

PROPOSED SALE DEED**Short Description**

1. Date of Execution -
2. Place of Execution - Prayagraj.
3. Type of Land - Official/ Commercial.
4. Ward/Pargana - Sadar, Prayagraj.
5. Mohalla/Village - Elgin Road, Prayagraj.
6. Description of Property (Property No.) - Office Space Hall No.1;
Carpet Area – Sq. Meters;
situated on the Sixth Floor in Office
Complex known as **"TULSIANI
AND PARAMJYOTI TRADE"**; Built
over Free Hold Upvibhajit Upkhand
Sankhya-53/6, Civil Station, Allahabad
and part portion of Free Hold Upvibhajit
Upkhand Sankhya 53/2,53/3,53/4 and
53/7, Civil Station, Allahabad in Mohalla-
Elgin Road, Prayagraj.
7. Unit of Measurement - Square Meter
(Hectare/Sq. Meter)
8. Area of Property - Sq. Meters
9. Situation of Road - Elgin Road (Segment)
10. Other Description - More than 9 Meters Road.
(9 Meters Road/ Corner etc.)
11. Type of Property - Office
12. Total area of property - 1097.66 Sq. Meters
(in case of Multi story Building)
13. Status-Finished/Unfinished/Other - Finished
14. Value of Trees - Nil

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- 15. Boring/well/Other - Nil
- 16. Constructed Area - Carpet Area – Sq. Meters
- 17. (I) Amount of sale consideration - Rs.
 - (II) Market Value - Rs.
 - (III) Stamp Duty paid - Rs.

SALE DEED

(Hereinafter referred to be as the '**THE SELLER**'); which term, shall always mean and include its successor(s), legal representative(s), executor(s) and assignee(s); unless expressly excluded.

A N D

[Aadhaar No. _____ & PAN - _____]
Son of _____
Resident of _____
[Mobile No. _____]

(Hereinafter called "THE PURCHASER"); which terms shall always mean and include his heir(s), legal representative(s), executor(s) and assignee(s); unless expressly excluded.

WHEREAS by virtue of registered Free Hold Deed dated 23.11.2004, registered in Pustak Sankhya-I Khand 4837 on pages 83 to 112 at Sl. No.13415 on 27.12.2004 in the Office of Sub Registrar, Sadar, Allahabad executed by A.D.M. (Nazul), Allahabad on behalf of and authorized by The Governor of U.P. in favour of Sri Dinesh Chandra Tandon son of Shri Purshottam Das Tandon resident of 57, Rani Mandi, Allahabad, Sri Dinesh Chandra Tandon became owner of Part of Nazul (Now Free Hold) Plot No. 53 (Upvibhajit Upkhand Sankhya 53/2), Civil Station, Allahabad and the building situated thereon bearing Municipal No.37, Elgin Road, Allahabad Area – 1699.99 Sq. Meters.

AND WHEREAS Sri Dinesh Chandra Tandon died on 07.01.2007, leaving behind his widow Smt. Suchitra Tandon and three daughters namely Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon as his heirs and legal representatives. And thus after death of Sri Dinesh Chandra Tandon, aforesaid Smt. Suchitra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon became owners of aforesaid part of Nazul (Now Free Hold) Plot No.53 (Up Vibhajit UpKhan Sankhya 53/2), Civil Station, Allahabad and the building situated thereon bearing Municipal No. 37, Elgin Road, Allahabad area – 1699.99 Sq. Meters.

AND WHEREAS aforesaid owners Smt. Suchitra Tandon, Smt. Jaya Mehrotra and Smt. Jayanti Sarin and Smt. Supriya Tandon sold part of aforesaid Nazul (Now free hold) PlotNo. 53 (Upvibhajit Upkhand Sankhya -53/2), Civil Station, Allahabad and the building situated thereon bearing Municipal No. 37, Elgin Road, Allahabad Area – 1102.86 Sq. Meters vide registered sale deed dated 31.7.2008, registered in Bahi No.1 Zild No. 6074 on pages 365 to 430 at Sl. No. 3630 on 02.08.2008 in the Office of Sub Registrar, Allahabad (First) to the Seller M/s Tulsiani Constructions And Developers Private Limited and thus the seller M/s Tulsiani Constructions And Developers Private Limited became owner of aforesaid part of Nazul (Now Free hold) Plot No. 53 (Upvibhajit UpkhandSankhya-53/2), Civil Station, Allahabad and the building situated thereon bearing Municipal No.37, Elgin Road, Allahabad area – 1102.86 Sq. Meters.

