

BY HAND

**D. GM (M)/ANSAL TOWN MEERUT PH-3 TOWERS
DATED 25/05/2022**

TO,
The Branch Manager
PUNJAB NATIONAL BANK
CIVIL LINE, MURADABAD

File No: Loan A/C-

Reg: Submission of Original Sale Deed of UNIT NO. MAGNOLIA-103 ANSAL TOWN MEERUT PHASE-3

Dear Sir/Madam,

As per our record you have financed the above property which stands in the name of **MRS. SAROJ BALA W/O.DR AJAY KUMAR R/O.1 451 ,URBAN ESTATE SECTOR-13 ,H.U.D.A KURUKSHETRA ,HARYANA. MOB: 9458267111.**

As per the term of Loan Clause of Permission of mortgage we are submitting here with **Original Sale Deed** of above mentioned property which we have executed on **12/05/2022** having **Sr. No. 7899**. Please acknowledge the receipt of the same.

Thanking you and assuring you of our best cooperation always.

You're very truly,

For Ansal Housing & Ltd.

E-STAMP: - IN-UP88492288069079U Rs. 193600.00/=

TOTAL STAMP VALUE Rs. 193600.00/=

(YOGESH SHARMA)



ASST. MANAGER (MKTG)

(Rupees ONE LAKH NINETY THREE THOUSAND SIX HUNDRED ONLY)

Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108
Head Office : 2F-AHCL, 2nd Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821



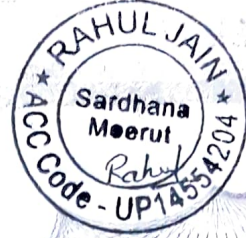
सत्यमेव जयते

7899

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP88492268069079U
 Certificate Issued Date : 12-May-2022 10:32 AM
 Account Reference : NEWIMPACC (SV)/ up14554204/ SARDHANA/ UP-MRT
 Unique Doc. Reference : SUBIN-UPUP1455420467633738246705U
 Purchased by : SMT SAROJ BALA WO DR AJAY KUMAR
 Description of Document : Article 23 Conveyance
 Property Description : RESIDENTIAL FLAT NO. MAGNOLIA -103 ANSAL TOWN PHASE-3 VILLAGE JATOLI TEHSIL SARDHANA DISTT MEERUT
 Consideration Price (Rs.) :
 First Party : MS ANSAL HOUSING LTD
 Second Party : SMT SAROJ BALA WO DR AJAY KUMAR
 Stamp Duty Paid By : SMT SAROJ BALA WO DR AJAY KUMAR
 Stamp Duty Amount(Rs.) : 1,93,600
 (One Lakh Ninety Three Thousand Six Hundred only)

70



E-STAMP S.R. SARDHANA
 VERIFIED RC
 LOCKED S.R. SARDHANA

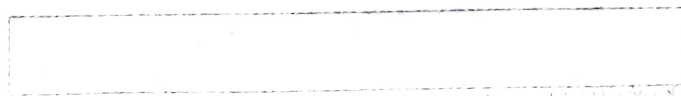
for Ansal Housing Limited

Authorized Signatory

Schaudhary



0002692195



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सरचना संरठ क्रम 2022259012105

आवेदन संख्या 202200732009325

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-05-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का अजय कुमार

नाम विक्रम पत्र

लेख का प्रकार 2907408 / 2*76000.00

प्रतिकल की धनराशि 2907408 29080

1. रजिस्ट्रीकरण शुल्क 60

2. प्रतिलिपिकरण शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुद्दार के अधिमाणा करण लिए

शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भतला


1 से 6 तक का योग 29140

शुल्क जम्मा करने का दिनांक 2022-05-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाणा पत्र वापस करने के लिए तैयार होगा 2022-05-12 00:00:00

रजिस्ट्रीकरण अधिकारी के

हस्ताक्षर


सब रजिस्ट्रार
सरचना


7899



Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.



