

BRIEF PARTICULAR OF SALE DEED

Nature of Proeprty : Commercial
V.Code No. : 0265/41
Mohalla/Village : Raj Nagar Extn.
Description of Property : Studio Apartment No. onth Floor,
(without roof right) in "**Zoom Arcade**"
in Khasra No. 1183M & 1185M,
situated at village Noor Nagar,
Rajnagar Extn., Ghaziabad, U.P.
Area of Property : Covered Area Sq. Meter
Status of Road : 30 Mtr. Wide Road
Status of Parking :
Sale Consideration : **Rs.**/-

BOUNDARY OF PLOT/PROJECT

East : As
West : Per
North : Site
South : Plan

PARTICULAR OF VENDOR:-

M/s DBF INFRASTRUCTURE PVT. LTD. (PAN. AAGCA5472M), office at
DBF Building, Garhi Guldhar, Opp. Guldhar Gate, Delhi Meerut Road,
Ghaziabad through its Director/Authorized Signatory **Sh. Harsh Pal Singh**
S/o Sh. Shailesh Pal Singh

PARTICULAR OF VENDEE:-

Mr. (PAN.) S/o Mr.
Mrs. (PAN.) W/o Mr.
Both R/o

SALE DEED FOR Rs./-

Hence the Stamp duty payable as per rule set vide order No. S.V.K.N-5-
2756/11-2008-500 (165)/2007 Lucknow dated 30-06-2008
Stamp Duty Paid Rs.

DETAILS OF PROPERTY

Studio Apartment No. onth Floor, (without roof right), Covered Area Sq. Meter, in "**ZOOM ARCADE**", in Khasra No. 1183M & 1185M, situated at village Noor Nagar, Rajnagar Extn., Ghaziabad, U.P.

VALUATION OF THE SAID PROPERTY UNDER AS PER CIRCLE RATE:-

Govt. Circle Rate is Rs. 1,11,000/- P.S.M. &% Rebate for ...th Floor.

This Indenture of Sale deed made thisth day of Sept., 2025, at Ghaziabad by **M/s DBF INFRASTRUCTURE PVT. LTD.**, office at DBF Building, Garhi Guldhar, Opp. Guldhar Gate, Delhi Meerut Road, Ghaziabad through its Director/Authorized Signatory **Sh. Harsh Pal Singh** S/o Sh. Shailesh Pal Singh, who has been authorised by the firm vide its resolution passed on dated 25-09-2025 in the meeting of Board of Partner, hereinafter called the Vendor of the First Part.

IN FAVOUR OF

Mr. (PAN.) S/o Mr.
Mrs. (PAN.) W/o Mr.
Both R/o,
hereinafter called the VENDEE.

WHEREAS the said VENDOR is the sole and absolute owner in possession of the Land admeasuring 4213.944 Sq. Mtr., located on undivided and impartiable total Land of Khasra No. 1183M & 1185M, situated at village Noor Nagar, Rajnagar Extn., Ghaziabad, U.P. (hereinafter called the said plot).

AND WHEREAS the Vendor purchased the above said Land admeasuring 4213.944 Sq. Mtr. from M/s Jyoti Super Construction & Housing Pvt. Ltd., Regd. Office Indrapraksh 25A, Barakhamba Road, New Delhi, Corp. Office 1210 Corantham Building, Sector-62, Noida, Distt. Gautam Budh Nagar through its Director Sh. Udayvir S/o Late Sh. Ram Das Singh R/o A-3, Sector-30, Noida, Distt. Gautam Budh Nagar vide registered Sale Deed entered in Book No. 1 Volume No. 12244 on Pages 73 to 162 in Sr. No. 2802 on dated 06-04-2017 in the office of Sub-Registrar-II, Ghaziabad.

Further the VENDOR has constructed the Hotel building complex called as "**ZOOM ARCADE**" on the said piece of land in accordance with the sanctioned Hotel building plan approved from the Ghaziabad Development Authority, Ghaziabad vide letter No. Hotel/08980/GDA/BP 24-25/1078/07052025 on Dated 24-07-2025.

