

# APPROVED

## OTHER SERVICES APPLICATION OF HAR VINDRA SINGH

Case Id : S00047102024

Employee No. : 5955

### Application

- Name of the Applicant** HAR VINDRA SINGH
- Type of Application/Representation** Grant of permission to Judicial Officers of the state for purchase and sale of movable or immovable property in terms of Rules 24 of U.P. Government Servant conduct Rule 1956.
- Designation** Spl. J. (SC/ST, Pev.of Atroci Act)
- Application** To Grant Permission in regarding Purchase of immovable property (Flat).
- Date of Submission** 06/07/2024

### Attachment

### Uploading Date

Application

06/07/2024

Annexure

06/07/2024

\*Red background attachments are uploaded in return of objection.

### Attachments

### Note for approval / remarks

### Final Remark

Approved





प्रारूप 1  
पंजीकरण प्रमाण-पत्र

कीर्तिष्ठ पहचान संख्या U45400UP2009PTC038614

2009 - 2010

मैं एतद्वारा सत्यापित करता हूँ कि मेरे

AADRIKA INFRACON PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह नियमन-पत्र आज दिनांक छठ नवम्बर दो हजार नौ को मेरे हस्ताक्षर से कानपुर में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U45400UP2009PTC038614

2009 - 2010

I hereby certify that AADRIKA INFRACON PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Kanpur this Sixth day of November Two Thousand Nine.



*Sanyam Bose*  
(SANYAM BOSE)

उत्तर प्रदेश के राजधानी  
Uttar Pradesh and Uttarakhand

कम्पनी रजिस्ट्रार के कार्यालय आम्बेडकर रोड उपलब्ध पते पर।

Mailing Address as per record available in Registrar of Companies office.

AADRIKA INFRACON PRIVATE LIMITED

124 NEHRU NAGAR, AGRA - 282002,

Uttar Pradesh, INDIA

संलग्नक - 3

# AADRIKA INFRACON PVT. LTD.

OFFICE-6/231, Bhairon, Belanganj, AGRA-282004  
Phone-0562-2850379, 2520768

Ref:.....

Dt.-20/06/2016

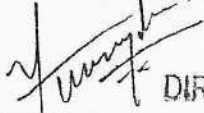
Extracts of the minutes of the meetings of the board of directors of directors of the company "Aadrika Infracon P. Ltd." held on 20/06/2016 at the office of the company at 11:00AM.

*It is thereby resolved that Shri Vikash Fauzdar and Mr. Shailabh Sharma, Director of the company 'Solely or Jointly' be and is hereby authorized by the board to Execute and sign the Sale Deed of the Flats of Project ARYA's-72 in favour of Allottee of the Flats at the office of Sub Registrar, Agra on behalf of company and to comply all other required legal documents of sale of the flats. All acts done by them regarding the Sale Deeds shall be binding to the company and other directors.*

**Certified true copy**

**Aadrika Infracon P. Ltd.**

AADRIKA INFRACON PVT. LTD

  
DIRECTOR

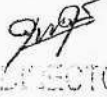
(Vikash Fauzdar)  
Director

AADRIKA INFRACON PVT. LTD

  
DIRECTOR

(Preeti Fauzdar)  
Director

AADRIKA INFRACON PVT. LTD

  
DIRECTOR

Shailabh Sharma  
Director



7/21

ACC Name - Vikas Bansal  
Stamp Vender  
License No. 40  
E-Stamping ACC ID - UP14138804  
Tehsil - Agra, AGRA



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No.	: IN-UP13108496621323T
Certificate Issued Date	: 22-Jul-2021 04:29 PM
Account Reference	: NEWIMPACC, (SV)/ up14138804/ AGRA/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUP1413880413991882181319T
Purchased by	: MUKESH KUMAR
Description of Document	: Article 48 Power of Attorney
Property Description	: FOR POWER OF ATTORNEY
Consideration Price (Rs.)	:
First Party	: AADRIKA INFRACON PVT LTD
Second Party	: MUKESH KUMAR
Stamp Duty Paid By	: MUKESH KUMAR
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



E-STAMP  
CHECKED BY:-R. C.  
LOCKED BY:-S. R.

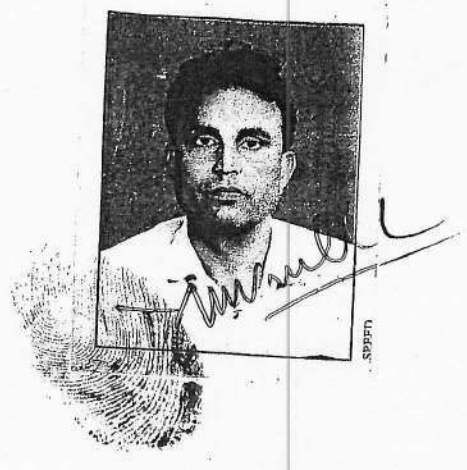
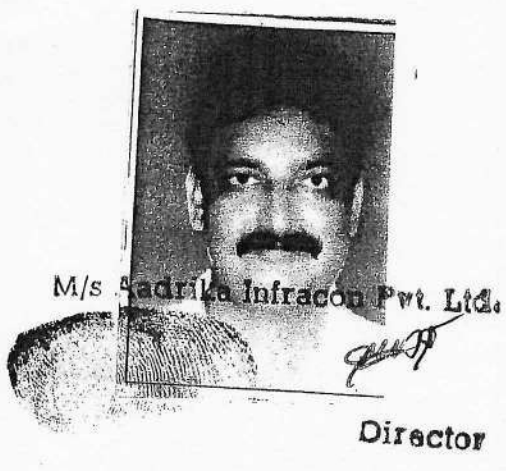
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**M/s Aadrika Infracon Pvt. Ltd.**

*[Signature]*  
**Director**



*[Signature]*



**मुख्यारनामा तसदीक शुदा**

मैं कि शलभ शर्मा पुत्र श्री हरीश चन्द्र शर्मा निवासी 23, नेहरु नगर, आगरा आज दिनांक 16.08.2021 को निम्न मुख्यारनामा लिखे देता हूँ जो कि मैं मुकिएर आद्रिका इंफ्राकॉन प्राइवेट लिमिटेड में निदेशक हूँ जिसका ऑफिस 6/231, भैरों बाजार, बेलनगंज आगरा में स्थित है PAN-AAICA0207G और मुझे वहैसियत निदेशक के उक्त फर्म्स की ओर से खरीददारों के हक में विक्रय विलेख को पंजीकृत कराना होता है

M/s Aadrika Infracon Pvt. Ltd.