Photo Attested

S. K. Chauhan
S. K. Chauhan (M.A. (Hons.))
S. K. Chauhan (Adv.)



S. K. Chauhan
JINENDRA KUMAR (Adv.)
Sardhana (Meerut)



SALE DEED
DETAILS OF DOCUMENT
ANSAL TOWN TOWER-MAGNOLIA

Sub Registrar Office: SARDHANA (Meerut)

- | | | |
|---|---|--|
| 1. TYPE OF LAND | : | Residential |
| 2. WARD/PARGANA | : | Pargana Daurala Tehsil Sardhana |
| 3. MOHALLA/VILLAGE | : | 'Ansal Town, Village Jatauli,
Pargana Daurala, Tehsil
Sardhana, District Meerut. |
| 4. DETAILS OF PROPERTY | : | MAGNOLIA-103 (1st Floor) |
| 5. UNIT OF MEASURE | : | Sq. Meter |
| 6. POSITION OF ROAD | : | Colony Road |
| 7. OTHER DETAILS (9 Meter
Road/Corner) | : | N.A. |
| 8. TYPE OF PROPERTY | : | Residential |
| 9. TOTAL COVERED AREA | : | 108.70 Sq. Mtrs. (1170 sq. ft.) |
| 10. STATUS- Finished/Un
finished/other | : | First Class Construction |
| 11. CARPET AREA | : | 914.07 Sq. Ft. (84.92 Sq. Mts.) |
| 12. BORING/WELL/OTHERS | : | N.A. |
| 13. YEAR OF CONSTRUCTION | : | 2013-14 |
| 14. CONNECTED TO MEMBER | : | N.A. |

Ansal Housing Limited

Anil Kumar
Anil Kumar
Anil Kumar (Adv.)

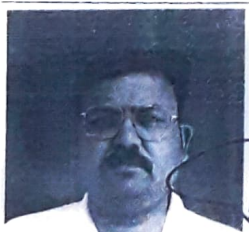
Schaudhary





विनोदकुमार वैद्यवान

Dr. Vinod Kumar Vaidyan
Sardhana (Meerut)



Dr. Anand Kumar Singh
Sardhana (Meerut)



Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.

- OF SAHAKARI AVAS SAMITI
15. CONSIDERATION AMOUNT : Rs. **29,07,407.40**
16. CIRCLE RATE ACCORDING : Rs. 23,000/- per sq. mt.
RATE LIST
17. NUMBER OF SELLER : (One)
18. NUMBER OF PURCHASER : (One)

Sale Deed Rs. **29,07,407.40**

Covered area **108.70** Sq. Mtrs. + 15% extra for super area @ 23,000/- per Sq. Mtrs.

Circle rate Cost is Rs. **28,76,000/-**

Stamp Duty paid @ 6% upto 10 Lakh and after 7% Rs. **1,93,600/-**

Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.


This Deed of Sale is made and executed on this the 12th day of May, 2022.

BETWEEN

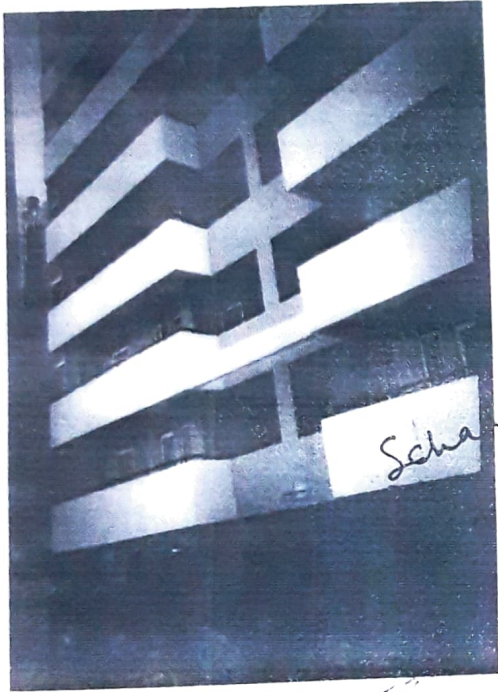
M /s. Ansal Housing Ltd. (Previously known as M /s. Ansal Housing & Construction Ltd.) (PAN-AAACA0377R), a company registered and incorporated under Companies Act, 1956 having its registered and Registered office at 606, 6th Floor, Indra Prakash Building, 21, Barakhamba Road, New Delhi -110 001 Head Office Ansal Plaza Mall, 2nd Floor, Sector-1, Vaishali, Ghaziabad (U.P.)- 201010 hereinafter referred to as "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators, associates and subsidiaries, administrators and permitted assigns) through representative **Mr. Ajay Kumar S/o Late**