Similarly by virtue of registered Free Hold Deed dated 25.2.2008 registered in Bahi No.1, Zild No. 5906 on pages 293 to 328 at Sl. No.762 on 26.02.2008 in the office of Sub Registrar, Allahabad (First) executed by A.D.M.(Nazul), Allahabad on behalf of and authorized by Governor of U.P. in favour of Smt. Suchitra Tandon wife of Late Dinesh Chandra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon; all daughters of Late Dinesh Chandra Tandon; and all residents of 57, Rani Mandi, Allahabad, the aforesaid Smt. Suchitra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon became owners of part of Nazul (Now Free Hold) Plot No.53 (Up Vibhajit Up Khand Sankhya-53/4, Civil Station, Allahabad area – 1238.27 Sq. Meters.

AND WHEREAS aforesaid owners Smt. Suchitra Tandon, Smt. Jaya Mehrotra and Smt. Jayanti Sarin and Smt. Supriya Tandon sold part of aforesaid Nazul (Now free hold) PlotNo. 53 (Upvibhajit Upkhand Sankhya -53/4), Civil Station, Allahabad Area-447.26 Sq. Meters land by two registered sale deeds i.e. 65.49 Sq. Meters Land by registered sale deed dated 01.08.2008, registered in Bahi No.1, Zild No. 6074 on pages 311 to 336 at Sl. No. 3628 on 02.08.2008 in the Office of Sub Registrar, Allahabad (First) and 381.77 Sq. Meters land vide registered sale deed dated 01.08.2008, registered in Bahi No.1 Zild No. 6074 on pages 337 to 364 at Sl. No. 3629 on 02.08.2008 in the Office of Sub Registrar, Allahabad (First) to Seller M/s Tulsiani Constructions And Developers Private Limited and thus Seller M/s Tulsiani Constructions And Developers Private Limited become owner of the aforesaid part of Nazul (Now Free hold) Plot No. 53 (Upvibhajit UpkhandSankhya-53/4), Civil Station, Allahabad 447.26 Sq. Mtrs.

Similarly by virtue of registered Free Hold Deed dated 26.03.2012 registered in Photoprati Pustak Sankhya-1 Khand 7413 on pages 109 to 164 at Sl. No. 1709 on 28.3.2012 in the office of Sub Registrar, Allahabad (First) executed by A.D.M. (Nazul), Allahabad on behalf of and authorized by The Governor of U.P. in favour of Suresh Chandra Tandon son of Late Purshottam Das Tandon, Smt. Pushpa Seth and Smt. Sushma Mehrotra both daughters of Late Purshottam Das Tandon, Smt. Suchitra Tandon wife of Late Dinesh Chandra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon, all daughters of Late Dinesh Chandra Tandon and all residents

of 57, Rani Mandi, Allahabad, the aforesaid Suresh Chandra Tandon, Smt. Pushpa Seth, Smt. Sushma Mehrotra, Smt. Suchitra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon became owners of part of Nazul (Now free Hold) Plot No. 53 (Upvibhajit Up Khand Sankhya- 53/6 portion 'A', area- 572.46 Sq. Meters and Upvibhajit Up Khand Sankhya- 53/7, portion 'B', Area – 192.49 Sq. Meters) Civil Station, Allahabad.

