

SALE DEED

E-Stamping Certificate No. IN-UP.....W, Dated-.....-202X

This Sale Deed (“**Deed**”) is made and executed at Ghaziabad on this day of 202X.

AMONGST

M/s Trisol RED Developers LLP (PAN:AAUFT5450F), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at B-92, Sector-63, Noida, Uttar Pradesh, acting through its Authorized Signatory Mr. S/o Shri (Aadhaar No: XXXX XXXX), R/o- (hereinafter referred to as the “**Developer**”, which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-interest, permitted assigns, and authorized representatives) of the **FIRST PART**;

AND

SH. CHATARPAL S/o Sh. Ram Sahay, Aadhar Number# 795073140710, resident of H-66, block-H, Sector 9, Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 (“**Owner 1**”);

And

SH. SURAJ PRAKASH S/o Sh. Roop Chand, Aadhar Number# 588719947198, resident of H-84 Sector-9 Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 (“**Owner 2**”);

And

SH. ASHOK KUMAR S/o Sh. Surjan Singh, Aadhar Number# 234817248828, resident of H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 (“**Owner 3**”);

And

SH. DEEWAN CHAND S/o Sh. Surjan Singh, Aadhar Number# 213705471427, resident of H-63, Sector-9, Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 (“**Owner 4**”);

And

SH. TEK CHAND S/o Sh. Ram Sahai, Aadhar Number# 228791154937, resident of H-62, Sector-9, New Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 (“**Owner 5**”);

And

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SH. RAVINDER KUMAR S/o Sh. Asha Ram, Aadhar Number# 748287648597, resident of H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009 (“**Owner 6**”);

And

SH. NETRAM S/o Sh. Surjan, Aadhar Number# 684874801447, resident of 210 Gali No-8, Ambedkar Nagar, Ghaziabad, Uttar Pradesh- 201009 (“**Owner 7**”);

And

SH. DEEPAK KUMAR S/o Sh. Asha Ram, Aadhar Number# 862213564803, resident of H-65, New Vijay Nagar Sector 9, Ghaziabad, Uttar Pradesh-201009 (“**Owner 8**”);

And

SH. YASHVIR SINGH S/o Sh. Roop Chand, Aadhar Number# 289950440977 resident of H-84 Sector-9 New Vijay Nagar, Ghaziabad, Uttar Pradesh-201009 (“**Owner 9**”);

And

SMT. RAJKALI W/o Sh. Asharam, Aadhar Number# 563475628781, resident of 65, Sector-9 Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 (“**Owner 10**”);

And

SH. SOHAN PAL SINGH S/o Ram Sahay, Aadhar Number# 225756663557, resident of H-64, Sector 9, New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 (“**Owner 11**”);

And

SH. VIRENDER KUMAR S/o Sh. Asha Ram, Aadhar Number# 821898105835, resident of H-65, Sector-9, New Vijay Nagar, Ghaziabad, Uttar Pradesh- 201009 (“**Owner 12**”)

(hereinafter collectively referred to as the ‘**Owners(s)**’ which expression is interchangeably used and shall unless repugnant to the context and meaning thereof be deemed to mean and include their legal heirs, successors, executors, administrators, nominees and permitted assigns) of the **SECOND PART**;

AND

Ms./ Mr. D/o; S/o Shri (PAN: & Aadhaar No: XXXX XXXX), R/o-..... (hereinafter referred to as the “**Buyer**”, which expression shall, unless repugnant to the context or meaning thereof, mean and include his/her/their respective legal heirs, successors, executors, administrators, nominees, and permitted assigns) of the **THIRD PART**.

The terms “**Developer**”, “**Owners**”, and “**Buyer**” shall, unless repugnant to the context, include their respective heirs, successors, executors, nominees, assigns, administrators, and legal representatives.

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BRIEF PARTICULARS OF THE SALE DEED

- **Nature of Property:** Commercial Property
- **V-Code:**
- **Mohalla/Village:** Khasara No. 77MI, Village - Dhundahera, Tehsil - Loni, District – Ghaziabad, Uttar Pradesh
- **Detail of Property:** Commercial Shop No., on ...Floor in “TRG THE MALL” built on Khasara No. 77MI, Village - Dhundahera, Tehsil - Loni, District Ghaziabad (U.P.)
- **Type of Property:** Shops
- **Status of Road:**
- **Super Area:** sq. mtrs.
- **Covered Area:** sq. mtrs.
- **Sale Consideration:** Rs./-
- **Government Circle Rate:** Rs. 00,000/- per sq. mtr. (Less% rebate for Floor)
- **Value as per Government Circle Rate:** Rs./-
- **Stamp Duty Paid:** Rs./-

DETAILS OF PROPERTY

The property subject to this Sale Deed is described as follows:

The Commercial Shop/Office No., on Floor, having Super Area sq. mtrs. and Covered Area sq. mtrs., situated in “TRG THE MALL” constructed on Khasara No. 77MI, Village - Dhundahera, Tehsil - Loni, District - Ghaziabad, Uttar Pradesh (hereinafter referred to as the “**Said Property**”), bounded as under:

- **East:** As per Site Plan
- **West:** As per Site Plan
- **North:** As per Site Plan
- **South:** As per Site Plan

The Said Property is a part of the multistorey commercial complex “TRG THE MALL” developed by the Developer and is sold without roof rights unless expressly specified otherwise.