Mr. Ajay Kumar S/o Late







Schauberg



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Shri Phool Singh C/o. M /s. Ansal Housing Ltd. 606, 6th Floor, Indra Prakash Building, 21, Barakhamba Road, New Delhi -110 001 duly authorized vid e board resolution dated 13-02-2019 for executing the sale deed Mob:- 9971121765

IN FAVOUR OF

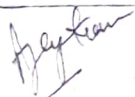
Mrr. Saroj Bala (PAN: BFHPB7477P) W/o. Dr. Ajay Kumar R/o. 1451, Urban Estate, Sector-13, H.U.D.A. Kurukshetra Haryana- 136118 India. Mob- 9458267111

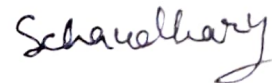
hereinafter referred to as "VENDEE" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators, associates and subsidiaries, administrators and permitted assigns). Hereinafter the Vendor and the Vendee are collectively referred to as parties and individually as party as the context may demand.

WHEREAS Vendor is the absolute and lawful owner of the land (hereinafter the subject "Land), situated in village **Jatauli and Mukarrabpur Palhera** , Pargana Daurala Tehsil Sardhana Distt. Meerut (U.P). The Vendor has become the Owner of subject land by way of purchasing the subject land through various registered sale deeds, the complete details of which has been provided in the **Schedule I** (attached hereunder).

Whereas the Vendor has obtained all necessary permissions & sanctions from the Meerut Development Authority/other competent authority/ies; vide sanctioned map bearing No. 602/09 dated 31.01.2010 and after getting the layout plan thereof duly approved, the Vendor has developed a residential colony under the name & style '**Ansal Town, Meerut Phase III**' (hereinafter referred to as the '**subject project**') upon the subject land. The Vendor has registered the subject Project under the provisions of the Real Estate (Regulation & Development) Act with the Real Estate Regulatory Authority at Lucknow, on 31.07.2017 and obtained registration bearing no. **UPRERAPRJ6019**.

Whereas the Vendor had agreed to transfer, sell and convey to the Vendee, a flat bearing No. **MAGNOLIA-103** in **Block M, Phase-III** admeasuring **108.70** sq. mtrs. in the







Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.

subject project (hereinafter referred to as the "subject unit") for a sum of Rs. **29,07,407.40 (Rupees Twenty Nine Lac Seven Thousand Four Hundred Seven and Paisa Fourty only)** together with allied charges, vide allotment letter/Agreement to sale dated **20-12-2021** on the terms and conditions as contained in the said Agreement for Sale.

Whereas the Vendor has not entered into any other agreement for sale and/or development agreement or any other agreement/arrangement with any person or third party with respect to the Land, including the Project and the subject unit which will, in any manner, affect the rights of Vendee under this Deed;

Whereas the Vendor assure the Vendee that there are no encumbrances, charges, trusts, liens, attachments, claims or demands whatsoever on the subject unit and that the same is not the subject matter of any suit or litigation or proceedings or has not been offered as security or otherwise to any Court or Revenue Authority;



WHEREAS the Vendee after satisfying himself regarding all the aspects, has already paid the entire sale consideration and has requested the Vendor to execute the necessary title deed in his favour to which the Vendor also agrees.

Whereas the Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this deed and all applicable laws, are now willing to execute this deed on the terms and conditions appearing hereinafter.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In pursuance of allotment letter/Agreement to sale dated **20-12-2021** and in consideration of the sum of Rs. **29,07,407.40 (Rupees Twenty Nine Lac Seven Thousand Four Hundred Seven and Paisa Fourty only)** paid by the Vendee to the Vendor, in the manner prescribed in the said Agreement for Sale, the Vendor,

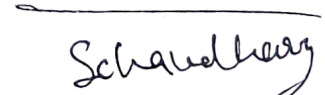



hereby transfer, convey, grant, assign unto the Vendee, all his rights, title and interest to have and to hold forever as its absolute owner of the subject unit i.e. flat No. **MAGNOLIA-103** (more specifically described in Schedule II)