AND WHEREAS aforesaid owners Suresh Chandra Tandon, Smt. Pushpa Seth, Smt. Sushma Mehrotra, Smt. Suchitra Tandon, Smt. Jaya Mehrotra, Smt. Jayanti Sarin and Smt. Supriya Tandon sold the aforesaid part of Nazul (Now Freehold) Plot No. 53 (Upvibhajit Up Khand Sankhya – 53/6 portion 'A', Area – 572.46 Sq. Meter and Up Vibhajit Up Khand Sankhya – 53/7 portion 'B', Area -192.49 Sq. Meter, total Area- 764.95 Sq. Meter) Civil Station, Allahabad to Seller M/s Tulsiani Constructions And Developers Private Limited vide registered sale deed dated 30.5.2014 registered in Bahi No.1 Zild 8339 on pages 1 to 34 at Sl.No. 2712 on 30.5.2014 in the Office of Sub Registrar, Allahabad(First) and Thus Seller M/s Tulsiani Constructions And Developers Private Limited became owner of aforesaid part of Nazul (Now Free Hold) Plot No. 53 (Upvibhajit Up Khand Sankhya- 53/6 portion 'A', Area – 572.46 Sq. Meter and Uvibhajit Up Khand Sankhya- 53/7 portion 'B' Area – 192.49 Sq. Meter) Civil Station, Allahabad.

WHEREAS the Seller M/s Tulsiani Constructions And Developers Private Limited purchased all rights, title and interest of the previous

owner/lessee Purshottam Das Tandon son of Late Man Mohan Das Tandon, resident of 57, Rani Mandi, Allahabad in part of Nazul Plot No.53, Civil Station, Allahabad Area 2546.51 Sq. Meter including building situated thereon bearing Municipal No. 37, Elgin Road, Allahabad vide sale deed dated 15.06.2005 which is registered in Pustak Sankhya-1, Khand Sankhya- 5034 on pages 331 to 510 at Sl. No. 3329; registered on 21.06.2005 in the Office of Sub Registrar, Allahabad (First).

AND WHEREAS the Seller M/s Tulsiani Constructions And Developers Private Limited under new Free Hold Policy of Govt. of U.P. applied for conversion of Lease Hold Rights into Free Hold rights in respect of 2545.50 Sq. Meters land of aforesaid part of Nazul Plot No.53, Civil Station, Allahabad and A.D.M. (Nazul), Allahabad on behalf of and authorized by the Governor of U.P. executed Free Hold Deed dated 16.03.2010 which is registered in Bahi No.1, Zild No. 6608 on pages 163 to 268 at Sl. No. 1141 on 16.03.2010 in the Office of Sub Registrar, Allahabad (First) in respect of 2510.76 Sq. Meters land part of aforesaid Nazul Plot No. 53, Civil Station, Allahabad in favour of the Seller No.1 M/s Tulsiani Constructions And Developers Private Limited and thereby conferred Lease Hold rights into Free Hold rights in respect of aforesaid 2510.76 Sq. Meter land part of aforesaid Nazul Plot No.53, Civil Station, Allahabad in favour of Seller M/s Tulsiani Constructions And Developers Private Limited and numbered the said Nazul land as Upvibhagit Upkhand Sankhya 53/3, Civil Station, Allahabad and thus the Seller M/s Tulsiani Constructions And Developers Private Limited

became exclusive owner of part of Nazul Now free Hold) Plot No. 53 (Upvibhajit Upkhand Sankhya – 53/3), Civil Station, Allahabad Area – 2510.76 Sq. Mtrs. and the building situated thereon bearing Municipal No. 37, Elgin Road (Now Lal Bahadur Shashtri Marg), Allahabad (Now Prayagraj).

AND WHEREAS the Seller M/s Tulsiani Constructions And Developers Private Limited was interested to raise Multistoried Office Complex over a portion of its aforesaid property i.e. Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj.

AND WHEREAS the aforesaid Seller got the building plan sanctioned vide letter No.80// प्र०अ० ;त०स०२६ /जोन-1/प्रस्ता०/2018-19 dated 31.12.2018 from P.D.A., Prayagraj to construct building over the aforesaid property Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40

Sq. Meters and part portion of Free Hold Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj. The Seller have also got registration of the aforesaid project known as “ **TULSIANI AND PARAMJYOTI TRADE**” with UPRERA; having its registration No.....

