

**BRIEF PARTICULARS OF SALE DEED: ( )**

1. Nature of Property :- Residential
2. Ward / Pargana :- Loni
3. Mohalla / Village :- Group Housing Plot No.-6 situated in the Township known as The NEST, Crossing Republik™, Dundahera, Ghaziabad, U.P.
4. Details of Property :- Residential Apartment No. \_\_\_\_\_, **"Assotech The Nest Flexi Homes"** on \_\_\_\_\_ **Floor** in multi-storeyed building constructed on Group Housing Plot No. 6 in the Township known as The NEST, Crossings Republik™, Dundahera, Ghaziabad, U.P.
5. Measurement of Property :- super area \_\_\_\_\_ sq. ft.  
i.e. \_\_\_\_\_ **sq. mtrs** approximately  
& covered area \_\_\_\_\_ sq. ft.  
i.e. \_\_\_\_\_ **sq. mtrs** approximately
6. Status of Road :- 45 mtr. wide
7. Sale consideration :- **Rs.** \_\_\_\_\_
8. Other common facilities available
- |                     |    |     |          |
|---------------------|----|-----|----------|
| a. One Car Parking  | :- | Yes | 3% stamp |
| b. Power Backup     | :- | Yes | 1% stamp |
| c. Security Guard   | :- | Yes | 1% stamp |
| d. Community Centre | :- | Yes | 1% stamp |
| e. Swimming Pool    | :- | Yes | 1% stamp |
| f. Gym              | :- | Yes | 1% stamp |
| g. Lift             | :- | Yes | 1% stamp |
9. Super Area + Cost of Construction:- Rs. \_\_\_\_\_ per sq.mtrs. less Rs. \_\_\_\_\_ for \_\_\_\_\_ th floor Rs. \_\_\_\_\_ per sq.mtrs. + extra 9% = Rs. \_\_\_\_\_ per sq.mtrs. less Rs. \_\_\_\_\_ for water harvesting = Rs. \_\_\_\_\_ per sq.mtrs.
10. Valuation done according to the V.Code No. 0138 of Page No. 42 of Collector Rate List.

**BOUNDARIES OF GROUP HOUSING PLOT NO.-6:-**

EAST : 45mtr. wide Road  
WEST : Proposed Site for Gardenia & Panchsheel  
NORTH : Green Belt  
SOUTH : 24 Mtr Wide Road

**SALE DEED FOR Rs.** \_\_\_\_\_

**Govt. Value Rs.** \_\_\_\_\_

**Stamp Duty paid Rs.** \_\_\_\_\_

As per the Rule No. S.V.K.N-5-2756/11-2008-500(1165)/2007 dated 30 June 2008 and as per Rule No. 23 at volume K(1) Stamp duty has been paid 6% upto 10,00,000/- and 7% on thereafter as the said Sale Deed is in the name of Ladies.

**DETAILS OF PROPERTY :-**

Residential Apartment No. \_\_\_\_\_ **"Assotech The Nest Flexi Homes"** on \_\_\_\_\_ **Floor**, consisting of one Drawing-cum-Dining Room, \_\_\_\_\_ Bedroom , \_\_\_\_\_ toilets, \_\_\_\_\_ Powder Room, kitchen & balconies having super area \_\_\_\_\_ sq. ft. (covered area \_\_\_\_\_ sq. ft.) approximately in the multi-storeyed building constructed on Group Housing Plot No. 6 in the Township known as The NEST, Crossings Republik™, Dundahera, Ghaziabad, U.P. (hereinafter called the "SAID APARTMENT").

THIS DEED OF SALE is executed at Ghaziabad on \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ by **M/s Assotech Ltd.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 148 F, Pocket I, V, Mayur Vihar, Phase I, Delhi-91 through its Authorized Signatory **Mr. \_\_\_\_\_ (Adhar No. \_\_\_\_\_) S/o Mr. \_\_\_\_\_ R/o \_\_\_\_\_**. vide his respective Board Resolutions on dated \_\_\_\_\_ passed by the Board of Directors of the aforesaid Companies, hereinafter collectively referred to as the "Vendor" **PAN – AABCA 0909N** (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

**IN FAVOUR OF**

**Mr./Mrs./Miss. \_\_\_\_\_ (PAN No. \_\_\_\_\_, Adhar No. \_\_\_\_\_ and Mobile No. \_\_\_\_\_) S/o, W/o, D/o Mr. \_\_\_\_\_ and Mr. \_\_\_\_\_ (PAN No. \_\_\_\_\_, Adhar No. \_\_\_\_\_ and Mobile No. \_\_\_\_\_), S/o Mr. \_\_\_\_\_ both R/o \_\_\_\_\_**, hereinafter referred to as the "Vendee" of the Other Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their legal heirs, executors, administrators, successors and assigns).