2. The actual physical possession of the subject unit is being handed over by the Vendor to the Vendee simultaneously with the execution of this Sale Deed thus, henceforth the Vendee shall be the absolute owner and in absolute possession of the subject unit. The Vendee is fully satisfied with the subject unit being handed over to him/her in all the aspects.
3. The Vendor does hereby represent and assure to the Vendee that the subject unit is free from all sorts of and encumbrances, charges, lien, attachment of any type etc. and the Vendor has not done any act due to which the Vendee may lose his right, title or interest in the subject unit.
4. The Vendee hereby agrees to pay all taxes/charges imposed by the Municipality or any other authority or which may be levied in future by any Government/Local Authority for the provision of external and/or peripheral services and attributable to the subject unit in the Project
5. The stamp duty for the present Sale Deed is being borne by the Vendee and the Vendee hereby agrees to make good any deficiency in stamp duty, if found by the Authority after execution and registration of the present Sale Deed. It is made clear that the Vendor shall, in no manner, be responsible for such liabilities and the Vendee hereby agrees to indemnify the Vendor in this regard.
6. The External Development charges (EDC), External Electrification Charges (EEC) and Infrastructure Development charges (IDC) has been charged by the Vendor on behalf of development by Municipal /Govt. Authority on Pro-Rata basis. however, the Vendee hereby agrees to bear, on demand from the Vendor or its authorized representative/nominee, the pro-rata share of any additional charges



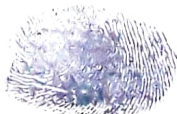





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including External Electrification Charges (EEC), External Development Charges (EDC), Infrastructure Development charges (IDC) or any other charges as may be levied by the authorities even if it is applicable with retrospective effect. In case such charges are not paid by the Vendee, it shall become unpaid sale price of the subject unit and Vendor shall have its charge /lien on the subject unit/flat and / or on any construction thereupon for recovery of such charges from the Vendee.

7. The Vendor owns and possesses certain parcels of lands adjoining said group housing project and it is agreed between the parties that for all time to come, the Vendor, or its nominees, successor in title, assigns, representative, employees and agents shall have full right and authority to access the said adjoining lands through 12 Meter roads passing through the said group housing project. In case in future the Vendor develops and constructs further group housing/plotted layout project on the said adjoining lands then all its Allotees including the vendee shall also have full right and authority to access their respective flat/units/plots through the said 12 meter roads and the Vendee shall have no objection to the same.
8. That until the common maintenance of the subject project is taken over by any association, corporate body or Municipal Corporation, as the case may be, in order to provide necessary maintenance service, the up keeping, preservation etc. of the common services of common area of the subject project shall be done by the Vendor or its nominated agencies (hereinafter referred as 'Maintenance Agency') on the terms and conditions and charges to be determined by the Vendor or its nominated Maintenance Agency from time to time. Such charges shall be determined on the basis of prices prevailing for commodities, services, levies, taxes, and minimum wages of skilled and unskilled employees. Such maintenance charges may be increased every year by 7% to 10 % depending upon the increase in cost of commodities, services, levies, taxes, and minimum wages of skilled and unskilled employees. Such revision in charges shall be binding upon the Vendee to which the Vendee also hereby confirms and agrees.