AND WHEREAS the Seller have successfully developed Multistoried Official Complex known as “**TULSIANI AND PARAMJYOTI TRADE**” consisting 7 (Seven) Floors [Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor and Sixth Floor and covered car parking on the Upper Basement and Lower Basement as well as Open Car Parking towards north of the aforesaid Multistoried Office Complex over the aforesaid Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj. The P.D.A. Prayagraj has also issued completion certificate vide its letter No..... dated to the above project and the Seller is exclusive owner of Office Space Hall-1; Carpet Area - Sq. Ft. or Sq. Meters situated on the Sixth Floor of Multistoried Office Complex known as “**TULSIANI AND**

PARAMJYOTI TRADE”; built over Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj together with proportionate land fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan.

AND WHEREAS the purchaser has examined and received all documents pertaining to sanctioned development plans, designs and specification and other title document of Office Complex known as **“TULSIANI AND PARAMJYOTI TRADE”** and after being fully satisfied in every respect the purchaser offered to purchase Office Space Hall No.1; Carpet Area- Sq. Ft. or Sq. Meters situated on the Sixth Floor of Multistoried Office Complex known as **“TULSIANI AND PARAMJYOTI TRADE”** built over Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area –

97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj together with proportionate land fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan against a total sale consideration of Rs. (Rupees only) and the sale consideration offered by the purchaser being very reasonable and as per prevailing market value and therefore the Seller has decided to sell the said Office Space to the purchaser against a total sale consideration of Rs..... (Rupees only).

NOW THIS SALE DEED WITNESSES AS UNDER:

I. In consideration of Rs. (Rupees only) paid by the purchaser to the sellers as per details given in schedule of payment, given at the end of this deed; the receipt of which is hereby acknowledged by the seller, the seller hereby transfers, assigns, sells and alienates Office Space Hall No.1; Carpet Area- Sq. Ft. or Sq. Meters situated on the Sixth Floor of Multistoried Office Complex known as **"TULSIANI AND PARAMJYOTI TRADE"** built over Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station,

Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold Up Vibhaji Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj together with proportionate land fully described at the end of this deed and also shown to be bounded by red lines in the annexed plan, UNTO THE PURCHASER TO HOLD the same as absolute owner forever.

II. The seller and the purchaser hereby agree as under:

- a) That the Office Space hereby sold shall be quietly entered into and upon and held and enjoyed by the purchaser without any hindrance from the sellers or any person claiming through/ or under the sellers.
- b) That the purchaser shall have permanent facility for parking of cars in the covered parking space provided on the Upper Ground Floor/ Lower Ground Floor and in open parking space provided towards north of the aforesaid multistoried office complex.
- c) That the purchaser shall be entitled to get his name mutated in the records of Nagar Nigam, Prayagraj and in any other Government Department.
- d) That the purchaser hereby declare that the Office Space hereby purchased by him shall not be used/ or allowed to be used to carry

business of selling country liquor, foreign liquor, beer and shall also not be used for any activity/trade or business which may cause nuisance to other occupants/owners of the Multi Storied Office Complex. The said Office Space shall also not be used for Industrial Manufacturing by installing any machinery making vibrations and sounds.

e) That the Seller have completed **"TULSIANI AND PARAMJYOTI TRADE"** Office Complex in all respects and handed over the physically vacant possession of the said property to the purchaser simultaneously to the signing of this deed and receiving the entire sale consideration and after installation of all necessary basic amenities/ facilities. The Purchaser occupying the said property shall enter into a Maintenance Agreement with the seller or its nominated agency which shall be the over all in charge of Office Complex Maintenance Agency to provide/ maintain all utilities/ feeding the entire Office Complex as also to the said property. The Purchaser shall be bound by the same.

f) That the Seller hereby assures the Purchaser that the said property hereby sold is free from all sorts of encumbrances, such as prior gift, sale, agreement to sell, mortgage, attachment or any other registered or unregistered encumbrances and have good saleable and transferable rights in the said property hereby sold, if this fact is proved otherwise and/ or if any person claims as result of which a part or whole of the said property goes out of the ownership of Purchaser, then the seller shall be liable and responsible to the extent of such loss so suffered by the Purchaser.