AND WHEREAS the Vendee after having inspected and being fully satisfied with the sanctioned construction plans, permissions, specifications and ownership records with regard to the aforesaid Hotel scheme/ project of the firm has applied to the firm for the allotment and booking of a hotel to the terms and conditions hereinafter referred, to be observed, performed and fulfilled by the Vendee.

AND WHEREAS the VENDOR has agreed to sell to the VENDEE a Studio Apartment No. onth Floor, in "ZOOM ARCADE", in Khasra No. 1183M & 1185M, situated at village Noor Nagar, Rajnagar Extn., Ghaziabad, U.P. for a total sum of Rs./- (Rupees Lacs only) being the market value of the Studio including his proportionate undivided land cost.

WHEREAS NOW THE VENDEE IS DESIROUS TO TAKE THE CONVEYANCE FROM THE VENDOR NOW OF THE AFORESAID STUDIO APARTMENT TO WHICH THE VENDOR HAS AGREED.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. That in Full & Final consideration of the said sum of Rs./- (Rupees Lacs only) which have already been received by the VENDOR from the VENDEE Before the execution of this Indenture (the full & final receipt whereof the VENDOR both hereby acknowledges), the said VENDOR both hereby transfers sells and conveys, by way of sale of Said Commercial Studio Apartment and all the ownership rights therein which the VENDOR has or may hereafter have over the said Studio Apartment along with proportionate land rights to the VENDEE forever, on the terms, contained herein.
2. That the VENDOR has already handed over vacant, actual & peaceful physical possession of aforesaid Studio Apartment to the vendee at the spot and the vendee hereby acknowledges the same.
3. That upon taking possession of Studio Apartment the VENDEE shall have no claim against the VENDOR as to any item of work, quality of work, materials, installations, etc., in the said Studio Apartment or any other ground whatsoever.
4. That VENDOR hereby declares and assures VENDEE that they are the rightful owner of the said complex with full rights to deal/dispose with the same. The said VENDOR further declares and assures the VENDEE that the aforesaid Studio Apartment under sale is free from all sorts of encumbrances, charges, mortgages, liens, notices, injunctions, legal flaws, disputes & defects in the title.
5. That all the taxes, such as House tax, Water Tax, Sewerage Tax, Electric bill or any other taxes or charges shall be payable by the VENDEE from the date hereof when the execution of sale deed and possession of said Studio Apartment has been taken.
6. That it has been agreed between the VENDOR and the VENDEE that save and except in respect of the particular Studio Apartment hereby acquired by him, the VENDEE have no claim right, title or interest of any nature or kind, except the right of ingress and egress in respect of all or any of the common areas, such as staircase, corridors etc. The common area & facilities shall remain undivided and no VENDEE

or any other person shall bring any action for partition or division of any part thereof and any convenient to the contrary shall be void except irrevocable user rights of the same, in favour of the vendee herein.

7. (a) The VENDOR shall continue to have the right to make additions, by way of constructions upper floors as may be permitted by Local Authorities and any other addition/construction of floor shall be the sole property of VENDOR, who shall be entitled to use or dispose off in any manner. Due to the above-stated additions/constructions, the VENDOR shall be entitled to connect, essential amenities like Electricity, Water, Sanitary, Drainage, fitting or additional, sanitary, drainage sources etc., as its own cost. The VENDEE shall have no objection for the same.
 - (b) The terrace roofs, parapet walls shall continue to be property of VENDOR and the VENDOR shall have all right, title and interest upon the terrace/roof of the Studio Apartment being sold herein to the VENDEE. The VENDOR shall have all the rights to use the same in any manner whatsoever, the VENDOR would like. The VENDEE shall have no right whatsoever upon the terrace/roof/parapet walls etc.
 - (c) That the VENDEE shall not raise any objection towards the above-stated addition/construction and connection of electricity etc. as stated in para 7(b) above and shall not be entitled to any claim or the reductions in price of the Studio Apartment agreed to be purchased by him. The VENDEE shall not raise any claim for any compensation on the ground of personal inconvenience caused or may be caused as aforementioned or for any other reason whatsoever.
 - (d) That the VENDOR shall be entitled to get the refund of various deposits of complex with various Government/Local authorities for electric, water & connection etc.
 - (e) The VENDEE shall be individually responsible for payment of Municipal taxes electricity consumption charges etc. and also the internal maintenance and repairs of Studio Apartment.
8. The maintenance upkeep repairs, security etc., of the building including the landscaping and common lawns of the building is Organised by the mall authorities and the charged thereof will be regularly Paid By the Vendee. The Vendee agrees and consents to the said arrangements. The vendee shall pay the maintenance charges which are fixed by the firm authorities from time to time depending upon the maintenance cost to the extent of share of property in question.

