

SALE DEEDShort Description

1. Type of Land - Residential
2. Ward/Pargana - Sadar
3. Mohalla/Village - Stanley Road, Allahabad
4. Description of Property (Property No.) - **Flat No....., Built up Area – Sq. Ft. or Sq. Mtrs. and Carpet Area – Sq. Ft. or Sq. Meter;**
situated on the in Block ‘..’ of Multistoried
Residential Complex known as
‘SRISHTI IMPERIAL HEIGHTS’
built over Nazul (Now Free Hold)
Plot No.125, Civil Station,
Allahabad bearing Municipal No.
19/18, Stanley Road, Allahabad.
5. Unit of Measurement - Square Meter
 (Hectare/Sq. Meter)
6. Proportionate Area of Property - Sq. Meters
7. Situation of Road - Stanley Road, Allahabad

8. Other Description - More than 9 Meters Road
(9 Meters Road/ Corner etc.)

9. Type of Property - Residential Flat

10. Total area of property - Sq. Meters
(in case of Multi story Building)

11. Total Carpet Area - Sq. Meters

12. Status-Finished/Unfinished/Other - Finished

13. Value of Trees - Nil

14. Boring/well/Other - Nil

15. Carpet Area - Sq. Meters

16. Year of Construction -

17. Whether belong to member
of Co-operative Housing Society - No.
Yes/No

18. (I) Amount of sale consideration - Rs./-
(II) Market Value - Rs./-
(III) Stamp Duty paid - Rs./-

THIS INDENTURE made on this day of, 20.....

BETWEEN

SANGAM STRUCTURALS LTD.

[PAN – AADCS2440L];

A duly incorporated Company under the Provisions of Companies Act, having its Regd. Office at B-10 UPSIDC, Industrial Area, Naini, P.O.: T.S.L. Naini, Allahabad -211010 (U.P.) through its Managing Director Shri Shashank Agarwal (D.L. No. U.P.70-20120018452) Son of Late Rajeev Agarwal, Resident of 63, Mukta Vihar, Udyog Nagar, Naini, Allahabad. [Mobile No.9838658898]

(Hereinafter referred to be as the '**VENDOR**'); 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-)

Wife of

Resident of

Allahabad-.....

[Mobile No.]

(Hereinafter called the "**PURCHASER**"); which term shall always mean and include her heirs, legal representatives, assignees and nominees; unless expressly excluded.

WHEREAS Shri Shyam Das Agrawal son of Sri Ganesh Prasad Agrawal was lessee of Nazul Plot No. 125, Civil Station, Allahabad Area 1 Acre 3006 Sq. Yard or 7846 Sq. Yard or 6560.04 Sq. Mtrs. by virtue of registered lease deed dated 8.7.1963, executed by The Commissioner, Allahabad Division, Allahabad on behalf of and authorized by The Governor of U.P. in favour of aforesaid Shyam Das Agrawal for a total period of 90 Years (with two renewals of 30 Years each) w.e.f. 15.8.1962. After execution of aforesaid lease deed dated 08.07.1963, Shri Shyam Das Agrawal constructed building thereon bearing municipal No. 15, Stanley Road, Allahabad.

WHEREAS aforesaid lessee Shri Shyam Das Agrawal along with his sons Arun Kumar Agrawal and Pradeep Kumar Agrawal vide registered sale deed sold all their rights, title and interest in the aforesaid Bungalow No. 15(Old), Present No. 19/18, Stanley Road, Allahabad built over Nazul Plot No. 125, Civil Station, Allahabad Area – 1 Acre 3006 Sq. Meters along with lease hold rights in the aforesaid Nazul Plot No. 125, Civil Station, Allahabad in favour of Jay Narain Tandon son of Late Mani Lal Tandon, Hem Narain Tandon and Prakash Narain Tandon; both sons of Shri Jay Narain Tandon and thus aforesaid Jay Narain Tandon, Hem Narain Tandon and Prakash Narain Tandon became owners of Bungalow No. 15(Old), Present No. 19/18, Stanley Road, Allahabad and Lessees of Nazul Plot No. 125, Civil Station, Allahabad Area – 1 Acre 3006 Sq. Yards.