कमश.....2

Director



*(Handwritten signature)*





OK



Prakash



आवेदन सं०: 202100766035800

## प्रमाणीकृत मुखतारनामा

बही सं०: 6

रजिस्ट्रेशन सं०: 7

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 250 प्रतिलिपिकरण शुल्क - 60 योग : 310

श्री शलभ शर्मा,  
पुत्र श्री हरीशचन्द्र शर्मा  
व्यवसाय : व्यापार  
निवासी: 23 नेहरू नगर आगरा




ने यह लेखपत्र इस कार्यालय में दिनांक 16/08/2021 एवं 01:01:25 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार शर्मा प्र०  
उप निबंधक : सदर द्वितीय  
आगरा  
16/08/2021

योगेन्द्र कुमार,  
निबंधक लिपिक



व उक्त फर्म के विक्रय-विलेख को अपने हक में पंजीकृत कराना होता है जिसके लिये कार्यालय उप-निबन्धक व जिला निबन्धक आगरा में हाजिर होकर विक्रय-विलेख को पंजीकृत कराने में असमर्थ रहता हूँ।

कमश:.....3

**M/s Aadrika Infracon Pvt. Ltd.**

  
Director

T. M. S. L.





आवेदन सं०: 202100766035800

बही सं०: 6

रजिस्ट्रेशन सं०: 7

वर्ष: 2021

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

श्री शलभ शर्मा, पुत्र श्री हरीशचन्द्र शर्मा

निवासी: 23 नेहरू नगर आगरा

व्यवसाय: व्यापार

मुख्तार: 1



श्री मुकेश कुमार, पुत्र श्री स्व० गंगा सिंह

निवासी: 4 वैश्वोधाम दर्यालबाग आगरा

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1



श्री टिकू, पुत्र श्री पप्पू सिंह

निवासी: गांव पो० सिमराउ जलेसर जिला एटा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री आलोक श्रीवास्तव, पुत्र श्री सुनील कुमार

निवासी: मारुति एन्कलेव, आगरा

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अशोक कुमार शर्मा प्र०

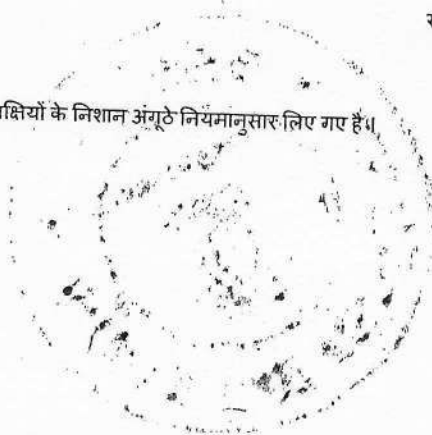
उप निबंधक : सदर द्वितीय

आगरा

योगेन्द्र कुमार

निबंधक लिपिक

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



अतः अपनी ओर से श्री मुकेश कुमार पुत्र स्व० श्री गंगा सिंह निवासी 4, वैष्णो धाम-1, दयाल बाग, आगरा को अपना तस्दीक सुदा मुख्त्यार आम नियुक्त करके अधिकार देता व लिख देता हूँ कि मुख्त्यार आम मौसूफ मेरे हस्ताक्षरों से दस्तावेजों को विक्रय-विलेख पंजीयन हेतु कार्यालय उप निबन्धक व जिला निबन्धक आगरा में प्रस्तुत करे, जहाँ कहीं मेरे हस्ताक्षर व निशानी अँगूठा होने हो वहाँ-वहाँ पर अपने हस्ताक्षर व निशानी अँगूठा करे

कमशः.....4

**M/s Aadrika Infracon Pvt. Ltd.**

  
**Director**



व निष्पादन सम्बन्धी समस्त कार्य पूर्ण कराये व अन्य कार्यवाहीयात जो दस्तावेज पंजीयन में मुझे करनी हो उनको मुख्त्यारआम मौसूफ मिनजानिव मेरे स्वयं करे। गरज यह है कि मुख्त्यारआम को उक्त दस्तावेजों को पंजीकृत कराने के सम्पूर्ण अधिकार वहैसियत मुख्त्यारआम हासिल होंगे

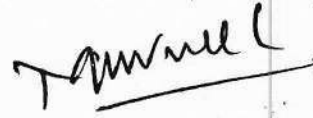
M/s Aadrika Infracon Pvt. Ltd.



Director



कमश:.....5





1/2 - 1/2

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Third line of faint, illegible text.

Fourth line of faint, illegible text.

Fifth line of faint, illegible text.

Sixth line of faint, illegible text.

Seventh line of faint, illegible text.

आवेदन सं०: 202100766035800

बही संख्या 6 जिल्द संख्या 4 के पृष्ठ 283 से 294 तक क्रमांक 7 पर दिनांक 16/08/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अशोक कुमार शर्मा प्र०

उप निबंधक: सदर द्वितीय

आगरा

16/08/2021



व मेरे हस्ताक्षर सुदा दस्तावेज को प्रस्तुत करने व पंजीकृत कराने की बाबत यह मुख्तयारनामा मान्य होगा जो मिनजानिव मेरे किये हुये माना जावेगा।

लिहाजा यह मुख्तयारनामा आम तस्दीक सुदा लिख दिया कि सनद रहे और समय पर काम आवे।

तहरीर दिनांक :-

गवाह:-

1. श्री ली. सु. पुत्र श्री पप्पु सिंह  
नि. गांव + पोस्ट, सिंभरज जलेश्वर एटा
2. श्री झालोक श्रीवास्तव पुत्र श्री शुनील कुमार  
नि. झालोक स्टेट, कौदला भागलपुर

M/s Aadrika Infracon Pvt. Ltd.

