

**BRIEF DETAILS OF UNIT**

Type of Property : Residential

**WARD PARGANA** : **Pargana Daurala Tehsil Sardhana**

**Unit No.** : \_\_\_\_\_ At \_\_\_\_\_ Floor **(Without Roof Right)** in “INDUS CENTRAL”, at Rajan Kunj Roshanpur Dorli, Tehsil Sardhana, Distt.Meerut (U.P.)

Super Area :

Carpet Area :

Status of Road : \_\_\_\_\_ Mtrs. Wide.

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

YEAR OF CONSTRUCTION : N.A.

CONSIDERATION AMOUNT : Rs.

Circle Rate According Rate List : Rs. - per sq. mtr.

Number of Seller : ....

Number of Purchaser : .....

Total Sale Consideration : Rs.

Stamp duty paid on : Rs.

Stamp (Paid Stamp Duty) : Rs.

**SALE DEED FOR Rs.**

**STAMP DUTY Rs.**

Stamp Duty is paid accordingly to G.O. No. 13/2025/914/94-2-2025-700 (76)/202 dated 29-07-2025,

## SALE DEED

**THIS SALE DEED** is executed at Meerut, on this ----- day of \_\_\_\_\_, 202\_.

### **BETWEEN**

THIS DEED OF SALE is executed at MEERUT on this ..... day of \_\_\_\_\_, 2025 by M/s INDUS VALLEY PROMOTERS LIMITED (PAN : AAACI2241L) & CIN No. U45202DL1996PLC082654 (a Company incorporated under the Indian Companies Act 1956) having its head office at Rainbow Chambers, 2, P.L. Sharma Road, Meerut, through SHRI AJAY GUPTA S/o Late Shri R.K. Gupta, who is duly authorised by the Board of Directors vide Resolution dated \_\_\_\_\_ (hereinafter called "THE VENDORS"). The expression 'VENDORS' shall mean and include their executors and assigns.) This Sale Deed is presented by power attorney holder (under section 33 of Registration Act 1908) by MR. DEEPAK SHARMA S/o Late Sh.Ishwar Sharan Sharma resident of Village & Post Phaphunda, Distt. Meerut, which was registered in Book No.6 Volume 37, on Page 185/194 on Serial No.17 on dated 24.07.2021 in office of S ub Registrar-I, Meerut.

### **AND**

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(hereinafter called "THE VENDEE(s), which express shall, unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, legal representatives and assigns.

### **WHEREAS :**

- A. WHEREAS the Vendors are the absolute owners of all that land forming out of Khasra Nos. 546 & 547 Village Roshanpur Dorli, Tehsil Sardhana, Meerut at Rajan Kunj Merut, vide the registered Sale Deed No.3919 Dated 27.06.2002 with Sub Registrar, Sardhana, District MEERUT (hereinafter mentioned as "the said land"). The said land is earmarked for the purpose of developing a Residential/Commercial project under the State TOD policy.
  
- B. WHEREAS The Vendor has formulated a scheme for construction of a building/complex comprising of Commercial shops at Ground, First & Second Floor and residential Apartments at the Third, Fourth, Fifth & Sixth Floor alongwith other common services and facilities being part of a project named "**Indus Central**" under the Transit Oriented Development policy for both commercial and residential units and hereinafter referred to as "the project" and thereafter procured approval of the Layout No. MDA/BP/2024-25/0276 vide Sanction Letter dated 12.11.2025 rom the Meerut Development Authority, Meerut) over the "the said land" and the said project is registered with UPRERA vide registration No. \_\_\_\_\_ Applied