AND WHEREAS on the basis of aforesaid sale deed executed by Shyam Das Agrawal, Arun Kumar Agrawal and Pradeep Kumar Agrawal in favour of aforesaid Jay Narain Tandon, Hem Narain Tandon and Prakash Narain Tandon; The Commissioner, Allahabad Division, Allahabad on behalf of and authorized by The Governor of U.P. executed registered Lease Deed of renewal dated 6.1.1999 registered in Pustak Sankhya-1 Khand Sankhya 1498, on pages 74 to 84, at Sl. No. 1076 on 23.3.1999 in the Office of Sub Registrar, Chail, Allahabad in favour of aforesaid Hem Narain Tandon and Prakash Narain Tandon in respect of aforesaid Nazul Plot No. 125, civil Station, Allahabad Area 1 Acre 3006 Sq. Yard and THUS aforesaid Shri Hem Narain Tandon and Shri Prakash Narain Tandon became owners of Bungalow No. 15(Old) Present No. 19/18, Stanley Road, Allahabad and Lessees of Nazul Plot No. 125, Civil Station, Allahabad Area 1 Acre 3006 Sq. Yard over which the aforesaid Bungalow No. 15(Old) Present No. 19/18, Stanley Road, Allahabad situated and their names were duly recorded over the aforesaid property in the relevant record of Nazul Department and Nagar Nigam, Allahabad.

AND WHEREAS aforesaid Hem Narain Tandon died on 3.2.2003 leaving behind his wife Smt. Laxmi Tandon, one son Ravi Tandon, his daughter-in-law Smt. Shama Tandon [widow of Arun Tandon (who died on 21.4.1998), the predeceased son of Hem Narain Tandon] and two grandsons Sharad Tandon and Aakash Tandon; both sons of late Arun Tandon as his heirs and legal representatives. Smt. Laxmi Tandon also died on 13.11.2008 leaving behind her son Ravi Tandon, daughter-in-law Smt. Shama Tandon and two grandsons namely Sharad Tandon and Aakash Tandon as her heirs and legal representatives. Similarly, Sri Prakash Narain Tandon also died on 29.1.2005 leaving behind his widow Smt. Rama Tandon, one son Amit Kumar Tandon and two daughters namely Smt. Anjali Suri and Smt. Ritu Kapoor as his heirs and legal representatives. Smt. Rama Tandon also died on 7.4.2008 leaving behind her one son Amit Kumar Tandon and two daughters namely Smt. Anjali Suri

and Smt. Ritu Kapoor as his heirs and legal representatives. AND THUS after death of aforesaid Hem Narain Tandon on 3.2.2003 and Prakash Narain Tandon on 29.1.2005, their aforesaid heirs/ successors Ravi Tandon S/o Late, Hem Narain Tandon, Smt. Shama Tandon W/o Late Arun Tandon, Sharad Tandon and Aakash Tandon; both sons of late Arun Tandon, Amit Kumar Tandon s/o Late Prakash Narain Tandon, Smt. Anjali Suri and Smt. Ritu Kapoor; both daughters of Late Prakash Narain Tandon became owners of aforesaid Bungalow No. 15(Old) Present No. 19/18, Stanley Road, Allahabad built over Nazul Plot No. 125, Civil Station, Allahabad Area 1 Acre 3006 Sq. Yard and the lessees of aforesaid Nazul Plot No. 125, Civil Station, Allahabad.

AND WHEREAS A.D.M. (Nazul), Allahabad on behalf of and authorized by the Governor of U.P. executed Free Hold Deed dated 1.11.2011, registered in Bahi No.1 Zild No. 7247 on pages 43 to 292 at Sl. No. 5394 on 1.11.2011 in the Office of Sub- Registrar, Allahabad (First) in favour of aforesaid Ravi Tandon, Smt. Shama Tandon, Sharad Tandon, Aakash Tandon, Amit Kumar Tandon, Smt. Anjali Suri and Smt. Ritu Kapoor and thereby conferred Free Hold rights in respect of 5552.46 Sq. Meter land of Nazul Plot No. 125, Civil Station, Allahabad in favour of aforesaid Ravi Tandon, Smt. Shama Tandon, Sharad Tandon, Aakash Tandon, Amit Kumar Tandon, Smt. Anjali Suri and Smt. Ritu Kapoor after deducting 1007.94 Sq. Meter land left for road widening affected by Master Plan and THUS aforesaid Ravi Tandon, Smt. Shama Tandon, Sharad Tandon, Aakash Tandon, Amit Kumar Tandon, Smt. Anjali Suri and Smt. Ritu Kapoor became owners of bungalow No. 15 (Old) Present No. 19/18, Stanley Road, Allahabad built over Nazul (now Free Hold) Plot No. 125, Civil Station, Allahabad Area 5552.46 Sq. Meter along with constructions and appurtenant land.