Director

Tamara



सेल नं- 5/1



INDIA NON JUDICIAL



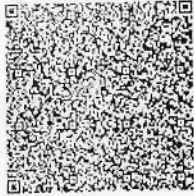
Government of Uttar Pradesh

IN-UP22822003149118W

e-Stamp

ACC Name-Vikas Sewak  
Stamp Vender  
Licence No. 40  
E-Stamping ACC ID-UP14138804  
Tehsil Sedar, AGRA

Certificate No. : IN-UP22822003149118W  
 Certificate Issued Date : 24-Jul-2024 03:13 PM  
 Account Reference : NEWIMPACC (SV)/ up14138804/ AGRA/ UP-AGR  
 Unique Doc. Reference : SJJRIN-UPUP1413880440818545891228W  
 Purchased by : HARVINDRA SINGH SON OF RAM SEWAK  
 Description of Document : Article 23 Conveyance  
 Property Description : FLAT NO.103 IN ARYAS 72 APARTMENTS AT MAUJA MOHAMMAD PUR AGRA  
 Consideration Price (Rs.) :  
 First Party : AADRIKA INFRACON PVT LTD  
 Second Party : HARVINDRA SINGH SON OF RAM SEWAK  
 Stamp Duty Paid By : HARVINDRA SINGH SON OF RAM SEWAK  
 Stamp Duty Amount(Rs.) : 4,90,000  
 (Four Lakh Ninety Thousand only)



Signature or type below this line

AADRIKA INFRACON PVT. LTD

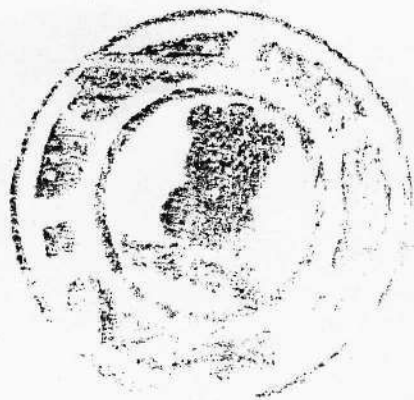
DIRECTOR

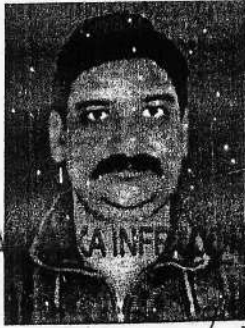


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This e-Stamp certificate should be verified at www.e-stampson.com or using e-Stamp mobile app of Govt of India. The details on the certificate are valid only if the ACC ID, ACC ID/Stamp App and PIN are correct.





AADRIKA INFRACON PVT. LTD

DIRECTOR



(2)  
DESCRIPTION OF SALE DEED

- 01. Type of property-
- 02. Ward & Distt.-
- 03. Property No.-
- 04. Add. Of Property-

Residential Multistoried Apartments  
Mohammad Pur, Agra.

**Flat No. 103, 1st Floor.**

"ARYA'S-72" Apartments at Khasra No.177  
(Minjumla), Mauja Mohammad Pur, Agra.

- 05. Area of Flat-

**153.75 Sq. Mtr.- Carpet Area**  
**195.16 Sq. Mtr.- Covered Area**

- 06. Location of Road-
- 07. Other Description-

Situated at **18.0 Mtr Road.**

The **Flat No.103** hereby sold is situated on **1st Floor** of Basement+Stilt+Nine Storied residential building "ARYA'S-72" Apartments.

- 08. Total Land Area of Apartments
- 09. Total Cov. area of Apartments
- 10. Part of land for this Flat
- 11. Circle Rate of Land-
- 12. Circle Rate of Construction-
- 13. Market Value as per Circle Rate-
- 14. Sale Consideration-
- 15. Description of Stamp Duty-

6325 Sq.Mtr.

13056.95 Sq.Mtr.

**94.53 Sq.Mtr.**

Rs.11,000/- Sq.Mtr.

Rs.17,000/-per Sq.Mtr.

**Rs. 47,94,000=00**

**Rs. 70,00,000=00**

**Rs.4,90,000=00** Vide E-stamp Certificate No.IN-UP22822003149118W on 24/07/2024 by Stock Holding Corporation of India Ltd., Agra.

- 16. Stamp Duty paid-

\* **Rs.4,90,000=00**

Contd.....3

AADRIKA INFRACON PVT. LTD

DIRECTOR







*TWC*

AADRIKA INFRACTION WILDO  
INFRACTION WILDO  
DIPIN...



*ms 95 sm*



*TWC Agarwal*



(3)

**DESCRIPTION OF PROPERTY HEREBY SOLD:-**

One Flat (Unit) No.103 on 1st Floor having Covered Area of 2100 Sq.Ft. (195.16 Sq. Mtr.) which is more fully described at the foot of this deed and marked by red colour in annexed map in Nine Storied Residential Apartment "ARYA'S-72" forming part of Khasra Nos. 177 (Minjumla), Mauja Mohammadpur, Teh. & Distt. Agra.

**BOUNDED AS UNDER:-**

East- Flat no.105

West - Corridor

North- Open to Sky

South- open to sky

**SALE DEED**

THIS DEED OF SALE made and executed at Agra on this 26<sup>th</sup> day of July-2024 by M/s AADRIKA INFRACON PVT. LTD., having its registered office at 6/231, Bhairon Bazar, Belanganj, Agra (PAN-AAICA0207G) through its Director Mr. Shailabh Sharma S/o Sh. Harish Chandra Sharma R/o 23, Nehru Nagar, Agra.-hereinafter called the VENDOR which expression shall mean and include its successor in interest, Administrator and Assigns.