Hereinafter the Vendor and the Vendee collectively referred as the Parties.

**WHEREAS** under the leadership of M/S Crossings Infrastructure Private Limited (hereinafter referred to as the Lead Party), Consortium was formed by registered Agreements, consisting various companies inter-alia Assotech Contracts (India) Ltd. now known as Assotech Limited, Ajnara Farms & Services Ltd. now known as Ajnara India Ltd., Amazon Infrastructure Pvt. Ltd., Ambassador Infrastructure Pvt. Ltd., Crossings Constructions Pvt. Ltd., Crossings Developers Pvt. Ltd., Crossings Real Estate Pvt. Ltd., Duxton Hills Builder Pvt. Ltd., Gaursons India Ltd., Innovation Promoters Pvt. Ltd., Mahagun Developers Ltd. now known as Mahagun (India) Pvt. Ltd., New Capital

Infrastructure Pvt. Ltd., N.M. India Properties Pvt. Ltd., Panchsheel Promoters Ltd., Paramount Residency Pvt. Ltd. & Supertech Constructions Pvt. Ltd. now known as Supertech Limited as Constituents Companies who purchased several pieces of land in Revenue village Dundahera Tehsil and District Ghaziabad, UP, under various Sale Deeds duly registered with the office of Sub-Registrar-I, Ghaziabad with the view to set up and develop thereon a Housing Scheme/Township in consonance with the policy of the Government of Uttar Pradesh which has been notified vide Order No. 2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 and other related Government Orders issued from time to time for which Certificate of Registration has been issued by the Ghaziabad Development Authority to M/S Crossings Infrastructure Pvt. Ltd. as a Private Developer for the purpose of land assembly, infrastructure development and construction works for Housing Scheme within the Ghaziabad Planning Area.

**AND WHEREAS** the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop the Housing Scheme/Township in village Dundahera, Ghaziabad.

**AND WHEREAS** the Lead Party is the Developer and Licensee to set up and develop the Township in accordance with the terms and conditions of the said policy and any other condition imposed by the Ghaziabad Development Authority.

**AND WHEREAS** the Detailed Project Report (D.P.R.)/Revised Detailed Project Report of the Township of the Vendor has been sanctioned by the Ghaziabad Development Authority.

**AND WHEREAS** the plot of land admeasuring 1.8981 hectare or 18981 square metres which is earmarked for Group Housing Plot No. 6 in the sanctioned Detailed Project Report and Layout of the Township known as “Crossings Republik™ comprising of Khasra No.943 (0.1615 Hectare), 948 (0.1307 hectare), 960(0.2580 hectare), 963(0.1718 hectare), 964(0.1400 hectare), 968(0.5420 hectare), 969(0.3400 hectare), 970(0.0509 hectare), and 971(0.1032 hectare) at village Dundahera, Ghaziabad, more fully described in Schedule -‘I’ (hereinafter referred to as the ‘**said land**’) was purchased by the Vendor from M/s. Crossing Infrastructure Private Limited, The Vendor has developed the said land and have constructed multi-storeyed residential apartment buildings in the name and style of “**Assotech The Nest**” (hereinafter referred to as the ‘**Complex**’).

**AND WHEREAS** the Vendor has further clarified to the Vendee that multi-storeyed residential apartment buildings have been constructed on the developed land of Group Housing Plot No. 6 in accordance with the Building Plans/Compounding Plans approved by the Ghaziabad Development Authority and the construction on remaining land will be made later on for residential and/or commercial purposes at the option of the Vendor. The Vendee accepts the full authority and power of the Vendor for such development without any further recourse to the Vendee and further undertakes not to create any hindrance for such development by the Vendor.