- C. AND WHEREAS “the said land” is free from all kinds of encumbrances, third party claims and lien of any kind upto this day and the Vendors have got full rights and powers to transfer the same in favour of the Vendee;
- E. AND WHEREAS as per the said complex formulated, the common access roads and common areas of the project are not part of the Schedule “A” herein below and same shall remain the property of the Vendors herein.
- F. AND WHEREAS the Vendee has approached the Vendors herein and requested for allotment and sale of the Unit (commercial/residential) in the Said Project and by virtue of the same, the Vendor had allotted to the Vendee a Apartment bearing No. \_\_\_\_\_ at \_\_\_\_\_ Floor (herein “Said Flat”) in bounded as above in Schedule “A” to the Vendee in the said complex “INDUS CENTRAL”, hereinafter mentioned as “the said Apartment/Shop”, for a settled and mutually agreed sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) against the said Unit No. \_\_\_\_\_ together with usage rights of parking space in the Said Complex alongwith **undivided and impartible proportionate share in the land underneath the Said Project/Building/Complex and** rights of use of common areas and facilities earmarked for common use for all occupants within the said Complex, for an agreed consideration and on payment of other charges and in accordance with the terms and conditions of allotment.
- G. Subject to the terms and conditions as detailed in the allotment, the Promoter agrees to sell to the Allottee and the Allottee hereby agrees to purchase, the Unit No. ....
- The Total Price for the Unit No.----- at the ..... floor of the said building based on the total area is Rs. .... (Rupees..... only) ("Total Price"). Exclusive of applicable GST on the Unit.
  - Rate of shop/apartment is Rs. .... per square meter or Rs.----- per square feet.
  - Covered/carpet Area .....
  - Maintenance charge..... per sq mtr .....per month.
  - The Total Price of Unit No.---- includes internal development charges, external development charges, taxes, cost of providing electric wiring, electrical connectivity to the Unit No.-----, water line and plumbing and includes cost for providing all other facilities, amenities and specifications to be provided within the Project.
- D. The Vendee has been provided by the Vendor with all the relevant information’s, documents, building plans and such other credentials with respect to its rights, titles and interest and its competency, facilities and basic specifications provided in the Said Unit. The Vendee has confirmed that **he/she/they** have examined the said documents, building plans etc., and **is/am/are** fully satisfied in all respects with regard to the rights, title and interest of the Vendor in the Said Complex/Project and has also understood all

limitations and obligations of the Vendor in relation thereof. The Vendee herein thus has relied solely on **his/her/their** own judgment and investigation while deciding to seek allotment of the Said Unit. The Vendee pursuant to the allotment, is now entering into this sale deed for the Said Unit.

- E. For the purposes of this Sale Deed, “Common Areas and Facilities” and “Limited common areas and facilities”, means and includes;
- (i) All easements, rights and appurtenances belonging to the Said Building/complex and the foundations, columns, girders, beams, supports, main walls, roofs, halls, common corridors, passages, lobbies, stairs, stair-way, and entrances and exits of the Said Building;
  - (iii) installations of common services such as power, light and sewerage;
  - (iv) the elevators, tanks, pumps, motors, expressers, pipes and ducts and in general all apparatus and installations existing for common use including electrical, plumbing and fire shafts, services ledges on all floors;
  - (v) circulation area, service areas including but not limited to, machine room, overhead water tanks, stores etc., architectural features, if provided and security control rooms;
- F. All other common areas and facilities, which are not included hereinbefore, shall be treated as limited common areas and facilities and shall be reserved for use of certain flat or flats to the exclusion of other flats. “**Limited common areas and facilities**”, means those common areas and facilities within the Said Complex earmarked/ reserved including parking spaces for use of certain units to the exclusion of the other units.
- G. The Vendee, since has paid the total agreed consideration to the Vendor, the Vendor, by virtue of this sale deed, transferring and conveying the Said Flat, in favor of the Vendee, on the terms and conditions, as set out hereinafter;

**NOW, THEREFORE, THIS SALE DEED WITNESSETH, AS UNDER:**

1. In consideration of a total sum of **Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only)**, which consideration is already paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledged and admits before the Sub-Registrar-, Sardhana, Meerut and in consideration of the undertaking of the Vendee to pay such further amount, as **he/she/they** may be at any time hereto after become liable to pay in terms of this Sale Deed, and also subject to all those terms and conditions contained in the allotment agreement, as referred hereinabove, which may or may have not been specifically incorporated herein, the Vendor doth hereby grant, convey, transfer, assure and assign unto the Vendee the Said Unit, as more fully described in

Schedule "A" given hereunder, and for greater clarity delineated on the plan attached hereto, together with usage rights of Parking Space, specifically earmarked and provided, in the Said Complex alongwith undivided and impartible proportionate share in the land underneath Said Building/Project alongwith all rights, privileges and easements whatsoever necessary for the enjoyment of the Said Unit together with Parking Space and right to use the common areas and facilities.