**IN FAVOUR OF**

Mr. Harvindra Singh S/o Sh. Ram Sewak R/o Village-Singhpur, Post-Manchhana, Distt.-Mainpuri (U.P.) (PAN-AMKPS9717Q)-(Hereinafter called the VENDEE which expression shall mean and include his heirs, successor in interest and assigns on the terms set out hereunder:-

- (i) WHEREAS the VENDOR is owner in possession of land forming part of Khasra No.177 (Min.) Situated at Mauza - Mohammad Pur, Agra having purchased it from its erstwhile owner vide registered deed of Sale dated 18/11/2009 on Bahi No.1, Jild No.6580, Page No.259/304 at S.No.9717 at the office of Sub Registrar (IInd), Tehsil- Sadar, Distt.-Agra.
- (ii) WHEREAS the VENDOR after purchase of aforesaid property, constructed and developed multistoried residential complex/apartments thereon under the name & style of "ARYA'S-72" as per sanctioned plan of Agra Development Authority, Agra vide file No.1304/BFL/2/13-14 dated 10/09/2014. The said multistoried residential apartments "ARYA'S-72" is interlia comprising of the Flat No.103 on 1st Floor described at the foot of this deed.
- (iii) WHEREAS the VENDEE had applied through an Application of Registration for purchase of one unit of flat bearing No.103 having covered area of 2100 Sq.Ft. on 1st Floor, in "ARYA'S-72" along with the right of use of ONE covered and ONE Open car parking as per attached earmarked parking layout plan at the foot of this deed & a Store room on same floor and has offered to pay adequate Sale price.

Contd.....4

AADRIKA INFRACON PVT. LTD  
  
 DIRECTOR





आवेदन सं०: 202400766047030

विक्रय पत्र

बही सं०: 1

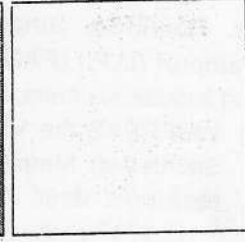
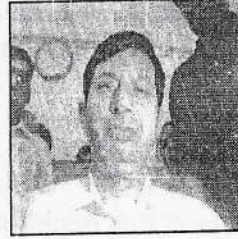
रजिस्ट्रेशन सं०: 6622

वर्ष: 2024

प्रतिफल- 7000000 स्टाम्प शुल्क- 490000 बाजारी मूल्य- 4794000 पंजीकरण शुल्क - 70000 प्रतिलिपिकरण शुल्क - 60 योग : 70060

श्री हरविन्दर सिंह  
पुत्र श्री रामसेवक  
व्यवसाय : व्यापार  
निवासी: ग्राम सिंहपुर पो० मनचना जिला मैनपुरी

*Singh*

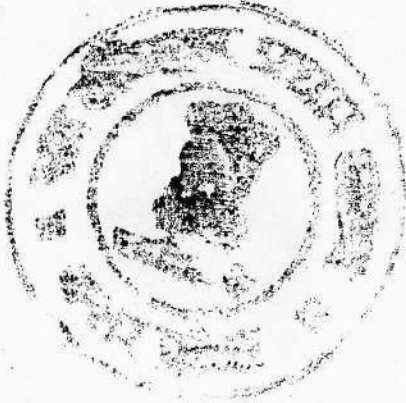


ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2024 एवं 02:11:24 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*HP*  
नीरू गोला  
उपनिबंधक :सदर प्रथम,  
आगरा  
26/07/2024

संदीप सक्सेना  
निबंधक लिपिक  
26/07/2024



प्रिंट करें



(4)

(iv) WHEREAS the VENDOR has agreed to transfer, sale, convey, alienate and assign its interest in aforesaid residential unit as described at the foot of this deed in "ARYA'S-72" to the VENDEE for sale price of Rs.70,00,000=00 (Rupees Seventy Lakh Only).

**NOW THIS DEED WITNESSETH AS UNDER:-**

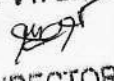
1. THAT for a consideration of Rs.70,00,000=00 (Rupees Seventy Lakh Only) paid by the VENDEE to the VENDOR, in respect of unit-Flat No.103 on 1st Floor comprising covered area of 2100 Sq. Ft. of residential apartments "ARYA'S-72" and more fully described at the foot of this deed, the VENDOR doth hereby assign, convey, transfer, alienate & sale the aforesaid residential on absolute sale to the VENDEE along with the right of use of **ONE** covered and **ONE** Open car parking as per attached earmarked parking layout plan at the foot of this deed (if opted for open parking, it would be allotted at site as per open parking slots available) & a Store room on same floor, subject to terms and stipulation contained herein to have it and hold it absolutely forever as owner thereof.
2. THAT the sale price Rs.70,00,000=00 (Rupees Seventy Lakh Only) of the aforesaid Flat has been paid by the vendee to the vendor through different cheques in various dates as under:-
 

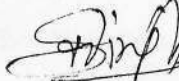
a. By Ch.No.548085 Dt.01/07/2024 of SBI, Pratapgarh	Rs. 50,000=00
b. By Ch.No.548094 Dt.22/07/2024 of SBI, Pratapgarh	Rs.52,30,000=00
c. By Ch.No.674715 Dt.22/07/2024 of SBI, RASMECCC, Agra	Rs.20,00,000=00
d. TDS	Rs. 70,000=00
e. GST deduction	<u>Rs. 3,50,000=00</u>
Total	<u>Rs.70,00,000=00</u>

Thus the vendor has received the total sale price from the vendee and now nothing remains to be paid to the said vendor. The vendor hereby acknowledges to have received the total sale price of aforesaid residential unit & all that described at foot of this deed.