AND WHEREAS the aforesaid owners Ravi Tandon, Smt. Shama Tandon, Sharad Tandon, Aakash Tandon, Amit Kumar Tandon, Smt. Anjali Suri and Smt. Ritu Kapoor sold the aforesaid property bungalow No. 19/18, Stanley Road, Allahabad built over Nazul (now Free Hold) Plot No. 125, Civil Station, Allahabad Area 5552.46 Sq. Meter along with constructions and appurtenant land in favour of the vendor vide registered sale deed dated 13.4.2012, registered in photo prati pustak sankhya-1 Khand 7441 on pages 143 to 944 at Sl. No. 2262 on 13.4.2012 in the office of sub- Registrar, Allahabad (first) and thus the vendor became owner of Nazul (now Free Hold) Plot No. 125, Civil Station, Allahabad Area 5552.46 Sq. Meter and the building situated thereon bearing Municipal No. 19/18, Stanley Road, Allahabad and after purchasing the aforesaid property, the vendor demolished the old construction of aforesaid bungalow No. 19/18, Stanley Road, Allahabad situated over Nazul now Free Hold Plot No. 125, Civil Station, Allahabad Area 5552.46 Sq. Meter.

AND WHEREAS the vendor got the building plan sanctioned vide letter No. 119/ प्र०अ०.मवन्सज०.१/2013-14 dated 02.01.2014 Letter No. 119/ प्र०अ०(त०स०.२)/ जोन-१/F.A.R./2014-15 dated 27.07.2015 from Allahabad Development Authority, Allahabad.

AND WHEREAS the vendor has successfully developed Multistoried Residential Complex known as '**SRISHTI IMPERIAL HEIGHTS**' comprising **Two Blocks (Block 'A' and Block 'B')** and in Block 'A' Ten Stories (First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth floor, Seventh Floor, Eighth Floor, Ninth Floor and Tenth Floor) and in Block 'B' Eleven Stories (First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor and Seventh Floor, Eighth Floor, Ninth Floor, Tenth Floor and Eleventh Floor) and car parking on the Ground Floor/ open space over the aforesaid Nazul now Free Hold) Plot No.125, Civil Station, in Mohalla – Stanley Road, Allahabad Area – 5552.46 Sq. Meter. The promoter/vendor has got registration with UPRERA; having its registration No. UPRERAPRM8270 and the project "SRISHTI IMPERIAL HEIGHTS"; having its registration No. UPRERAPRJ4750. The A.D.A., Allahabad has also issued completion certificate vide its letter No.99/ प्र०अ०(त०स०.२)/C.C./2017-18 dated 10th January,2018 to the above project and the vendor is exclusive owner of **Flat No....., Built up Area – Sq. Ft. or Sq. Meters and Carpet Area- Sq. Ft. or Sq. Meters;** situated on the **Floor in Block '....'** of the aforesaid Multistoried residential Complex known as '**SRISHTI IMPERIAL HEIGHTS**' 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 have received all documents pertaining to sanctioned development plans & other title documents and after being fully satisfied the purchaser offered to purchase **Flat No....., Built up Area – Sq. Ft. or Sq. Meters and Carpet Area- Sq. Ft. or Sq. Meters;** situated on the **Floor in Block '....'** of the aforesaid Multistoried residential Complex known as '**SRISHTI IMPERIAL HEIGHTS**' 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 vendor have decided to sell the said Flat to the purchaser against a total sale consideration of **Rs./- (Rupees) only.**

NOW THIS SALE DEED WITNESSEES AS UNDER:

I. In consideration of **Rs./- (Rupees) only** paid by the purchaser to the vendor as per details given in schedule of payment, given at the end of this deed; the receipt of which is hereby acknowledged by the vendor, the vendor hereby transfers, assigns, sells and alienates **Flat No....., Built up Area - Sq. Ft. or Sq. Meters and Carpet Area- Sq. Ft. or Sq. Meters**; situated on the **Floor in Block '....'** of the aforesaid Multistoried residential Complex known as '**SRISHTI IMPERIAL HEIGHTS**' 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 and the vendor have also delivered the possession of the vended Flat to the purchaser today.