2. The Said Unit hereby sold, conveyed and assured under this Sale Deed is free from all sorts of encumbrances or charges (except if those created on request of the Vendee to obtain housing loan for purchase), transfers, easements, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, subsisting and transferable rights in the same.
3. The vacant and peaceful possession of the Said Unit hereby sold has been delivered by the Vendor to the Vendee and the Vendee has taken possession of the same, after physical inspection of the Said Unit, and after having satisfied **himself/herself/themself** about the quality, specifications and extent of construction, super area, carpet area, facilities and amenities and design of the Said Unit and undertakes not to raise any dispute hereto after in connection therewith individually or collectively. The vendee upon satisfaction hereby confirms the amicable settlement of all the claims what so ever be the nature. And agree not to claim for anything after the handing over of possession and execution of sale deed.
4. In case the Vendee has availed loan facility to facilitate the purchase of the Said Unit, then in that case (a) The terms of the financing agency shall exclusively be binding and applicable upon the Vendee only, and (b) The Vendee shall alone be responsible for repayment of dues of the financial institution/agency alongwith interest / penalty accrued thereon or any default in re-payment thereof.
5. For computation purpose the Super Area means the covered area / built-up area of the Said Unit, which is the entire area enclosed by its periphery walls including half of the area under common walls between two flats and full area of the other walls, columns and projections, balconies, cupboards, window projections and other projections plus proportionate share in the common areas and facilities of the Said Building. The Vendor will not raise any construction on the Said Building in future.
6. The Vendee shall use the common areas and facilities harmoniously with other occupants of the Said Building without causing any inconvenience or hindrance to any of them. Further, the use of such common areas and facilities within the Said Building and of the Said Complex shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.
7. Except for the Said Unit, conveyed herein alongwith all common areas easementary rights attached therewith, including undivided right of use of all common areas and facilities and of ingress and egress over common areas within the Said Building, all rights and interest in all un-allotted / unsold units in the Said

Building / Said Complex shall continue to vest in the Vendor and the Vendor shall have the sole right and absolute authority to deal with such areas, facilities and amenities in any manner including by way of sale, transfer, lease or any other mode, which the Vendor may deem fit in its sole discretion.

8. The Vendee shall not be entitled to claim partition of **his/her/their** undivided share in the land underneath the Said Building/Project, and the same shall always remain undivided and impartible and unidentified.
9. The Vendee shall not cover or construct any structure in, around, above or below or encroach upon the parking space, specifically earmarked, for the use of the Said Flat. It is so understood and made clear that the parking space, earmarked for the use of the Said Flat, does not have independent legal entity and shall always remain attached to and be integral part of the Said Flat and shall in no case be dealt with in any manner in separation with the same.
10. The Vendee shall abide by and observe all the conditions, terms and covenants of the sale deed, approvals governing the Said Building, rules framed by the Vendor and all laws, bye-laws, rules and regulations stipulated by MDA and/or the Municipal, Local and other Government or Statutory bodies and shall be responsible for and shall keep the Vendor and owners/occupiers of other flats in the Said Building indemnified against all costs, consequences, damages & penalties arising out of any breach or non-compliance of any of them.
11. The Vendor hereby further covenants that in case at any time hereto after by reason of any act or default or omission or commission on the part of the Vendor, the Vendee suffers any loss and is deprived of whole or any portion of the Said Unit hereby conveyed to the Vendee on account of any defect in the title of the Vendor, the Vendor shall be liable to refund the sale consideration without any interest, to the extent of the rights affected in the Said Unit by the act of default, omission or commission of the Vendor and make good the losses suffered by the Vendee thereby, and in such case, the Vendee shall have no right to claim for any compensation, interest or penalty or right in any other property in the Project.
12. No parking of car/vehicle is allowed inside the Said Complex except those of Vendees, who have reserved the parking space. Two-wheeler, scooter, motor cycle, cycle or any vehicle will be parked within same parking space allotted to the Vendee; no other place will be provided/allowed for the same. The Vendor also reserves its right to allot the un-allotted parking spaces in future after handing over the maintenance of the Said Complex to the Residents Welfare Association of owners. Any Welfare Association of Residents or of the owners/occupiers of the apartment etc. shall not have any right over the un-allotted parking spaces.
13. The Vendee has paid the sale consideration, as stated hereinabove, and all other dues/charges, which are payable from the date of application and/or, in terms of allotment, referred hereinabove. However, if any additional charges, levies, rates, taxes, demands etc. including service tax, GST/VAT/Works Contract Tax,

development charges for the provision of peripheral and / or external services or for any other reason attributable to the Said Unit/Said Building are charged by Govt. Authority, imposed or levied in future retrospectively or otherwise, then the same shall be treated as unpaid consideration of Said Unit payable by the Vendee and the Vendor shall have first charge/ lien on Said Unit for recovery of the same. The Vendee, however, agrees and undertakes to pay any such charges, taxes or levies, if charged, imposed or levied, and in the manner demanded by the Vendor.