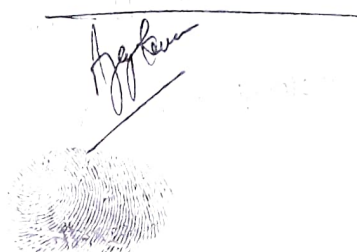


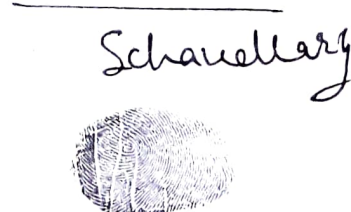




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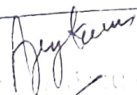
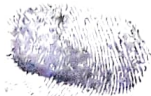
9. That the Vendee can now use/sell/transfer the subject unit subject to the condition that before selling or transferring his ownership rights in the subject unit, the Vendee must clear all dues of maintenance agency appointed by the Vendor and obtain NOC for such sale/transfer and the new owner/transferee of the unit must execute fresh maintenance agreement(s) with the maintenance agency.
10. That in the absence of such NOC/execution of fresh maintenance agreement with the maintenance agency, all the subsequent buyer(s)/transferee(s), along with the Vendee, will be jointly and severally liable for all dues and penalties payable to maintenance agency in respect of the subject unit. The Vendee hereby agrees to this and undertakes to obtain the required NOC before selling/transferring subject unit in any manner.
11. That the Vendee hereby agrees to pay his share towards the cost of installment, running and maintenance of sub-power station/transformers, pumping set or any other replacement fund etc. in addition to regular maintenance charges.
12. That the Vendee is aware that the Vendor has obtained single point electric connection from UP PVVNL and the Vendor shall provide to the Vendee the electricity through the prepaid meter as per the terms and conditions of the maintenance agreement signed by the Vendee with the Vendor's maintenance agency. The Vendee undertakes to maintain sufficient balance for continuous and uninterrupted power supply/maintenance services.
13. That the Vendee acknowledges that the Vendee had signed maintenance agreement with the Vendor/ maintenance agency and undertakes to abide by all the terms and conditions stipulated therein. The Vendee further agrees that if so desired by the Vendor or its maintenance agency, as the case may be, to execute any such documents including a fresh maintenance agreement with Vendor or its nominated agency he/she shall forthwith sign such additional document or agreement after receiving an intimation in this regard from the Vendor or the








maintenance agency. However, it is agreed that irrespective of execution of such maintenance agreement or any such document, the Vendee further undertakes and agrees to pay promptly all the bills raised by Vendor or nominated agency from time to time without any reminder of bills and charges as the case may be from time to time.

14. That the Vendee understands that the Vendor has all the rights and full authority to hand over the maintenance service to any of its nominated agencies as it may be decided at its all discretion in order to secure due performance of Vendee's obligation for maintaining the subject project, the Vendee shall deposit and shall keep deposited with the Vendor or the maintenance agency an interest free maintenance security on such rates as may be decided by maintenance authority or its agency in its sole discretion. In case the Vendee fails to pay due maintenance charges to the Vendor or maintenance agency, they shall have full authority to deduct the payable dues from the said interest free maintenance security. The Vendee understands that he shall be entitled to use the maintenance services subject to timely payment of total maintenance charges demanded by the Vendor or its maintenance agency from time to time.
15. That it is agreed between both the parties that the terms and conditions as applicable and as agreed by the Vendee shall remain allotment letter/Agreement to sale dated **20-12-2021** binding upon them and their legal heirs and successors except the part which is repugnant to the context of these presents. The Vendee hereby confirms and undertakes to take all steps to enjoy performance of all the obligations arising under this deed in respect of subject unit by all the successor, tenants or occupier etc. and in case of any failure on their part, the Vendee shall be solely responsible for all the liabilities.
16. That the Vendee undertakes not to raise any objection to any construction, development, repair, maintenance work, or any type of improvement work related to the subject project done by either the Vendor or its authorized representative.





17. That the Vendee had agreed that save and except in respect of subject unit, the Vendee shall have no claim, right, title or interest of any nature or kind whatsoever over or in respect of any land, open space, or any of the common area which shall remain the property of the Vendor who will be responsible for the maintenance of the same till the same is transferred / assigned to any other body or association hereinbefore mentioned. The common area shall mean and include not limited to common roads, lanes, park, pavement, any furniture, equipment, water tank, water supply system, drains, electric poles, wires, etc. or any other movable or immovable property directly or indirectly attached to the unit or adjoining areas including outer boundary wall, fence etc.
18. That the Vendee is aware that the area of club house, Community Central, School, convenient shops and covered car parking in the subject project is not included in the common/super sale area of the subject project and therefore not charged to the Vendee(s) in the subject project The Vendee agrees that the area of all these facilities, as available in sanction layout plan, is solely owned by the Vendor and no Vendee, singly or jointly with other Vendee(s) can claim ownership of the same in any manner whatsoever. Vendee is entitled for one covered car parking and club membership. Vendee has been allotted one covered car parking and given life membership of club, for which letter of allotment of car parking and club membership have already been seperately issued to her.
19. That the Vendee shall abide by all the laws, bye-laws, rules and regulations as framed by Govt., local authority, DTCT of U.P relating to the said Apartments complex. The Vendee further undertakes to be solely responsible and liable for violation if any of the provisions of the Law of the Land and applicable rules and regulations or directions by competent authority and the Vendee hereby agrees to indemnify the Vendor against any such liabilities or penalties incurred in this regard.









