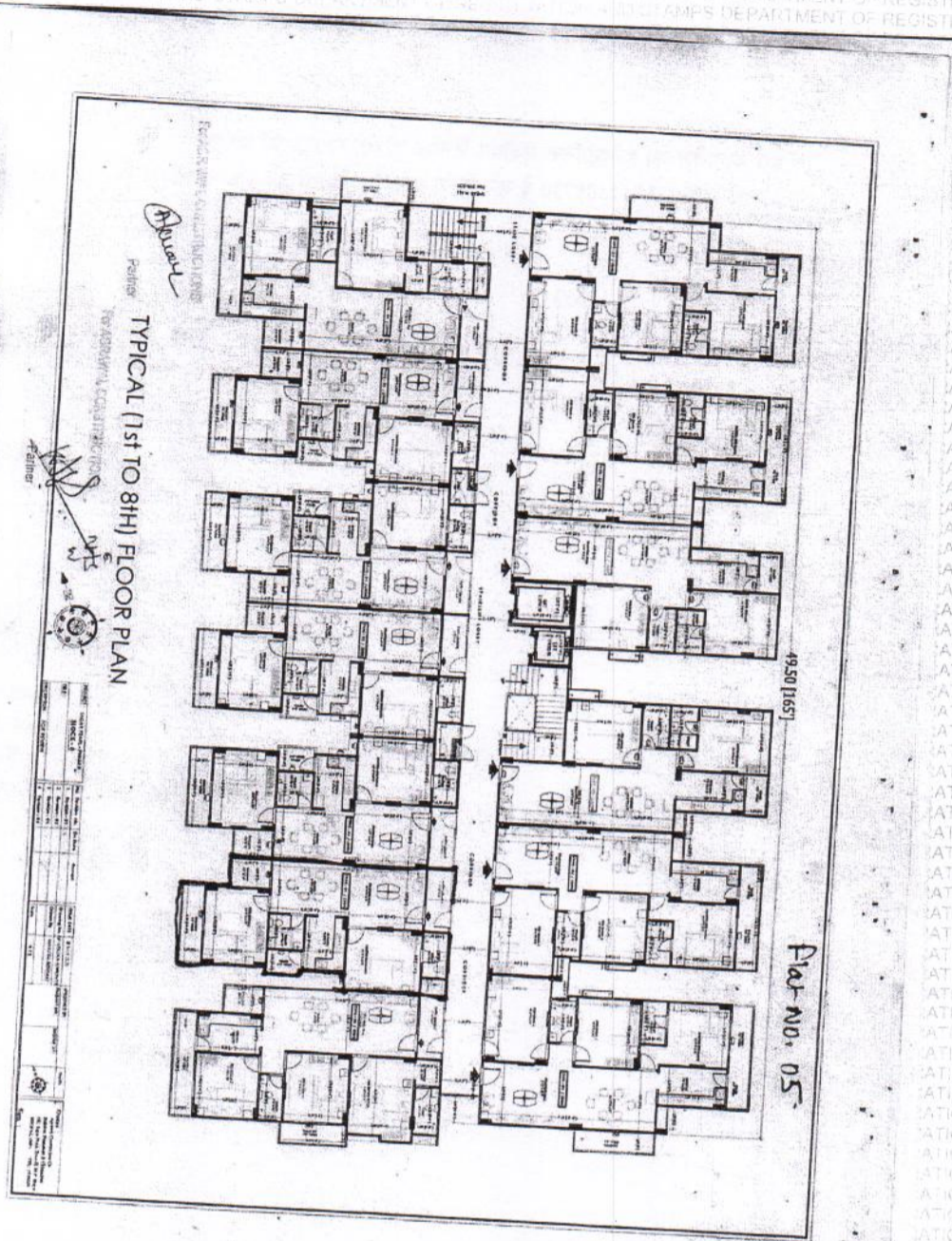
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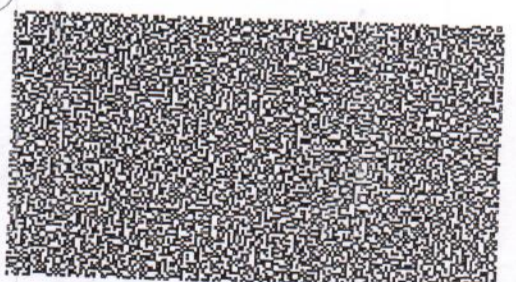
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TYPICAL (1st TO 8th) FLOOR PLAN

49.50 (1657)

Plan No. 05





Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 22/02/2023 को क्रमांक
MP059702023A11508720 दे कर किया गया है। जिसमें 34 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	165317
पंजीयन शुल्क	17288
प्रतिलिपि शुल्क	0
अधिक	0
योग	17288



U. Yusuf

yousuf mohammad
Senior Sub Registrar
SUB REGISTRAR OFFICE
BHOPAL 2