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

1. That the flat hereby sold shall be quietly entered into and upon and held and enjoyed by the purchaser without any hindrance from the vendor or any person claiming through/or under the vendor.
2. That the purchaser shall have permanent facility for parking of one car in the parking space provided on Ground Floor/ open space of the aforesaid multistoried residential complex.
3. That the purchaser shall be entitled to get her name mutated in the records of Nagar Nigam, Allahabad and in any other Government Department.
4. That the property hereby sold is free from any encumbrance, lien or charge.
5. That if at any time in future the property hereby sold goes out of possession of the purchaser due to defect in title of the vendor, the vendor shall indemnify the purchaser of such losses.
6. That the purchaser shall use the Flat hereby sold only for Residential purposes. She shall not be entitled to use the flat hereby sold for any trade, business, manufacturing or any other commercial purposes.
7. That in case of any natural calamity or otherwise, the said building is razed to the ground, in that case, the purchaser shall be entitled to the proportionate area of land.
8. That the common areas of the complex shall vest in the Residents Welfare Association/Society comprising owners of all units of the complex.
9. That the purchaser shall be entitled to use and enjoy common areas and common facilities subject to payment of charges as may be determined in accordance with terms of this deed.

10. That the purchaser shall not be entitled to create any obstructions or hindrance in any manner in use of the common corridor/ passage/ stairs/ lift and common amenities.
11. That the vendor have entrusted the work of maintenance, upkeep and preservation of the building operation of common service and necessary desirable facilities for its occupiers/purchasers/visitors and management of the common facilities thereof to **PRINKS DISTRIBUTORS (PVT.) LTD.** ; The said company shall maintain the aforesaid complex for about two years or till formation of Residents Welfare Association/Society comprising owners of all units of the complex. The purchaser have no objection what so-ever for the appointment of **PRINKS DISTRIBUTORS (PVT.) LTD.** for the work of maintenance, upkeep and preservation of the building, common service and necessary desirable facilities for its occupiers/purchasers. The purchaser shall pay maintenance charges @ Rs. 1.50 paise per square feet per month on the super built up area of the vended Flat or such revised sum that may be decided by the said company, to the said **PRINKS DISTRIBUTORS (PVT.) LTD.** through the vendor or to the R.W.A./Society that may be formed of owners of different units of "**SRISHTI IMPERIAL HEIGHTS**". The R.W.A./Society that may be formed of owners of different units of "**SRISHTI IMPERIAL HEIGHTS**", on its formation, shall decide the contribution payable by all the occupants/purchasers of different flats of the complex for maintenance of the complex including common areas, lift and other services available in the complex.
12. The purchaser have already deposited a lum-sum amount as directed by the vendor with the aforesaid **PRINKS DISTRIBUTORS (PVT.) LTD.** through the vendor in maintenance/ security fund to be utilized for the major work of the maintenance of the complex. The unutilized amount of the said fund shall be transferred to the R.W.A./Society that may be subsequently formed of owners of different units of "**SRISHTI IMPERIAL HEIGHTS**".
13. That the purchaser shall regularly pay Taxes/charges payable to A.D.A. Allahabad or Nagar Nigam, Allahabad, U.P. Power Corporation, Allahabad, Jal Sansthan, Allahabad or any Local Body or Authority in respect of Flat Purchased by the purchaser.
14. That the vendor will at the cost of purchaser shall execute and do every such assurance, deeds or things that may be necessary for more perfectly assuring the title to the purchaser as and when required by the purchaser.