g) That the Purchaser will have to ensure that all the common facilities are kept open for use and he will not encroach upon these facilities and he will not damage and/ or demolish the said property, peripheries and load bearing walls, partition walls, common walls which are common with other parts and office, built up area, floors, ceiling, sewer, drain pipes and appurtenances hereto in any manner.

h) That the Purchaser can make any addition or alteration of whatever nature in the internal part of the said property purchased by him as per building bye laws but purchaser, in any manner, shall not change outer facade of the said property.

i) That the Purchaser from the date of handing over the possession of the said property, shall in proportion to the area pay to the Seller all charges under the terms of the deed governing the said property. The purchaser also agrees and undertakes that in the event of any amount payable by way of any charges to the Prayagraj Development Authority or any other authority or authorities or any charges payable as betterment or development charges or any other similar tax or payments being demanded from the Seller over and above the amount already paid, the same shall be duly reimbursed by the purchaser in proportion of the Area of the Demised Premises without any objection or delay on the demand made by the Seller.

j) That the Purchaser shall also be liable to pay from the date of taking over of proprietary/ vacant possession of the demised Premises from the seller, the proportionate amount of property tax or such other charges, payable to Prayagraj Development authority, Nagar Nigam, Prayagraj or any other authority. The House Tax of the said property and proportionately for the other common areas to the Prayagraj Development Authority/ Nagar Nigam, Prayagraj or any other authority with effect from the date on which the liability of paying the house tax, is fixed by the Nagar Nigam, Prayagraj, Prayagraj Development Authority for newly constructed building. However, if the assessment of the property tax is not made separately for each unit and a consolidated demand is made by the appropriate authority, then in that event the Purchaser shall pay the amount on the basis of the proportionate area of the Demised Premises, in addition to the charges applicable for the Demised Premises. If, however Demised Premises remains Vacant, it will be responsibility of the Purchaser and the Purchaser shall keep the Seller indemnified for all such charges levied by the Prayagraj Development Authority/ Nagar Nigam, Prayagraj or any other Authority.

k) That the proportionate liabilities and House tax etc. made by the Seller shall be conclusive, final, and binding upon the purchaser. However, all liabilities towards cesses, levies, taxes, charges etc. statutory or otherwise pertaining to the Demised Premises shall be borne and paid by the Seller till the date of handing over of the

possession (proprietary or otherwise) of the said property and after handing over possession it shall be borne and paid by the purchaser.

l) That the Purchaser and Seller shall not in any manner demolish the said property hereby sold or any part thereof.

m) That the Purchaser hereby agrees and will be responsible for maintenance and repairs of the said property hereby sold, with belongings and appurtenances thereto in all respect and will keep in order the same and will pay regularly the proportionate maintenance charges on the super built up area, including proportionate common area, passage, lifts, common facility and amenities etc. The Purchaser's proportionate share of maintenance charges shall be computed as per area / space occupied/ utilities used, including but not limited to insurance premiums, general operational costs of the entire office complex/ all, salaries of persons appointed by the Seller/ Office Complex Maintenance Agency like managers, electricians, plumbers, guards, sweepers, security personnel etc. and other necessary expenses incidental to the preservation and maintenance of the whole complex and such charges shall be paid by the "Purchaser" as may become due payable from time to time, regularly and without any default. The Purchaser shall also abide by the rules and regulations framed in respect thereof and shall also permit the Seller and its surveyors and agents with or without workmen and others at all reasonable times to enter into the said property for the purposes of repairing, maintaining, rebuilding, cleaning lighting and keeping in

order all the services, electric wires, structure or other convenience etc. in the said property/ Office Space. In case of any default in the payment of dues or any other default as aforesaid committed on the part of the Purchaser, the Seller will have a right to the cut off water supply, power supply etc. in respect of the said property hereby sold, besides the right of recovery, which will be the first charge on the said property hereby sold.

n) That the Purchaser may sell or assign his rights or title conveyed to him through this sale deed in respect of the said property hereby sold to any individual, provided that the Purchaser shall have no right to sell or transfer or assign his right or title, to let or sublet, mortgage, charge or in any way encumber the said property till all maintenance, local taxes, lease rent etc. dues payable in respect of the said property are fully paid up and for this, the Purchaser shall take prior permission/ clearance in writing from the Seller.