14. The Vendor shall in no case be held responsible or liable for any fire or any kind of hazard, electrical, pollution, structural originating from the flat of the Vendee or other flats / Common Areas of the Said Building. The Vendee shall keep the Vendor indemnified and harmless against any loss or damage that may be caused to the Vendor and other Shop/Apartment owners of the Said Building or their family members or any other persons or their properties in this regard.
15. The existing use of the Said Unit is residential/commercial and the Vendee undertakes to use the Said Unit for the allocated purpose only. The Vendee shall therefore not use the Said Unit conveyed herein for any illegal, commercial or immoral purpose or use it so as to cause nuisance, annoyance or risk to the Vendor and owners/occupants of other units (residential/commercial) in the Said Building.
16. The Vendee shall be liable to pay all taxes or other charges including Municipal Tax, House Tax, Water Tax, Sewerage Tax or any other such taxes, charges, levies etc., which are imposed, levied or charged, under any law in force or that may hereafter be enforced, in respect of the Said Unit, from the date of allotment of Said Unit. So long as Said Unit is not separately assessed for the taxes, duties etc. the Vendee shall pay proportionate share of such dues, demands, charges, taxes, liabilities, if any, in proportion to the super area of the Said Unit to the Vendor /RWA, as the case may be, who shall deposit the same with the concerned Authority.
17. All the provisions contained herein and the obligations arising hereunder in respect of Said Unit/Said Building/Said Complex shall equally be applicable to and enforceable against any and all occupiers, tenants/licensees and / or subsequent purchasers/transferees of Said Unit. Whenever the right, title and interest of the Vendee in the Said Unit is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this Sale Deed and the Maintenance Agreement referred to elsewhere in this Sale Deed and he / she/ they be liable and answerable in all respects related to the Said Flat.
18. Whenever the title of the Said Unit is transferred in any manner by way of sale deed whatsoever, it will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Vendor/Maintenance Agency/RWA before affecting the transfer of the Said Unit.
19. The Vendee shall not raise any construction temporary or permanent in or upon the Said Unit nor shall make any alteration or addition or sub-division or amalgamation in the Said Unit. The Vendee shall not demolish or cause to be

demolished any structure of the Said Unit or any portion thereof and shall also not make or cause to be made any structural additions or alterations of any nature whatsoever in the same or in any part thereof in view of structural safety of the Said Building. The Vendee shall not remove the floor, roof and any walls of the Said Units including load bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the Units above, adjoining and below it.

20. The Vendee shall not harm or cause any harm or damage to the peripheral walls, front, side and rear elevations of the Said Unit in any form. The Vendee shall also not change the colour scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design by causing any addition or alteration in the same or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of common services and facilities.
21. The structures of the Said Building in the Said Complex along with certain electro-mechanical equipments installed therein such as, lifts, pump houses, generators and other common facilities etc., may be got insured by the Vendor under Fire & Special Perils Policy on behalf of all the Vendee and the cost thereof shall be payable by the Vendee in addition.
22. In the event of accrual of any claim as a result of fire or any other extraneous perils as aforesaid for which insurance has been taken by the Vendor, the Vendee hereby authorizes the Vendor, as the case may be, to lodge claim/s under the insurance policy and collect proceeds thereunder on behalf of the Vendee and Vendor for the respective rights and interests and further agrees that any discharges given by the Vendor to the Insurance Company, its agents and/or its representatives will be binding on the Vendee.
23. The Vendee shall not keep in the said Unit any hazardous, explosive, inflammable chemicals/materials etc., which may cause damage to the Said Building or any part thereof. The Vendee shall be liable for the same and keep the Vendor and owners of other Units in the Said Building indemnified in this regard.
24. The Vendee shall maintain at his/her/their own costs the said Unit, including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in the same good condition, state and order in which it is delivered to him/her/them and in particular to prevent any seepage, leakage, flooding or damage to any other part of the Said Building, more particularly the flats adjoining and below it and shall not do anything, which may endanger or affect the other portions of the Said Building or hinder or obstruct the proper and responsible use of such portion(s) by the Vendor and owners of other Units. The Vendee shall keep the Said Unit in proper repair and in good condition at its own cost and shall keep the Vendor, and owners / occupiers of other Units in the Said Building indemnified, secured and harmless against all costs, damages and consequences arising out of any breach, defaults or non-compliance by the Vendee.