3. THAT the above sale price does not include the cost of common areas and common facilities, However the cost includes the right of using the earmarked covered car parking at still level/basement and allottee/vendee shall be entitled to use covered car parking for keeping his vehicle only. The VENDEE is strictly prohibited to disturb the present state & structure of car parking either by erecting any structure thereon or four walls for covering the same.
4. THAT the VENDOR has put the VENDEE in actual physical & proprietary possession of the aforesaid residential flat hereby transferred & sold. The VENDEE hereby acknowledges to have obtained the said possession from the VENDOR.
5. THAT the VENDEE shall have right, title and interest up to the ceiling above the floor space of the property and its inner edges of the property transferred to him. The VENDEE shall be deemed to be owner of only half of the thickness of the adjoining walls covering the floor space of the property hereby transferred. The VENDEE shall however have no right, title and interest to change, alter or disfigure the existing state structure and shape of the ceiling or alter its structural and architectural design. It shall also prohibit him/her from causing any kind of damages in any part of the property.
6. THAT the VENDEE shall have a right to further transfer, sale, alienate and mortgage the property hereby transferred. The VENDEE shall have a right to part with his interest in the said property (Flat) hereby transferred & sold to any other person subject to terms & covenants set forth herein.

Contd.....5

AADRIKA INFRACON PVT. LTD  
  
 DIRECTOR







आवेदन सं०: 202400766047030

बही सं०: 1

रजिस्ट्रेशन सं०: 6622

वर्ष: 2024

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

श्री मैसर्स आद्रिका इन्फ्राकॉन प्रा०लि० के द्वारा मुकेश कुमार,  
पुत्र श्री स्व० गंगा सिंह

निवासी: 57/2 कावेरी सेन्टर संजय प्लेस आगरा

व्यवसाय: अन्य

क्रेता: 1



श्री हरविन्दर सिंह, पुत्र श्री रामसेवक

निवासी: ग्राम सिंहपुर पो० मनचना जिला मैनपुरी

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री अशोक कुमार, पुत्र श्री सालिगराम

निवासी: फिलेट नं० 5 संजय पैलेस ग्रुप हाउसिंग, सिविल  
लाइन्स आगरा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री पारस अग्रवाल, पुत्र श्री प्रदीप अग्रवाल

निवासी: सूत की मण्डी बिलराम गेट कासगंज

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबंधक: सदर प्रथम

आगरा

26/07/2024

संदीप सक्सेना

निबंधक लिपिक आगरा

26/07/2024

प्रिंट करें



नेकी। प्रत्यक्षतः भद्र साक्षियों के निशान अगूठे विद्यमानुसार  
लिए गए है।  
टिप्पणी:



(5)

7. THAT the VENDEE shall have undivided, impartible common interest & common areas & use and enjoyment in the common service facilities area appurtenant to the building raised over the floors of the proportionate area of the property transferred to the VENDEE for more effective and beneficial use of the flat hereby sold.
8. THAT the VENDEE shall have joint, common proportionate & undivided proprietary claim and interest in the land underneath the property hereby transferred and conveyed to him/her and it shall not be subject to any partition or sub-division in any manner of any stage by the VENDEE or any person claiming under him/her.
9. THAT the VENDEE is liable to maintain the property hereby sold in sound and habitable condition and shall not damage its floors, walls, columns in any manner which may cause or likely to cause or damage to the adjoining properties/units or to the apartment itself.
10. THAT the VENDEE shall not keep, collect, store and use any inflammable, combustibles or explosive materials in the property or any part thereof hereby transferred and sold to him/her which may endanger the life of the property in the entire building or in the surroundings of the property transferred. This includes the prohibition of installing any furnace, bhatti or welding or any manufacturing units etc. The VENDEE shall not use the property transferred for any purpose other than resident or for such purposes which may be detrimental to the surroundings and building as well or which may have the effect of causing and producing noise, pollution & nuisance in the property hereby sold & its surroundings. The VENDEE shall use the flat for residential purpose only & any business activities would be strictly prohibited in the flat or in any part of the apartments.
11. THAT upon taking possession of the flat consequent upon this sale the VENDEE shall have no claim against the VENDOR as to any item or masonry work, structure work etc. done executed & performed in respect of property hereby sold.
12. THAT the VENDEE shall have right to obtain the telephones and electric connection at his/her own cost. The VENDEE may also have the right to take water connection without disturbing architectural control and design of the building. If it is found that such connection, if allowed would damage to the floors, walls or columns and other structures then the VENDEE shall not be entitled for such connection & shall be precluded to install the same.
13. THAT the VENDEE shall be under obligation to carry out the annual repairs, white wash and maintenance of the flat as well as the common service facilities & area etc. as per the covenants and restrictions imposed. The VENDEE shall be liable to pay the proportionate maintenance cost of the common service facilities & areas to the Association of Residents formed as the Name of "ARYA's-72 RESIDENTS WELFARE SOCIETY" and its office bearers. In case of default in payment by Vendee the ASSOCIATION OF OCCUPANTS, as the case may, be entitled to stop the VENDEE from the use and enjoyment of such services and shall be entitle to with hold the same besides taking steps for recovery of maintenance charges that shall accrue due against the VENDEE.

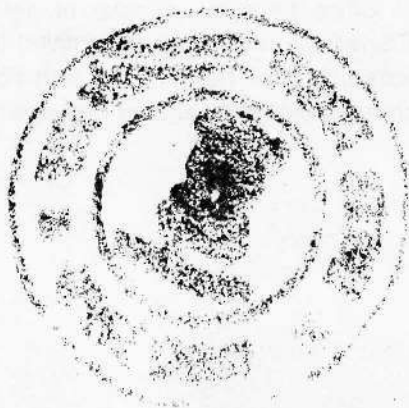
AADRIKA INFRACON PVT. LTD

  
DIRECTOR





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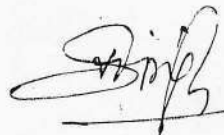
(6)