RECITALS

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WHEREAS:

1. The Developer has acquired the land bearing Khasara No. 77MI, Village - Dhundahera, Tehsil - Loni, District - Ghaziabad, directly from Owners vide registered Consortium/Development Agreement to build, Develop and Sell, duly registered in Book No. 1, Volume No. 22447, Pages 297 to 376, Document No. 3047, Dated 18-03-2025, at the office of Sub-Registrar, Sadar Second, Ghaziabad, and have developed the Said Property in terms of the Consortium Agreement.
2. The Developer has obtained all necessary approvals, sanctions, and permissions from the Ghaziabad Development Authority (GDA) vide approval /permit no GDA/BP/24-25/0100 dated 10-02-2025 and other competent authorities for the construction and development of "TRG The Mall," a commercial shopping complex, and the project is duly registered under the Uttar Pradesh Real Estate (Regulation and Development) Act, 2016 (UP RERA) vide Registration No. dated
3. The Developer has developed and constructed the Said Property as part of "TRG THE MALL" in accordance with the sanctioned building plans and applicable laws, and the same is now ready for sale and possession.
4. The Developer has agreed to sell, and the Buyer has agreed to purchase, the Said Property for a total sale consideration of Rs./- (Rupees Lakhs Only), free from all encumbrances, on the terms and conditions hereinafter set forth.
5. The Buyer has inspected the Said Property, the title documents, construction quality, and all related approvals, and has expressed full satisfaction with the same prior to the execution of this Deed.

NOW THIS SALE DEED WITNESSETH AS UNDER

1. Sale and Transfer:

In consideration of the total sale consideration of Rs./- (Rupees Lakhs Only), fully paid by the Buyer to the Developer (the receipt whereof the Developer hereby acknowledges), the Developer hereby sells, conveys, transfers, and assigns the Said Property to the Buyer, together with:

- Proportionate undivided rights in the land underneath.
- Rights to use common areas and facilities such as staircases, passages, corridors, lifts, parking (if allotted), and other amenities as per the sanctioned plan and UP RERA registration.
- All easements, rights, and appurtenances attached thereto.

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2. **Payment Details:**

The Buyer has paid the total sale consideration of Rs./- to the Developer as follows:

- Rs./- vide Cheque/DD/RTGS No. dated drawn on Bank;
- Rs./- vide Cheque/DD/RTGS No. dated drawn on Bank;

The Developer confirms receipt of the full amount and declares that no further payment is due from the Buyer in respect of the Said Property.

3. **Handing Over of Possession:**

- a. The Developer has delivered peaceful, vacant, and physical possession of the Said Property to the Buyer on the date of execution and registration of this Sale Deed, and the Buyer acknowledges the same.
- b. The Buyer unconditionally accepts the Said Property in its current state, including latent or patent defects. No claims for repairs, modifications, or compensation shall be entertained post-execution.

4. **Ownership Rights:**

Upon execution and registration of this Sale Deed, the Buyer shall become the absolute owner of the Said Property with full rights to use, enjoy, sell, lease, mortgage, or otherwise deal with the Said Property, subject to compliance with applicable laws and the rules of “TRG THE MALL” as framed by the Developer or the Maintenance Agency.

5. **Developer’s Representations and Warranties:**

The Developer represents and warrants that to the best of its knowledge:

- a. The Said Property is free from all encumbrances, liens, charges, mortgages, disputes, litigation, or third-party claims as on the date of execution of this Deed.
- b. The Developer has full legal authority and capacity to sell and transfer the Said Property to the Buyer.
- c. All dues, taxes, and charges related to the Said Property up to the date of execution of this Deed have been cleared by the Developer.

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6. **Buyer's Acknowledgment and Waiver:**

- a. The Buyer acknowledges that the Said Property is sold on an “**as is where is**” basis, and the Buyer has inspected and accepted the construction quality, materials, design, and specifications of the Said Property and common areas.
- b. The Buyer waives any future claims or disputes against the Developer regarding construction quality, structural stability, design, map, or any other aspect of the Said Property or “TRG THE MALL”
- c. The Buyer confirms satisfaction with all documents, approvals, and title of the Said Property, as provided by the Developer.