आवेदन सं० 202200732009325

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7899

वर्ष: 2022

पतिफल- 2907408 स्टाम्प शुल्क- 193600 बाजारी मूल्य - 2876000 पंजीकरण शुल्क - 29080 प्रतिलिपिकरण शुल्क - 60 योग : 29140

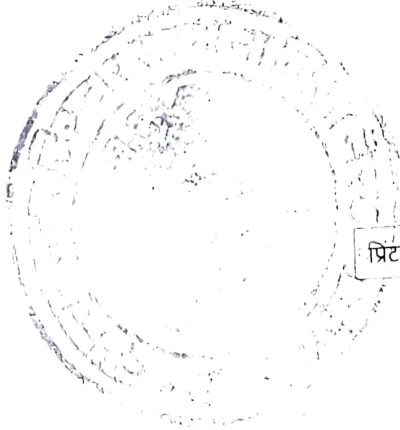
श्री ॐ० असल हाउसिंग लि० द्वारा
अजय कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री फूल सिंह
व्यवसाय : अन्य
निवासी, 606, 6 फ्लोर, इन्द्रप्रकाश बिल्डिंग, 21 बारह खंभा रोड, नई दिल्ली।




श्री ॐ० असल हाउसिंग लि० द्वारा

अजय कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/05/2022 एवं
01:02:53 PM बजे
निबन्धन हेतु पेश किया।



प्रिंट करे

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

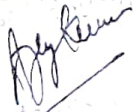
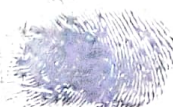
नवीन कुमार गुप्ता प्रभारी
उप निबंधक :सरधना



मेरठ
12/05/2022

शेखर श्रीवास्तव
निबंधक लिपिक
12/05/2022

Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.

20. The Vendee acknowledges that the Vendors shall be carrying out developmental/ construction activities in colony also around the area falling outside the subject unit and that the Vendee shall not raise any objection or make any claims on account of inconvenience, which may be suffered by the Vendee due to such developmental/ construction or its incidental/related activities.
21. That the Vendee shall be solely responsible to maintain the subject Unit at his/her own cost, in good repair and condition and shall not do or suffer to be done anything in or to the subject unit or the Project, or common areas or the compound which may be in violation of any laws or rules of any authority or change or alter or make additions to the subject unit and keep the subject Unit, its walls and partitions, sewers, drains, pipe and appurtenances thereto or belonging thereto, in good and tenantable repair and maintain the same in a fit and proper condition and ensure that the support, shelter etc. of the subject Project is not in any way damaged or jeopardized.
22. That Vendee further undertakes, assures and guarantees that he/she would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. on the face/facade of the subject Project or anywhere on the exterior of the subject Project therein or Common Areas. The Vendee shall also not change the colour scheme of the outer walls or painting of the exterior side of the windows or carry out any change in the exterior elevation or design. Further, the Vendee shall not store any hazardous or combustible goods in the subject unit or place any heavy material in the common areas of the subject Project.
23. That it is made clear by the Vendor and has been agreed by the Vendee that the subject Unit shall be treated as a single unit for all purposes. The Vendors/Vendee/association of Vendees shall ensure that they will not create any hindrance by way of locking, blocking, parking or any other manner in the right of passage or access or Common Areas which otherwise are available for free access.