14. THAT the House tax, water tax, fire tax, scavenging tax or tax, charges or Cess of any other description imposed by Nagar Nigam, Local authority or any Statutory Authority on the property sold or become leviable there on shall be payable and be paid by the VENDEE in respect of the property hereby sold from the date of sale. The VENDOR shall only be liable to pay any tax or liability prior to this sale.
15. THAT the VENDEE agrees that after the sale and possession of the flat any permissible additions or alteration in or above or relating to the said flat which are required to be carried out by the Government, Local Authority or any statutory authority or by way of any statutory requirements, the same shall be carried out by VENDEE in co-operation with the other inhabitants/allottees/owners of the other units of the building "ARYA'S-72" at their own cost, risk and responsibility and the VENDOR shall not in any manner be held liable or responsible for the same. All such additions and alterations shall be carried out after getting the plan sanctioned from local authority, if need be, without affecting the architectural design, shape and structure of the building or residential unit.
16. THAT it has been agreed between the VENDOR and the VENDEE that save and except in respect of the particulars flat & space hereby acquired by him the VENDEE shall have no claim right, title or interest of any kind except the right of egress and ingress over or in respect of all or any kind of the common areas, such as lobbies, staircase, lifts, corridor etc.
17. THAT the VENDOR shall be entitled to connect the electric, water, sanitary, drainage fittings etc. on additional structure/storey with the existing electric water sanitary, drawings sources etc. at its own cost without any demur from the Vendee.
18. THAT the terraces, roofs, parapet, walls shall continue to be the property of the VENDOR unless transferred & sold expressly by the vendor to the VENDEE, who shall not be entitled to use them for any purpose whatsoever.
19. THAT the VENDOR shall transfer all the residuary rights in the complex to such an agency or body as may be required under the law, or May so transfer it at its own discretion at any time.
20. THAT the entire maintenance, upkeep, preservation and operation of common services/common areas in the complex shall be done by Association of Residents formed as the Name of "ARYA'S-72 RESIDENTS WELFARE SOCIETY" on the terms and conditions and charges to be determined by the Resident's Association from time to time in the context of the prices prevailing for common services, levies, taxes, labor etc. at the relevant time. At the time of this deed of Sale, the monthly maintenance charges as decided is Rs.3500/- per month till the next amendment. Beside the monthly maintenance charges, Rs.31,000/- one time to be paid to Association as Corpse/Sinking Fund. The VENDEE shall be bound to pay such charges together with repair, maintenance & replacement charges of plant and equipment etc. The VENDEE shall be individually responsible for the payment of proportionate water, electricity consumption charges etc. as shall be obtained by them and all the internal maintenance and repair of the installations/devices of the unit sold.

Contd.....7

AADRIKA INFRACON PVT. LTD

  
DIRECTOR





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(7)

21. THAT the VENDEE shall comply with, carry out & abide by the laws, bye-laws, rules, regulation, requisition, demands etc. of the AGRA DEVELOPMENT AUTHORITY, AGRA and other local self Government & other statutory Authorities and shall attend to answer and carry out at his own cost and be responsible for all deviations, violations or breaches of conditions contained in this deed.
22. THAT the building "ARYA'S 72" is based on monolithic shear wall construction, In general R.C.C. framed structure is done with infill brick work, but in Arya's-72 Apartments the whole building is monolithic i.e. there are no partition brick walls. All walls are of R.C.C. There are no columns and beam supports so all the support are on the walls, thus forming a single construction material. In this type of construction no alterations can be made and any chase cutting or dismantling of any wall will result in damaging the structure of building.  
The Vendee also hereby given his/her consent and undertaking that he/she will not make any kind of alterations or chase cutting in R.C.C. Walls at any cost and he/she would make it a point for the any buyer (in case he/she sell this flat in future) to abide by this rule. He/she also undertake that not abiding the rule may treat as unlawful and can be sued in the court of law.
23. THAT the space earmarked for parking in the building shall only be used by VENDEE for keeping his/her vehicle in common with other inhabitants /allottees / owners of the "ARYA'S-72" without disturbing & obstructing the common use/right & enjoyment of other flat owners /allottees/ occupants.
24. THAT it is expressly made clear for removal of doubt that the sale consideration referred to above does not include cost of common areas and common facilities etc. provided along with the unit-flat hereby sold to the VENDEE and these are part of necessary amenities provided with the flat for more effective & beneficial use and enjoyment of it by the VENDEE.
25. THAT the Vendor hereby unequivocally declares & states that the property hereby sold is free from all kind of encumbrance charge, mortgage, lien & litigation. The Vendor hereby gives guarantee of good, perfect & marketable title in the property sold. The Vendor further states that the above property is not in the scheme of acquisition & requisition by any authority or government.

**DESCRIPTION OF PROPERTY HEREBY SOLD:-**

One Flat (Unit) No.103 on 1st Floor having Covered Area of 2100 Sq.Ft. (195.16 Sq. Mtr.) which is more fully described at the foot of this deed and marked by red colour in annexed map in Nine Storied Residential Apartment "ARYA'S-72" forming part of Khasra Nos. 177 (Minjumla), Mauja Mohammadpur, Teh. & Distt. Agra.

**BOUNDED AS UNDER:-**

East- Flat no.105  
West - Corridor  
North- Open to Sky  
South- Open to sky

AADRIKA INFRA CON PVT. LTD

  
DIRECTOR

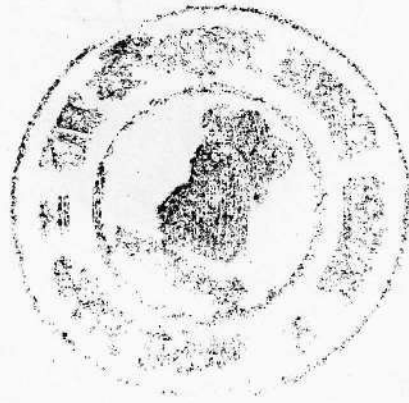






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(8)

**This Sale Deed is Presented:-**

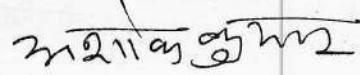
"By Sh. Mukesh Kumar S/o Late Sh. Ganga Singh at C/o Kaveri Constructions, 57/2, Kaveri Centre, Sanjay Place, Agra as per power of attorney executed on 16/08/2021, Bahi No. 6, Jild No. 04, Page No. 283/294 at Sr. No. 07 in the office of Sub-Registrar (II), Tehsil Sadar, Agra in his favour by M/s Aadrika Infracon Pvt. Ltd., whereby he was authorized to present all the documents & Deeds on its behalf before registering Authority & to admit execution etc. in respect thereof."