7. **Liabilities and Charges:**

- a. All liabilities, including electricity, water, maintenance charges, property taxes, or any other dues pertaining to the Said Property up to the date of execution and registration of this Deed, shall be borne by the Developer.
- b. From the date of execution and registration of this Deed, all such liabilities, including maintenance charges levied by the Maintenance Agency of “TRG THE MALL” shall be the sole responsibility of the Buyer.

8. **Stamp Duty and Registration:**

The Buyer has borne and paid the applicable stamp duty of Rs./- and registration charges for this Sale Deed, as per the Indian Stamp Act, 1899, and the Registration Act, 1908.

9. **Mutation and Records:**

The Buyer shall be entitled and responsible for getting the Said Property mutated in his/her/their name in the records of the Ghaziabad Development Authority, Municipal Corporation, Revenue Records, and any other relevant authority, at his/her/their own cost and effort. The Developer shall provide reasonable assistance, if required, by executing necessary documents.

10. **Indemnity by Buyer:**

The Buyer agrees to indemnify and hold the Developer harmless against any claims, losses, or liabilities arising out of:

- Any misrepresentation or breach of obligations by the Buyer under this Deed;
- Any use or misuse of the Said Property by the Buyer post-execution of this Deed;
- Non-payment of maintenance charges or other dues to the Maintenance Agency.

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11. **Force Majeure:**

The Developer shall not be liable for any delay or failure in handing over possession or fulfilling any obligation under this Deed due to circumstances beyond its control, including but not limited to acts of God, war, riots, government orders, or delays in approvals by competent authorities.

12. **Governing Law and Jurisdiction:**

This Sale Deed shall be governed by and construed in accordance with the laws of India. Any dispute arising out of or in connection with this Deed shall be subject to the exclusive jurisdiction of the courts at Ghaziabad, Uttar Pradesh, India.

13. **UP RERA Compliance:**

This Sale Deed is executed in compliance with the provisions of the UP RERA Act, 2016, and the rules and regulations framed thereunder. The Buyer acknowledges receipt of all disclosures mandated under UP RERA from the Developer.

14. **Miscellaneous:**

- a. The Said Property does not include roof rights unless expressly agreed in writing.
- b. The terms of the Agreement to Sell dated (if any) shall remain binding unless specifically modified by this Deed.
- c. The terms of the Consortium Agreement dated (if any) shall remain binding unless specifically modified by this Deed.
- d. This Deed constitutes the entire agreement between the parties and supersedes all prior negotiations or understandings, whether oral or written.
- e. Any amendment to this Deed shall be valid only if executed in writing and duly registered.

SCHEDULE OF PROPERTY

All that Commercial Shop/Office No., on Floor, having Super Area sq. mtrs. and Covered Area sq. mtrs., situated in "TRG THE MALL" constructed on Khasara No. 77MI, Village - Dhundahera, Tehsil - Loni, District - Ghaziabad, Uttar Pradesh, as per the site plan annexed hereto and marked as **Annexure-A**.

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IN WITNESS WHEREOF, the Developer and the Buyer have set their hands and executed this Sale Deed on the day, month, and year first above written in the presence of the following witnesses.

Developer
For M/s Trisol RED Developers LLP

Buyer
For Buyer

(Signature of Authorized Signatory)
Name:
Designation: Authorized Signatory

(Signature)
Name:

WITNESSES:

Name: Mr. S/o Shri
Address:
Aadhaar No.: XXXX XXXX

Name: Mr. S/o Shri
Address:
Aadhaar No.: XXXX XXXX

(Signature)

(Signature)

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BY “Owner 1”

Name : SH. CHATARPAL

In the presence of:

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BY “Owner 2”

Name : SH. SURAJ PRAKASH

In the presence of:

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BY “Owner 3”

Name : SH. ASHOK KUMAR

In the presence of:

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BY “Owner 4”

Name : SH. DEEWAN CHAND

In the presence of:

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BY “Owner 5”

Name: SH. TEK CHAND

In the presence of:

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BY “Owner 6”

Name: SH. RAVINDER KUMAR

In the presence of:

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BY “Owner 7”

Name: SH. NETRAM

In the presence of:

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BY “Owner 8”

Name: SH. DEEPAK KUMAR

In the presence of:

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BY “Owner 9”

Name : SH. YASHVIR SINGH

In the presence of:

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BY “Owner 10”

Name : SMT. RAJKALI

In the presence of:

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BY “Owner 11”

Name : SH. SOHAN PAL SINGH

BY “Owner 12”

Name : SH. VIRENDER KUMAR

In the presence of:

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In the presence of:

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Annexure-A
Site Plan

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