25. The Vendee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no right to use the facilities and services not specifically permitted to use. The Vendee shall be liable for all legal actions and consequences arising out of all encroachments or unauthorized temporary/permanent constructions carried out by him in the Said Unit or on the parking space(s) or on any common areas within the Said Building or within the Said Complex and shall be liable to be removed at **the** cost of Vendee.
26. Neither the owners / occupants of the Said Flat nor owners / occupants of other flats in the Said Building will ever have any right to obstruct or cause obstruction or hindrance of any nature to the staircase / driveway and any other common passage, services and facilities in any manner whatsoever. The common areas e.g. staircase, driveway, passage etc. will in no case be used for keeping / chaining any pets/ dogs or any animal / bird.
27. The Vendee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the external facade of the Said Building or anywhere on the exterior or on common areas or on roads of the Said Complex and shall be entitled to display their own name plate only at the proper place, provided for the Said Unit.
28. The Vendee may undertake non structural / interior decorations related alterations in his/her/their flat only with the prior written approval of the Vendor.  
**The Vendee shall not be allowed to effect:**
- (i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of the Said Flat or any part of adjacent units. In case damage is caused to an adjacent flat or common area, the Vendee will get the same repaired failing which the cost of repair may be recovered from the Vendee.
  - (ii) Changes that may affect the facade of the Said Building (e.g. changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies, hanging the plants/flower pots outside the balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.).
  - (iii) Changes making encroachments on the common spaces in the Said Building/Said Complex.
  - (iv) Any construction temporary or permanent or any alteration or addition to sub-divide or amalgamate the Said Unit.
29. The Vendee shall strictly observe following points to ensure safety, durability and long-term maintenance of the Said Building:

- (i) Changes in the internal lay-out of the Said Unit could not be made without consulting a qualified structural consultant and without the written permission from the Vendor.
  - (ii) The R. C. C. structures like column and beams should not be hammered or punctured, be for any purpose.
  - (iii) All the plumbing problems should be attended by a qualified or experienced plumber in the Said Building. The plumbing Network inside the Said Unit is not to be tampered with or modified in any case.
  - (iv) All the external disposal services to be maintained by periodical cleaning.
  - (v) The Vendee shall not cover the balcony/ terrace of the Said Unit by any structure, whether permanent or temporary.
  - (vi) No alteration will be allowed in elevation, even of temporary nature.
  - (vii) Any electrical changes should be made using good quality material as far as possible and same should be carried out by a licensed electrician.
  - (viii) The Vendee should make sure that all water drains in the Said Unit (whether in balconies, toilets or kitchen) should be periodically cleaned i.e. they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
  - (x) If Vendee rents out the Said Unit, he/she/they is/are required to submit all details of the tenants to the Vendor or the Apartment Owners Association, as the case may be. The Vendee will be responsible for all acts of omission and commission of his tenant/Lessee. The Vendor or the Flat Owners Association may object to renting out the Said Flat to persons of objectionable profile.
  - (xi) Vendee is not allowed to put the grills in the Said Units as per individual wish, if required, only the design approved by Vendor will be permitted for installation.
30. The Vendee may transfer by sale, gift, exchange or otherwise in any manner, the Said Unit after obtaining a No Objection of the Vendor and / or the maintenance agency as regards clearance / payment of outstanding maintenance charges and any other charges payable by the Vendee to the Vendor or the Maintenance Agency/the Residents Association Society concerned with maintenance of common areas, facilities and services.
31. In the event of any controversy as to the interpretation and applicability of the terms and conditions as mentioned in the Allotment Letter and the terms and conditions contained as in the Sale Deed, the terms and conditions as contained in the Sale Deed shall prevail and shall remain binding on the Vendee.

32. All the costs and expenses incidental to the preparation, execution and registration of this Deed including the payment of Stamp Duty and registration fee has been borne by the Vendee.
33. That stamp duty is being paid as per directive of collector, of Meerut on super area increasing by 20% of covered area.

**SCHEDULE "A" REFERRED HEREINABOVE**

**Description of the Said Unit conveyed to the Vendee**

All that piece and parcel of the built-up a **Unit bearing No.** \_\_\_\_\_, \_\_\_\_\_  
**Floor, having Super area** \_\_\_\_\_ **sq. ft.**, Carpet Area .....(herein "**Said Unit**")  
in **INDUS CENTRAL**" situated at Village Roshanpur Dorli, Tehsil Sardhana, Distt.  
Meerut (U.P.) .

In witness whereof, the Vendor, and Vendee, described hereinabove, have signed,  
sealed & executed at the place and, on the date, month & year, first above written.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED EXECUTED  
THIS DEED OF SALE EXECUTED ON THIS ..... day of November, 2025 AT  
MEERUT.

**WITNESSES:**

(1) .....

M/S INDUS VALLEY PROMOTERS LIMITED  
Through its director SH.AJAY GUPTA  
(VENDOR)

(2) .....

(VENDEE)