

BRIEF PARTICULARS OF SALE DEED



Type of Property : Residential Group Housing

V-Code :

Mohalla/Gram : **SHALIMAR CITY**

Group Housing Developed by

M.R. PROVIEW REAL TECH PVT. LTD.

at Khasra No. 376, 377, 378, situated at Village "Sikanderpur" & Khasra No. 293M, 342M, 343, 344, 345, 346, 347, 348/1-2M, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358M, 359 & 360, 462M, 493M, 494M & 495M, situated at Village, Pasonda, Tehsil & Distt. Ghaziabad

Detail of Unit : Unit No. 306, on 3rd Floor,

2BHK+2 Toilet Tower CORAL-B

Without roof right, multistoried building

in Building being part of residential Group Housing known as **SHALIMAR CITY**,

Village Sikanderpur & Pasonda, Ghaziabad

Hereinafter referred to as Property / Unit.

Super Area : 1267 Sq. Ft. (117.70 Sq. Mtrs.)

Built Up Area : 950.25 Sq. ft. (88.28 sq. mtr.)

Status of Road : Wazirabad -Loni Road.

Parking : **One COVERED Car Parking**
(Right to use only)

Sale Consideration : Rs. 40,36,662/-

As per circle rate : Rs. 32,18,000/-

Circle Rate : Rs. 28,000/- per Sq. Mtr.

Less 5% for 3rd floor & after that add 8% in basic rate for common facilities except community centre & less 5% for Rain water harvesting and

Stamp paid on : Rs. 40,38,000/-

Stamp duty paid : Rs. 2,73,000/-

(e-stamp paper worth Rs. 2,73,000/-)

Loan Funding : Yes

For M R Proview Real Tech Pvt. Ltd.

P. Singh
Auth. Signatory

Siddhant

Siddhant

Stamp Duty is paid accordingly to G.O. No. 2756 dated 30.06.2008, each vendee have 1/2 share

SALE DEED

THIS SALE DEED is executed at Ghaziabad on this 20th day of July, 2018.

BETWEEN

M.R. PROVIEW REAL TECH PVT. LTD., (Corporate I.D. No. U70200DL2010 PTC200718) a Company registered under the provisions of the Companies Act, 1956, having its **Registered Office** at 190, Saini Enclave, Vikas Marg Extension, Delhi-, & **Corporate Office** at Khasra No. 898, 548, Great Northern Bazar, Noor Nagar, Raj Nagar Extn., Ghaziabad (U.P.), **hereinafter referred to as the "VENDOR"**, through its **Authorized Signatory Shri. PUSHPENDRA SINGH, S/o- Sh. RAJVIR SINGH R/o 175/10, Shivajipuram, Gali No. 7, Village Indergarhi, Dasna Ghaziabad duly authorized vide Board's Resolution dated 14-07-2017** which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors – in – interest and assigns, of the ONE PART.

PAN :AAGCM 4612D

AND

Mrs. MADHUMITA SEN KARKUN W/o Sh. Siddharth Karkun & Mr. SIDDHARTH KARKUN S/o Sh. Dilip Karkun both R/o Flat No. 54, Pocket D, Mayur Vihar Phase-2, Near Neelam Mata Mandir, Patpargang, Delhi-110091 hereinafter referred to as the "**Vendee(s)**", which expression, unless repugnant to the context or meaning thereof, shall mean and include his/her/their legal heirs, legal representatives, and assigns) of the OTHER PART.

PAN : CBAPS 6139K

Aadhdar No. 5116 2661 4990

PAN : AUXPK 7079G

Aadhdar No. 3522 4722 8993

W H E R E A S:

- A. The Vendor, developed a group housing complex, known as **SHALIMARCITY** at Khasra No. 376, 377, 378, situated at Village "Sikanderpur" & Khasra No. 293M, 342M, 343, 344, 345, 346, 347, 348/1-2M, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358M, 359 & 360, 462M, 493M, 494M & 495M, situated at Village, Pasonda, Tehsil & Distt. Ghaziabad(U.P.) (herein "Said Complex") on the land, (hereinafter referred to as the "Said Land") after obtaining requisite sanction of lay out plan/building plan from Ghaziabad Development Authority, (herein "GDA") vide its letter bearing No. 660/THA/GH dated 16-07-2015 and completion letter has been obtained from GDA vide letter No. 01/Parvartan Zone-8/2016 dated 08-02-2016 in respect of the Said Land.

P. Singh

Indu Karkun

Siddharth