14. That the purchaser shall have to obtain N.O.C. from the vendor/and from the **PRINKS DISTRIBUTORS (PVT.) LTD.** or the R.W.A./Society Later formed by the owners of different Units of "**SRISHTI IMPERIAL HEIGHTS**", as the case may be, prior to transferring the flat hereby sold.
15. That the Fire Fighting equipments and fire prevention measures which are required within the flat and which become necessary on account of any interior decoration/ partition or heat load created by flat purchaser shall be installed by purchaser herself at her own cost and she will obtain necessary permission in this regard from the authority/ authorities concerned. If any fire fighting equipment and preventive measures are required to be installed subsequent to any sanction by initial statutory authority/ authorities or under any law or statue, the cost thereof shall be borne by the purchaser.
16. That the purchaser shall not make any additions/alterations in the Flat or Building without written permission from the concerned authorities or cause damage to or nuisance in the Flat or the complex in any manner. In case any partition internal decorations, false ceilings etc. are installed by the purchaser, then all necessary permissions from the authorities (if any required) will be obtained by the purchaser directly at her own expense. Further, no damage to the Building would be caused in any manner and all considerations of safety, fire fighting and insurance etc. will have to be observed. No hazards will be caused/ created in the Flat. The purchaser shall alone be responsible for any fine or penalty that may be imposed by the concerned authorities for the violation of any rules/ law of the land.
17. That the purchaser shall abide by all laws, rules and regulation of the A.D.A / Local bodies and of the Proposed Body Corporate Association of the Purchasers (as and when formed, till then as prescribed by the Promoter) and shall be responsible for all deviations violations of breach of any of the conditions of law/bye-laws or rules and regulations.
18. That the purchaser shall be liable to pay all Taxes/ Duties/ Charges whatsoever will be imposed by the Government or Local Body/ Authority regarding the Flat hereby purchased by her as and when demanded by the vendor.
19. That the visitor's car shall not be allowed to be parked inside campus of the Complex.

SCHEDULE OF PAYMENT

S.No.	Name of Bank	Ch. No./DD No./RTGS No.	Date	Amount
1.				
2.				
3.				
4.				

(Rupees only)

Rs./-

SCHEDULE OF PROPERTY HEREBY SOLD

Flat No., Built up Area - Sq. Ft. or Sq. Meters and Carpet Area- Sq. Ft. or Sq. Meters; situated on the Floor in Block '....' of aforesaid Multistoried Residential Complex known as "**SRISHTI IMPERIAL HEIGHTS**" built over Nazul (Now Free Hold) Plot No.125, Civil Station, Allahabad bearing Municipal No. 19/18, Stanley Road, Allahabad 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 is situated on segment "From Myohall Chauraha upto Civil Lines Bus Adda Chauraha" given in Bhag-3 (Praroop-3) on page-35 at Sl. No.101, in the Circle Rate fixed by Collector, Allahabad for the year 2017-18 w.e.f. 30.10.2017 to the Revenue village and mohalla which comes in the office of Sub Registrar Sadar(First), Allahabad.

Valuation of property for the purpose of payment of Stamp Duty:

Proportionate Land = $\frac{\text{Total land of Multi Storied Complex} \times \text{Carpet Area of Unit Sold}}{\text{Total Carpet Area of Multi Storied Complex}}$

..... Sq. Mtrs. = X Sq. Mtrs
.....

(i) Value of Sq. Mtrs. Land @ Rs. = Rs.

(ii) Value of Construction, area – Sq. Mtrs
@ Rs. per Sq. Mtrs. = Rs./-

(iii) Total Value of Flat = (i) + (ii) = Rs.
Or Rs.

(iv) 18% additional charges for
Parking, Power Back up, Community Centre,
Security Guard & Lift. = Rs.

Total Value of property (iii) + (iv) = Rs.
Or Rs.

Actual amount of sale consideration is Rs.

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

And thus total Stamp Duty of Rs. on Rs.

[13]

**Total Stamp Duty of Rs. is paid through e-Stamp bearing
Certificate No. IN-UP dated ,20.....**

IN WITNESS WHERE OF We the vendor and the purchaser have signed and executed this deed of sale out of our own free will and accord in the presence of witnesses.

(Purchaser)

(Vendor)

WITNESSES:

1.

2.

Drafted by:

Typed by :