आवेदन सं०: 202200732009325

वही सं०: 1

रजिस्ट्रेशन सं०: 7899

वर्ष: 2022

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

विक्रेता: 1

श्री मै० अंसल हाउसिंग लि० के द्वारा अजय कुमार, पुत्र श्री फूल सिंह

निवासी: 606, 6 फ्लोर, इन्दप्रकाश बिल्डिंग, 21 बारह खंभा रोड, नई दिल्ली।

व्यवसाय: अन्य

क्रेता: 1



श्रीमती सरोज बाता, पत्नी श्री डॉ० अजय कुमार

निवासी 1451, अरबन एस्टेट, सेक्टर-13 एच यू डी ए कुरुक्षेत्र हरियाणा।

व्यवसाय: अन्य

Schaudhary



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विनोद कुमार वेदवान, पुत्र श्री श्रीपाल सिंह

निवासी: म०न० 47 धनौरा टिकरी, बागपत

व्यवसाय: अन्य

पहचानकर्ता: 1

विनोद कुमार वेदवान



श्री पकज सिंह, पुत्र श्री बाबुराम पुनिया

निवासी: म०न० क्यू-342 पल्लवपुरम फेज-2 मोदीपुरम दौराला तह० सरधना जिला मेरठ

व्यवसाय: अन्य

Pankaj



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन कुमार गुप्ता प्रभारी

उप निबंधक: सरधना

मेरठ

12/05/2022

शरद श्रीवास्तव

निबंधक लिपिक मेरठ

12/05/2022

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

टिप्पणी:

प्रिंट करें

Rs. 1,93,600/- e-Stamp Certificate No. INUP88492288069079U Dated 12-05-2022 attached with this Sale Deed.

24. The Allotment Letter/ Agreement for Sale dated between Vendor and Vendee shall be part and parcel of this Sale Deed.
25. The Vendee shall use the subject unit for residential purpose only and no nuisance shall be carried on to any other resident in the subject project.
26. If any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to conform to applicable law and the remaining provisions of this Sale Deed shall remain valid and enforceable in accordance with their terms.

SCHEDULE- I

All that piece and parcel of residential Flat No. **MAGNOLIA-103** (1st Floor) measuring about **108.70** sq.mtrs. (1170 sq. ft.) lying and situated in the residential colony developed in the name of Ansal Town Meerut (U.P.) being butted and bounded by:

East
West As per Unit
North Plan
South

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seal the day, month and year first above written.

Schedule of payment:

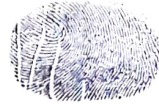
Rs. 28,10,000/- D.D. No. 568276 Dated 30-03-2022 Punjab National Bank Civil Line Muradabad.

and rest of payment already received.

Drafted and Typed in the Office of J.K. Jain, Advocate Sardhana Dist. Meerut

Jinendra Kumar Jain
ADVOCATE
Reg. No. 0118/1979
TEHSIL SARDHANA (MEERUT)

Schandray



[Signature]
Fingerprint

[Signature]
Shri Babu Ram Ponia

विनोद कुमार वैदवान
विनोद कुमार वैदवान S. श्रीपाल सिंह
गाँव पोस्ट - धनौरा (रोहतास)

आवेदन सं०: 202200732009325

बही संख्या 1 जिल्द संख्या 10788 के पृष्ठ 187 से 206 तक क्रमांक
7899 पर दिनांक 12/05/2022 को रजिस्ट्रीकृत किया गया।

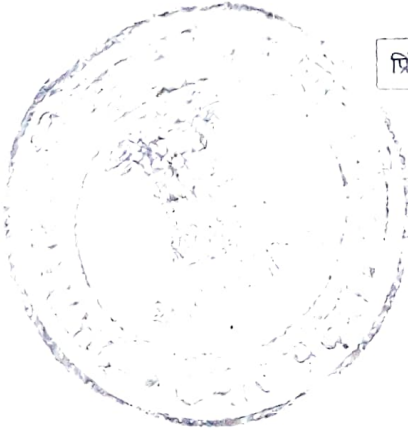
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन कुमार गुप्ता प्रभारी