o) That the right and title of the terrace shall vest solely with the seller who shall have right to make constructions over the same as per the rule/ bye laws of P.D.A.

p) That if after handing over the possession of the aforesaid property any addition or alteration in or about or relating to the said property hereby sold are required to be carried out by the Government or local authorities or the proposed body corporate, the same will be

done by the Purchaser only and the seller shall not be responsible or liable for the same.

q) That the Purchaser shall not use the said property hereby sold, for any purposes which are prohibited or forbidden under any Law for the time being in force or which may be illegal and the Purchaser shall also not use the same for any purpose which may likely to cause the nuisance or annoyance to the other occupiers of the floors/ complex/ building or for any immoral purposes.

r) That the Purchaser shall not store any goods of hazardous or combustible nature in the said property hereby sold or any materials which are so heavy as to effect the construction of the structure of the said property/ building/ complex.

s) That if, for any reason the building collapsed, the purchaser have right to the proportionate land area on which the building exists and all the occupiers of the building have authority to construct the building on the said plot with their own cost and expenses.

t) That the Purchaser shall observe all the conditions, terms and covenants and shall also abide by law, rules and regulations and shall not commit any breach or violate any conditions laws or rules and regulations.

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- u) That the purchaser hereby agrees to pay Service Tax and any other Tax whatsoever will be imposed regarding the property hereby purchased by him and the seller shall have no concern with the same.
- v) That all the expenses and costs of this sale transaction, like stamp duty and registration fee etc. have been borne by the Purchaser.

SCHEDULE OF PAYMENT

SCHEDULE OF PROPERTY HEREBY SOLD

Office Space Hall No.1; Carpet Area- Sq. Ft. or Sq. Meters situated on the Sixth Floor of Multistoried Office Complex known as **"TULSIANI AND PARAMJYOTI TRADE"**; built over Part portion of Free Hold Upvibhajit Up Khand Sankhya-53/2, Civil Station, Allahabad Area – 208.55 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya 53/3, Civil Station, Allahabad Area – 767.57 Sq. Meters; Part Portion of Free Hold Up Vibhajit Up Khand Sankhya-53/6, Civil Station, Allahabad Area- 24.40 Sq. Meters and part portion of Free Hold

Up Vibhajit Up Khand Sankhya – 53/7, Civil Station, Allahabad Area – 97.14 Sq. Meters; Total Area – 1097.66 Sq. Meters in Mohalla – Elgin Road, (Now Lal Bahadur Shastri Marg), Prayagraj together with proportionate land and bounded as below:

North -
South -
East -
West -

And also shown to be bounded by red lines in the annexed plan.

Note: The vended Flat situated in Mohalla- Lal Bahadur Shastri Marg, Prayagraj facing Clive Road; hence the Stamp Duty is paid as per Segment "From Towards West of Cooper Road Chauraha till Pradhan Dakghar" given at Page (35), Praroop-3, at Sl. No.6, mentioned in Circle Rate fixed by Collector, Prayagraj for the year 2019-20 w.e.f. 16.09.2019.

VALUATION OF THE PROPERTY FOR THE PURPOSES OF PAYMENT OF STAMP DUTY

Carpet Area = Sq. Meters

(i) Value of Office Space = Area X Fixed Circle Rate per Sq. Meters
= Sq. Meters X Rs.
= Rs.

[22]

(ii) 30% deduction in value;
however, the Office Space
situated on Sixth Floor. = Rs.

(iii) After 30% deduction in value;
value of Office Space. = Rs.

Stamp Duty of Rs..... is payable on Rs. as per
G.O. No. 2756/11 dated 30.06.2008 of U.P. Govt.

Stamp Duty of Rs. is paid through e'Stamp bearing
certificate No. dated

WITNESS WHEREOF we the seller and purchaser have signed
and executed this DEED OF SALE out of their own free will and accord
in the presence of each other and in the presence of witnesses.

(PURCHASER)

(SELLER)

WITNESSES:

1.

2.

Drafted by:

Typed by :