**AND WHEREAS** the Lead Party and the Constituents Companies vide their aforesaid Board Resolutions have duly empowered the abovementioned Authorized Signatory to sign & execute Sale Deed(s) in respect of all Apartments constructed on the said land or Complex in the Township. The Lead Party has also been empowered to receive the sale consideration from the Vendee on behalf of the Constituents.

**AND WHEREAS** the Vendee confirms that he/she/they has/have full knowledge and understanding of the Consortium Agreements including the terms and conditions of the said policy and License granted by the Ghaziabad Development Authority to the Vendor as well as Development Agreement for setting up the Township.

**AND WHEREAS** the Vendor has represented to the Vendee that the said land and Apartments are freehold in nature and they have clear and marketable title in respect of the said Apartment and have full right, power and authority to sell and transfer the said Apartment.

**AND WHEREAS** the Vendee has fully satisfied himself/herself about the authority, power, right & title of the Vendor and signed the Allotment Letter dated \_\_\_\_\_ with the Vendor and in pursuant where to the Vendor has agreed to sell and the Vendee has agreed to purchase the Residential Apartment No. \_\_\_\_ on \_\_\_\_ Floor, consisting of one Drawing-cum-Dining Room, \_\_ bedrooms, \_\_ toilets \_\_ Powder Room, kitchen & balconies having super area \_\_\_\_ sq. ft. (super area as shown in **Schedule-‘II’**), covered area \_\_\_\_ sq. ft. approximately in “**Assotech The Nest Flexi Homes**”(hereinafter referred to as the “**said Apartment**”) in the multi-storeyed building constructed on the said land along with impartible and undivided pro-rata share only in the land underneath the Apartment Building in which the said Apartment is situated (excluding the area of basements and other areas reserved for Car Parking and Services) for a total sale consideration of **Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ Only)** on the terms & conditions appearing hereinafter.

**AND WHEREAS** the Vendor has represented to the Vendee that the said Apartment which is being sold to the Vendee is free from encumbrances and the Vendor hold good and marketable right to convey, transfer & sell the said Apartment.

**AND WHEREAS** the Vendee confirms that they have verified the description, physical condition of the building in which the said Apartment is situated, the said Apartment, the size, dimensions of the said Apartment and the rooms etc. therein and other physical characteristic thereof and fully satisfied for the same.

**AND WHEREAS** as per the Layout Plan it is envisaged that the Apartments on all floors shall be sold as an independent Apartment along with impartible and undivided pro-rata share only in the land underneath the Apartment Building for the Apartment(s) to be used and maintained jointly by all the Vendee(s) and further no construction/addition shall be permitted on the Terrace or elsewhere by the Vendee(s). However, the Vendor shall have the right to explore the terrace in case of any change in the FAR, carry out construction of further Apartments in the eventuality of such change in the FAR.

**AND WHEREAS** the parties hereto are now desirous of executing this Sale Deed for conveying ownership right, title and interest in the said Apartment to the Vendee.

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

1. That in consideration of the amount specified hereinabove of the said Apartment which has been paid by the Vendee and received by the Vendor in advance on or before execution of this deed, the Vendor do hereby transfer by way of sale the said Apartment and the both the Vendor and the Vendee accepts that aforesaid consideration is for the total "Super Area" which comprises the covered area, areas under walls, full areas of galleries and other projections whatsoever, together with proportionate interest in the common areas and facilities such as area under stair-cases, lifts, entrances, and exits of the building, water supply arrangements including overhead & underground tanks and installations such as power, light, sewerage etc. and also including all easement rights attached to the said Apartment. However, it is admitted, acknowledged and so recorded by and between the parties that all other rights except what have been mentioned above, lies with the Vendor i.e. to carry out further construction in case of any change in the FAR, open spaces, parking spaces (except what has been conveyed herein) or tot-lots, public amenities, club area, shopping centers and other facilities and amenities will be the sole ownership of the Vendor who will have the full authority and power to use and/or transfer the same in any manner whatsoever and this Sale Deed is executed for the said Apartment of which the Vendor have received all and full consideration of the sale price. The sale price is calculated on the basis of its super area. It is agreed between the parties that car parking space/any parking space, club area are not part of the common area and facilities of the said Apartment/Building of Group Housing Plot No.-6 in the Township.
2. That the Vendor has handed over actual physical possession of the said Apartment to the Vendee at the time of execution of this Sale Deed and the Vendee hereby confirms to have taken over possession of the said Apartment from the Vendor.
3. That upon taking over possession of the said Apartment the Vendee shall have no complaint or claim against the Vendor as to any item of work, quality of work, material, area/size of Apartment or on any other ground whatsoever.
4. In case the Central Government, State Government or any other Local Authority, Department imposes any service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. upon the said land of Group Housing Plot No.-6 and construction thereupon, in future, retrospectively or prospectively, will be the liability of the Vendee to pay the same in proportion to the super area of the said Apartment and in case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess,