उप निबंधक : सरधना

मेरठ

12/05/2022



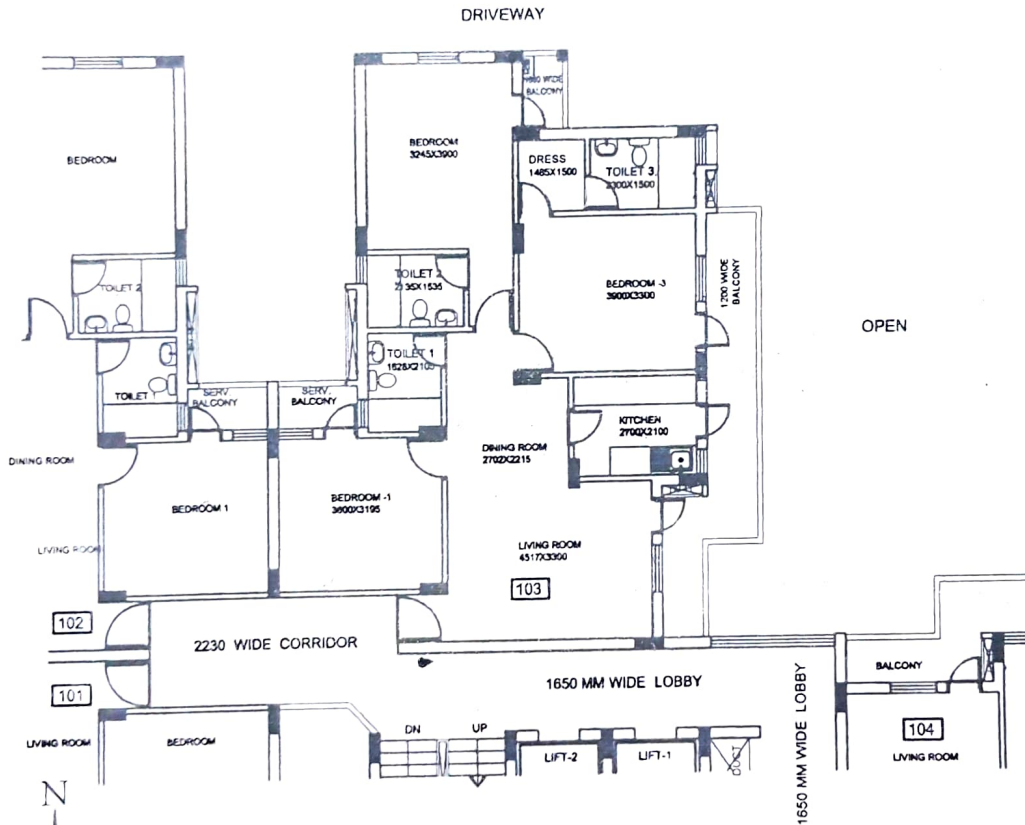
प्रिंट करे

OWNER. -

FLAT NO. MAGNOLIA - 103
ANSAL TOWN MEERUT.

DRG. NOT TO SCALE

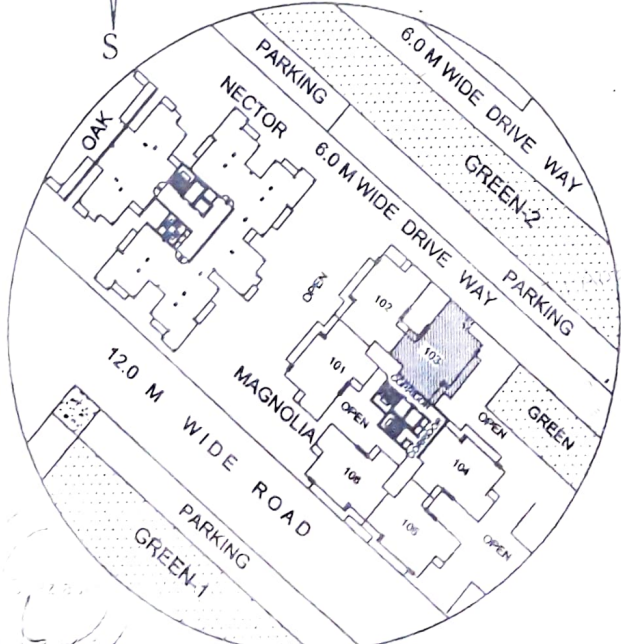
SALE AREA - 1455.00 SQ.FT
CARPET AREA - 914.07 SQ.FT



1ST. FLOOR PLAN



NORTH/EAST	DRIVEWAY
EAST/ SOUTH	OPEN
SOUTH/WEST	STAIRCASE
WEST/NORTH	FLAT NO. 102



Signature
ALMORISE

Signature
Scheleharay



BANPHOOL RACHUVANSHI

Architect
02153150179

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