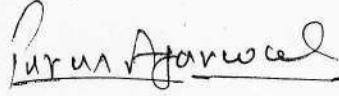
The matter of this Sale deed prepared and typed by Vendor M/s. Aadrika Infracon Pvt. Ltd. with the assistance of Vendee.

IN WITNESS WHEREOF THE VENDOR AND VENDEE HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED OF SALE ON THE DATE, MONTH & YEAR AFOREMENTIONED.

**WITNESSES:-**

01. Mr. Ashok Kumar S/o Sh. Salig Ram  
R/o Flat No.05, HIG, 1<sup>st</sup> Floor, Block No.03,  
Sanjay Place Group Housing Yojna, Civil Lines, Agra.  
Mob.-9719838003
2. Mr. Paras Agarwal S/o Sh. Pradeep Agarwal  
R/o23, Soot Ki Mandi, Bilram Gate, Kasganj.  
Mob.-8533027170





AADRIKA INFRACON PVT. LTD

  
DIRECTOR

VENDOR

  
VENDEE



आवेदन सं०: 202400766047030

बही संख्या 1 जिल्द संख्या 12373 के पृष्ठ 339 से 358 तक क्रमांक  
6622 पर दिनांक 26/07/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जीतू गोला

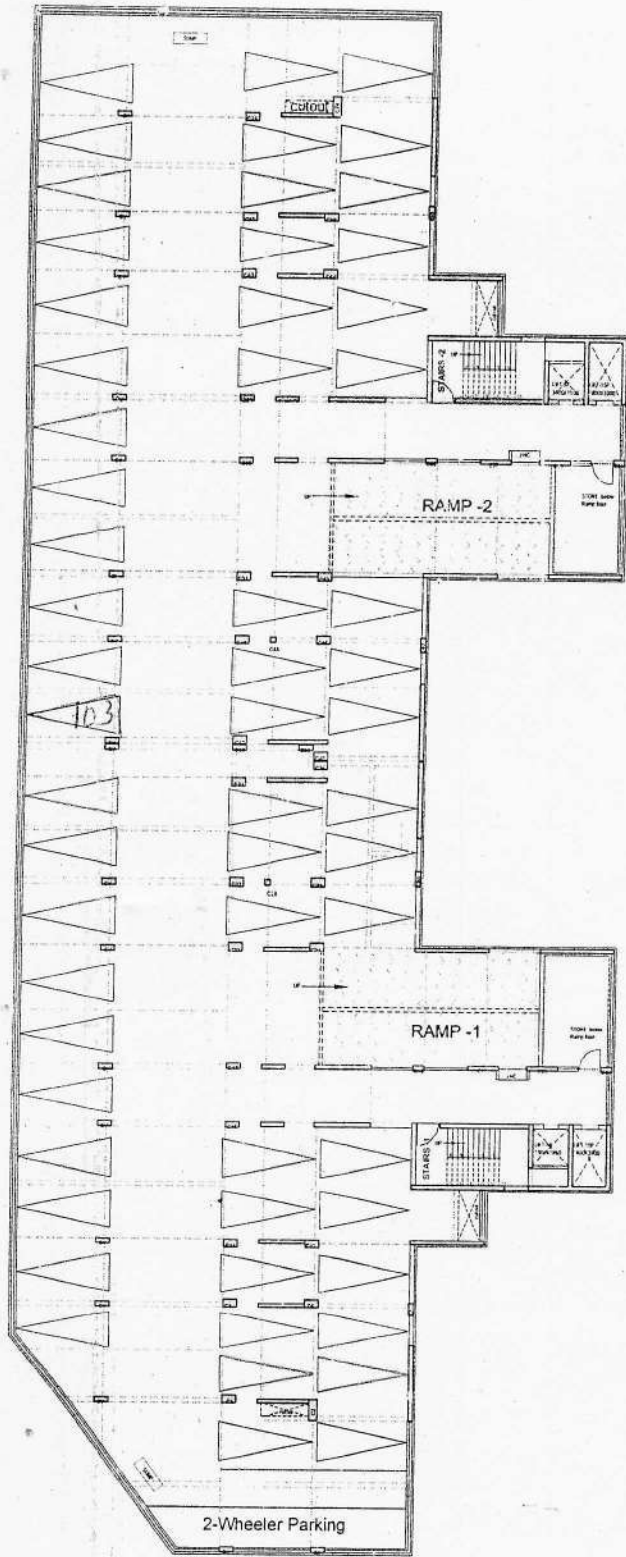
उप निबंधक : सदर प्रथम

आगरा

26/07/2024



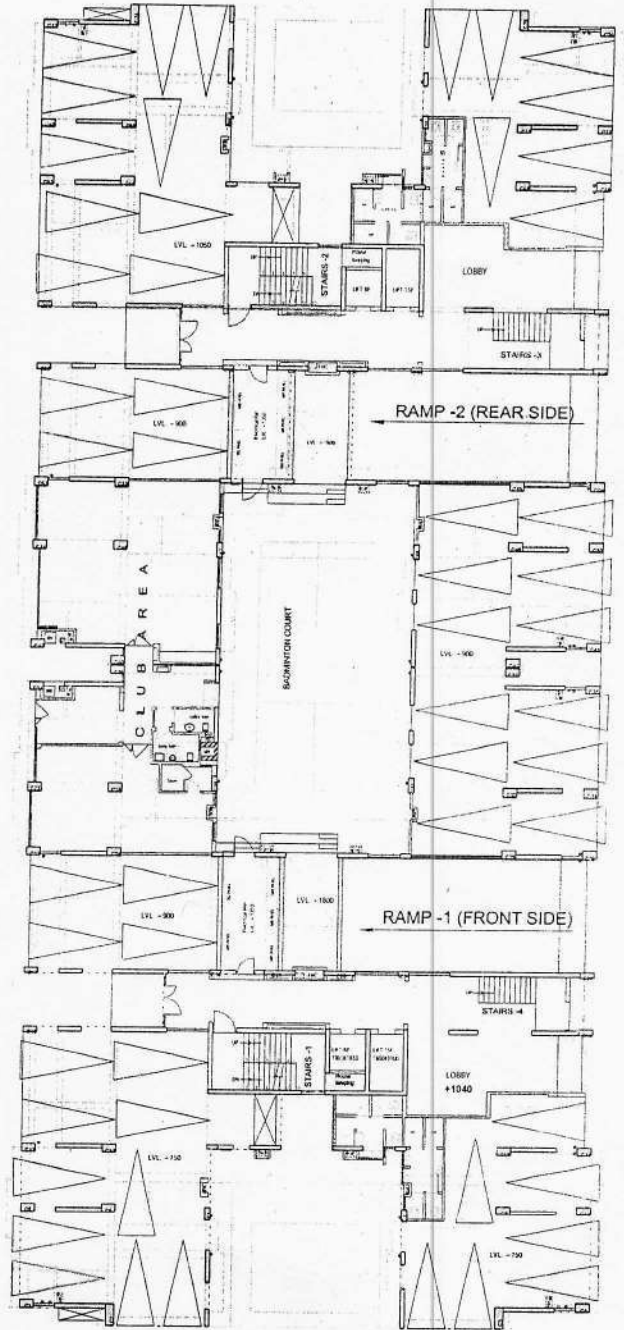




BASEMENT FLOOR LAYOUT

AADRIKA INFRACON PVT. LTD

*[Signature]*  
DIRECTOR



STILT FLOOR LAYOUT

PARKING LAYOUT PLANS

Arya's 72

*[Signature]*



0/2 - 10/10/11



OUTLINE  
1/2

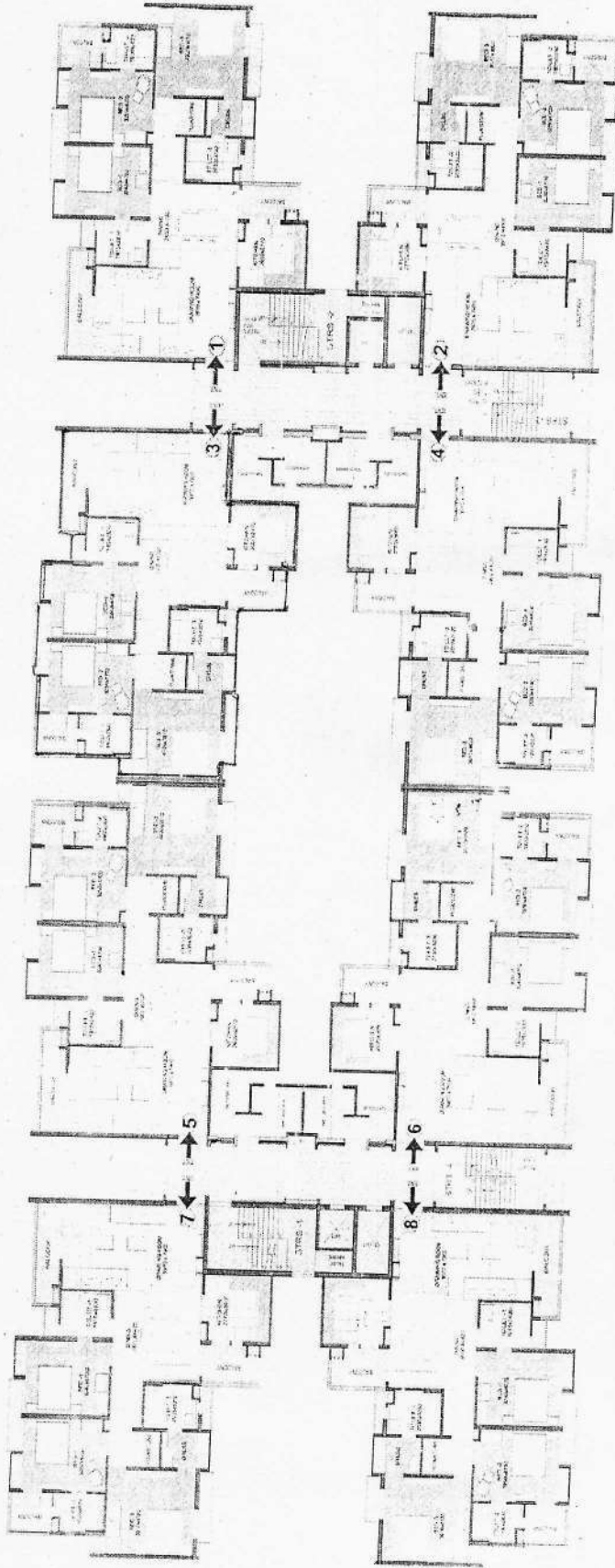
RIGHT FLOOR PLAN

1/2

1/2



Detail of Property :- Flat No.103 on 1<sup>st</sup> Floor having flat area 195.16 Sq. Mtr. in ARYA's-72 Apartments at Mauja Mohammadpur, Agra



ARYA'S 72

VENDOR:- M/s AADRIKA INFRACON PVT. LTD.,  
 at 6/231, Bhairon Bazar, Belanganj, Agra  
VENDEE:- Mr. Harvindra Singh S/o Sh. Ram Sewak  
 R/o Village-Singhpur, Post-Manchhana,  
 Distt.-Mainpuri (U.P.)

AADRIKA INFRACON PVT. LTD.

*[Signature]*  
DIRECTOR



01/03/2023

संलग्न लेखपत्र 106622/2023

HP  
आगरा