levy, metro cess etc. is/are paid by the Vendor, the proportionate amount thereof will be payable and be paid by the Vendee and any default by the Vendee in making such payment in time would constitute a lien upon the said Apartment.

5. It is further agreed and confirmed by the Vendee that the Vendor or its Agents shall have the right to fix and decide the electricity tariff and realize the electricity charges as per the norms and guidelines of the U.P. Electricity Regulatory Commission/U.P. Power Corporation Ltd. Also that Vendor or its Agents shall have the right to fix the tariff for the power back up generation of electricity after considering the cost of fuel, maintenance, accessories, wear & tears, spare parts etc. and shall be binding on the Vendee. The Vendee agree and confirm that he/she/they will pay the tariff to the Vendor or its Agents directly for consuming the power so supplied but shall have no ownership right, title or interest in the equipments so installed by the Vendor or its Agents. The Vendee also confirm that he had understood that such power generating and/or supplying equipments may during its operation inconvenience to the Vendee and the Vendee has no objection to the same. The obligations to pay the tariff shall remain with the Vendee to be paid forthwith as per demand. The Vendee further specifically agrees not to raise any dispute with regard to such arrangement either with regard to installation of DG Sets/Power Generating Equipments or payment of tariff at any time whatsoever. This clause shall survive with the Conveyance of the said Apartment or any subsequent sale/re-sale and/or Conveyance thereof.
6. That all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Ghaziabad Development Authority, Ghaziabad Nagar Nigam, Uttar Pradesh Power Corporation Limited or any other Competent Authority/Department/the Vendor shall be payable and be paid by the Vendee.
7. That the Vendee or Occupier of the said Apartment shall not put up any name or signboards, neon lights, publicity or any kind of advertisement material, hoarding, hanging of cloths etc. on the external facade of the -Building or anywhere on the exterior or the common areas or on the roads of the Complex/Township.
8. That the Vendee shall not use the said Apartment, so as to cause any blockage or hindrance or nuisance of any nature whatsoever, to any of the Apartment owners in the Complex, common passages, terraces or common areas and facilities of the Building. The Vendee shall not keep or store any chemical, combustible or hazardous goods in the said Apartment.
9. That the Vendee shall use the said Apartment for residential purposes only. However, if the Vendee use or permit to use of the said Apartment for any purpose contrary to the permissible use, then in that event, the Vendor and/or its Maintenance Agency/its other Agents and/or the Association of the Apartments Owners shall be entitled to take action in accordance with law.

10. That the Vendee shall keep the said Apartment, the walls and partitions, sewers, drains, pipes and appurtenance thereto in good condition so as to support, shelter and protect the parts of the Buildings even other than the said Apartment and shall abide by all laws, guidelines, bye-laws, rules & regulations of the State Government, Central Government, Ghaziabad Development Authority, Municipal Authorities and/or any other Authorities/Local Bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye-laws and/or rules and regulations.
11. That the Vendee shall not do or permit anything to be done in or about the said Apartment which may tend to cause damage to any flooring or ceiling or any Apartment over, below or adjacent to the said Apartment or in any manner interfere with the use thereof or of spaces, passages or amenities available for common use. The Vendee hereby indemnify(ies) the Vendor against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.
12. That the Vendee shall not change or cause to be changed any structure of the said Apartment or any portion thereof and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc. In the event of any non-compliance on this account, the Vendor shall be entitled to remove the offending structure/nuisance at the cost of the Vendee and claim all costs on this account from the Vendee.
13. That the Vendee shall not remove any common walls of the said Apartment including the load bearing walls and the partition walls/ structures common between the Vendee and the adjacent Apartment holders.
14. That the Vendee shall have no objection and shall not make any claim against the Vendor or its agents, lessee, licensee etc. if any part of the top roof/terrace on/above the top floor of any of the Buildings is given on lease or hire by the Vendor or its agents for installation of hoardings, sign boards, antenna, satellite dishes, communications towers & equipment, advertisement purposes which does not form a part of the Apartment area paid for by the Vendee, in the Complex/Township.
15. That it has been agreed between the Vendor and the Vendee that save and except in respect of particular Apartment hereby acquired by him, the Vendee has no right, title, interest & claim of any nature or kind except the right of ingress and egress in respect of all or any of the common areas, such as roads, lobbies, stair case, corridor etc. The common areas, parks & roads shall remain undivided and neither the Vendee nor any other person shall take any action for partition or division of any part thereof and any covenant to the contrary shall be void.
16. The terraces, roofs, parapet walls, ground floor, club, basements, swimming pool, commercial area and other space under ground floor and all open space in front of