9. Any unreasonable delay in payments of any of the charges within the time specified shall also disentitle the Vendee to the enjoyment of common service including, electricity water and common areas.
10. That the VENDEE shall use the Studio Apartment for general commercial purpose only and shall adhere to the building regulation and directions of the competent authority and shall not use Studio Apartment for Flour Mill, Meat Studio Apartment, Auto Repair or for keeping Horses, Cattle, Dogs, Poultry or other animals without written permission of the Concerned Authority.
11. The VENDEE shall not put up any name or sign board neon sign publicity or advertisement material beyond the size, specifications design as specified by the VENDOR or the association of the Studio Apartment buyer.
12. The Electric Connection/Power back-up and Water connection have been provided by the Vendor. The Vendee also has the independent right to enhance the power load.
13. The VENDOR shall, From the date of execution and registration of this sale deed comply with to carry out and abide by all laws, rules and regulations, requisition demands etc. of Ghaziabad Development Authority Ghaziabad and shall attend answer and carry them out at their own cost and be responsible for all deviations or breaches thereof and shall also observe and perform all terms and conditions contained in this Deed. It is made clear that if due to any act of the VENDEE any fine, penalty, challan etc. would be imposed upon the building or upon the VENDOR, the same shall be sole liability of VENDEE herein and the VENDEE shall indemnify all the losses, penalties etc. to the VENDOR for all the losses, fines, penalties Etc."
14. The contents of each Studio Apartment along with connected structural part of the building shall be got insured by the VENDEE at his own cost against fire, earth quake etc., the VENDOR after handing over possession of particular Studio Apartment shall in no way be responsible for safety, etc. of the structure. All charges towards insurance will be paid either by VENDEE or the society collectively if so formed for maintenance of the building.
15. That the VENDEE shall not use the Studio Apartment or permit the same to be used for any purpose whatsoever other than the commercial purpose of any may be permissible. The VENDEE shall not undertake closing of, lounges, balconies, common corridors even if particular floor/floors are occupied by the same party. Make any alteration in any elevations, and outside colour scheme of exposed walls of the verandah lounges or any external doors, and windows of the Studio Apartment acquired by him which in the opinion of the VENDOR or association differs from colour scheme of the complex.

The VENDEE hereby covenant to keep & maintain the Studio Apartment periphery wall and partition wall and sewers, drains, pipes, appurtenances thereto or belonging thereto in the same good tenantable repairs, state, order or condition in which it has been delivered to him and in particular so as to support shelter and protect the parts of complex other than the Studio Apartment.

16. That the registration expenses such as cost of the stamp papers, registration fees and execution charges have been borne and paid by the VENDEE.
17. That all the tax imposed on the vendee including but not limited to service tax, as per the rates applicable from time to time shall be paid by the vendee in addition to the cost of the Studio Apartment and charges connected or incidental thereto.
18. That the site plan is attached with this sale deed of the said Studio Apartment which shall be part of the Deed of Sale.

IN WITNESS whereof the VENDOR and the VENDEE have signed and executed their presence under the common seal of the firm on the date mentioned above.

(VENDOR)

VENDEE

Witnesses 1

Witnesses 2

Drafted by:- BUDH PRAKASH SHARMA Document Writer (Licence No. 32),
NITIN KUMAR Advocate (Reg. No. UP10940/10),
SHALINI SHARMA Advocate (Reg. No. UP1858/06),
Chamber No. 21, 11nd Lane, Tehsil Compound, Ghaziabad.