commercial space and all unsold spaces shall continue to be property of the Vendor and who shall be entitled to use or deal with for any purpose whatsoever. Any Apartment owner or Association of Apartment owners will not be allowed for any type of encroachment/construction or claim on the above said area of the Complex and Township including roads & lobbies.

17. No parking of Car/Vehicle is allowed inside the Complex except those Vendees, who have reserved the Car 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 Complex to the Residents Welfare Association of Owners/Allottees of the Apartments. 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.
18. The Vendee agrees that he/she/they will have to allow sweepers/maintenance staff etc. to enter in his/her/their Apartment/duct etc. for cleaning/maintaining/repairing of the pipes/leakage/seepage in the said Apartment or any other Apartment.
19. The Vendee will be liable & responsible for any damage to any equipment in the Complex i.e. lift, fire fighting equipment, motor panels, water pumps or any other item if it occurs due to his/her/their negligence malfunctioning or willful act.
20. In case Association of Apartment Owners take over the maintenance of the Buildings/Complex where the said Apartment is situated then in such case the following will be handed over to the new maintenance body/Association of Apartment Owners:-
  - a. All existing lifts, corridors, passages, parks, underground & overhead water tanks, fire fighting equipment with motors and motor room belongs to Complex only.
  - b. Electric supply distribution system belongs to the Complex with all liabilities & responsibilities.
  - c. Security Gates & lift's machine rooms at terrace without terrace rights.  
(All open space in the Building/Complex such as club, party hall, basements, swimming pool with changing rooms, unsold parking, un-allotted parking spaces, any office premises, store-rooms, storage and any rooms etc. will remain the property of the Vendor.)
21. The Vendee shall not be permitted for closing of verandah, terraces, lounges, balconies, common corridors, keeping flower pots/any other thing creating hindrance, even if particular floor/floors are occupied by the same party.
22. The Vendee shall not be permitted to make any alterations in any elevations and outside colour scheme of exposed walls of verandah, lounges or any external walls or both faces of external doors and windows of the said Apartment acquired by



him/her/them which in the opinion of the Vendor/its Agents differs from the colour scheme of Complex.

23. That the Vendor covenants with the Vendee that they shall peacefully hold and enjoy the said Apartment without any interruption by the Vendor or by any person claiming under the Vendor. The Vendee shall have the right to sell or rent the said Apartment subject to the prior NOC from all existing Maintenance Agencies.
24. That the Vendor has presently taken single point electric connection for the Township from Uttar Pradesh Power Corporation Limited which will be distributed to all the Apartment's Buyers including the Vendee through separate meters as per prepaid system. All expenses regarding electric meter and other charges, if any, will be paid by the Vendee.
25. That the Vendee shall be liable to pay regularly on demand or through prepaid system to the Vendor/its nominated Agency the following charges:
  - (i) **Township Maintenance Charges:** These charges relate to maintenance of various services and facilities in the Township "Crossings Republik™" at Dundahera, Ghaziabad till the maintenance thereof is handed over to the local authority for maintenance.
  - (ii) **Building/Complex Common Area Maintenance Charges:** These charges shall include the following:
    - (a) Internal roads within the Building/Complex;
    - (b) Open Spaces within the boundary wall of the Building/Complex such as landscaping, electrification, water supply system, sewerage and other related services etc. within the boundary wall of the Building/Complex.
26. The Vendee agrees to this that in case of further sale/change in ownership of his/her/their Apartment a prior NOC in writing from all existing maintenance bodies/agencies are required to be obtained by the Vendee for transfer/sale of Apartment for the clearance of maintenance dues/any other dues. All the terms & condition will be binding on the successor/subsequent owner/user of the Apartment. If transfer/sale/change in ownership is effected without NOC then all the dues will be paid by the new owner.
27. The contents of the said Apartment along with the connected structural part of the building shall be insured by the Vendee at his own cost against the fire, earthquake etc. The Vendor after handing over the possession of the said Apartment shall in no way be responsible for safety, stability etc. of the structure. All charges towards insurance will be paid by the Vendee either by him individually or through society/association collectively if so formed.
28. That the Vendee agrees and confirms that all the obligations arising under this Sale Deed in respect of the said Apartment/Building/land/Complex/Township shall equally be applicable and enforceable against the Vendee, Occupier and

subsequent purchasers of the said Apartment as the said obligations go with the said Apartment for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regards.

29. That the Vendee hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by any Competent Authorities/Departments/Courts and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
30. That all recital of this Sale Deed alongwith the annexure hereto shall form a part and parcel of this instrument of sale and shall binding on the parties hereto. That if any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to confirm to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.
31. That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Vendee and the Vendee will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the said Apartment for the stamp duty. Any deficiency in the stamp duty as may be determined by the Sub-Registrar/Concerned Authority alongwith consequent penalties and deficiencies and interest as may be levied/imposed in respect of the said Apartment conveyed by this Deed shall be paid by the Vendee exclusively and the Vendor shall not be liable & responsible to pay the same.
32. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

WITNESSES:-

1.

2.

Note : -

The said Apartment written in this Sale Deed is also shown in the map.

**Payment Schedule -:**

<b>Sr. No.</b>	<b>Name of Bank</b>	<b>Cheque No. &amp; Date</b>	<b>Amount (In Rs.)</b>
----------------	---------------------	------------------------------	------------------------

1.

2.

3.

4.

5.

6. 1% TDS deposited vide Challan No.

Dated \_\_\_\_\_ in Assotech Ltd. A/c

**Total**

**Rs.** \_\_\_\_\_ has been received by the vendor from the vendee through cheques. Vendor did not receive more than Rs. 20,000/- in cash from the Vendee.

Total consideration of **Rs.** \_\_\_\_\_ has been received by the vendor.

IN WITNESS WHEREOF THE VENDOR AND THE VENDEE HAVE SIGNED AND EXECUTED THEIR PRESENCE ON THE DATE MENTIONED ABOVE.

VENDOR

VENDEE

VENDEE

Drafted by:- Raghu Raj Singh, Advocate, Ch. No. 68, Tehsil Compound, Ghaziabad.

## **FORM B**

Undertaking by the person acquiring apartment (under section 10 (b) of the Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Affidavit of **Mr./Mrs./Miss.** \_\_\_\_\_ (**PAN No.** \_\_\_\_\_, **Adhar No.** \_\_\_\_\_ **and Mobile No.** \_\_\_\_\_) **S/o, W/o, D/o Mr.** \_\_\_\_\_  
and **Mr./Mrs./Miss.** \_\_\_\_\_ (**PAN No.** \_\_\_\_\_, **Adhar No.** \_\_\_\_\_ **and Mobile No.** \_\_\_\_\_) **S/o, W/o, D/o Mr.** \_\_\_\_\_  
both R/o \_\_\_\_\_, acquired Apartment / Flat No. \_\_\_\_\_, \_\_\_\_\_  
Floor, in the property Assotech The Nest "Tower " \_\_\_\_\_" built on GH Plot No. 6, in the  
township known as "**Crossing Republik**" situated at Village Dundahera, Ghaziabad,  
U.P. by way of purchase of an Apartment from **M/s. Assotech Ltd.**

We hereby undertake to comply with the covenants, conditions and restriction subject to which said apartment was owned by the aforesaid **M/s. Assotech Ltd.** before the date of transfer.

Further, we shall be subject to the provisions of The Uttar Pradesh Apartment (Promotion of Construction, Ownership & Maintenance) Act, 2010.

Signature

Signature