

### **BRIEF PARTICULARS OF SALE-DEED**

1. Type of Property : Residential Group Housing  
2. Ward No./Khasra No. : .....  
3. Mohalla/Village : ..... , Ghaziabad  
4. Description of Property/Flat : **Flat No. .... Tower No. EL,**  
..... **Floor,** (without Roof  
Rights) Situated in the  
Residential Group Housing Complex at  
**"MARINA SUITES (TOWER-EL)"**, at  
Village-  
PLOT NO. GH-3/1, PARK TOWN,  
VILLAGE SHAHPUR BAMHETTA  
PARAGNA DASNA, Tehsil & District  
GHAZIABAD, hereinafter referred to as  
said property/Apartment.  
5. Total Super Area : ..... Sq.Ft. (..... Sq.Mtr.)  
Covered Area : ..... Sq.Ft. (..... Sq.Mtr.).  
6. Status of Road : 30 Mtr. wide Road.  
7. Sale Consideration : **Rs. /-**  
8. Stamp Duty Paid : **Rs. /-**  
9. Construction : (Super "A" Class)  
10. Govt. Circle Rate : **Rs. -----/- + % = -----P.S.M.**  
(For common facilities such as: **One Two  
Wheeler Parking** + Power Back-up +  
Security Guard + Lift). The said flat  
located on <sup>th</sup> Floor therefore --% Rebate,  
Stamp Duty being paid.  
11. Floor Location : The Above said flat is located on ----<sup>th</sup>  
Floor as per approved map of Ghaziabad  
Development Authority, Ghaziabad (U.P.)

**SALE DEED FOR RS. -----**

**STAMP DUTY PAID RS. -----/-**

### **SALE DEED**

THIS SALE DEED is executed at Ghaziabad on this day of -----, 2023

BETWEEN

M/s Skyhigh Infraprojects Private Limited Registered office 2<sup>nd</sup> Floor, Gomti Plaza, Vikas Khand-I, Patrakarpuram Crossing, Gomti Nagar, Lucknow U.P. hereinafter referred to as the "VENDOR" which expression shall, unless it be repugnant to the context or meaning there to means and includes its successors-in-interest and assigns, of the "ONE PART". **PAN : AATCS1687B**

AND

.....(which expression shall, unless, it be repugnant to the context or meaning thereto means and includes their respective legal representatives, legal heirs and assigns, of the "OTHER PART".

**PAN :**

**WHEREAS**

A. The Vendor is the lawful owner and in possession of total land measuring 1600 sqm., out of Khasra No.1568,1636,1637,1637MI,1638/1,1638/2, 1639,1640,1641,1643,1647/1,1648,1649MI,1651 situated at Village-Shahpur Bemheta.),PARAGNA DASNA, TESHIL AND DISTT. Ghaziabad through following sale deeds:

**WHEREAS** Agreement to Sell deed dated 04-03-2005 (Land Khatta no. 1337, Khasra no. 1484, measuring 0.202 Hact., Khasra no. 1489, measuring 0.063Hact., Khasra no. 1502, measuring 0.202 Hact., Khasra no. 1515, measuring 0.177 Hact., Khasra no. 1648, measuring 0.190 Hact. Total 0.834 Hact. out of which 2/3 part measuring 0.556 Hact.) executed by Mr. Ramphal, Mr. Shishram all S/o Mr. Harpat, Mr. Liley S/o Mr. Harchand R/o Village Shahpur Bemheta, Paragna Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Jaipuriya Advance Technology Pvt Ltd O/a 1862, Maha Laxmi Market, Bhagirath Palace, Chandini Chowk, Delhi through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 5925 on Pages No. 331 to 356 document no. 1212 on 05-03-2005.

**FURTHER WHEREAS** Sale deed dated 28-06-2005 (Land Khatta no. 1337, Khasra no. 1484, measuring 0.202 Hact., Khasra no. 1489, measuring 0.063Hact., Khasra no. 1502, measuring 0.202 Hact., Khasra no. 1515, measuring 0.177 Hact., Khasra no. 1648, measuring 0.190 Hact. Total 0.834 Hact. out of which 2/3 part measuring 0.556 Hact.) executed by Mr. Ramphal, Mr. Shishram all S/o Mr. Harpat, Mr. Liley S/o Mr. Harchand R/o Village Shahpur Bemheta, Paragna Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Jaipuriya Advance Technology Pvt Ltd O/a 1862, Maha Laxmi Market, Bhagirath Palace, Chandini Chowk, Delhi through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6091 on Pages No. 165 to 222 document no. 4029 on 28-06-2005.

**FURTHER WHEREAS** Sale deed dated 23-06-2005 (Land Khatta no. 400, Khasra no. 1537, measuring 0.139 Hact., Khasra no. 1538, measuring 0.291Hact., Khasra no. 1633, measuring 0.341 Hact., Khasra no. 1639, measuring 0.405 Hact., Khasra no. 1659, measuring 0.304 Hact. Total 1.480 Hact. out of which 1/4 part measuring 0.370 Hact.) executed by Mr. Sanjay, Mr. Rajender, Mr. Ramesh, Mr. Davinder all S/o Mr. Charta, Mr. Damodar S/o Mr. Gullu, Mr. Kapil, Mr, Dipanshu minor S/o Late Mr. Jagat Singh self and Guardian Mrs. Dharmwati w/o Late Mr. Jagat Singh Self, Mr. Moolchand, Mr. Mahinder, Mr. Roshan S/o Mr. Lakhi, Mr. Satpal, Mr. Suresh S/o Mr. Liladhar, Mr. Baldev S/o Mr. Nayadar, Mr. Pala S/o Mr. Shibalu, Mrs. Rumalo w/o Late Mr. Shibu, Mr. Somvir, Mr. Omvir Minor S/o Late Mr. Rohtash self and Guardian, Mrs. Atarkali w/o Late Mr.

Rohtash, Mr. Khazan, Mr. Liladhar S/o Mr. Balwant, Mr. Vinod Kumar S/o Mr. Incharam, Mr. Udayveer, Mr. Rajveer, Mr. Vijay Singh S/o Mr. Rampal, Mr. Ratan Singh S/o Mr. Bodal Singh R/o III, B-52, Nehru Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad GPA holder of Mrs. Mishro w/o Late Mr. Chaman Singh R/o R/o III, B-52, Nehru Nagar, Ghaziabad, Tehsil & Distt. Ghaziabad, Mr. Jaipal, Mr. Dharm, Mr. Jagdish, Mr. Krishna, Mr. Lala S/o Mr. Chuttan, Mrs. Bhagwan Dai w/o Late Mr. Chuttan R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Jonex Estate Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6092 on Pages No. 275 to 330 document no. 4043 on 28-06-2005.

**FURTHER WHEREAS** Sale deed dated 25-06-2005 (Land Khatta no. 401, Khasra no. 1649M, measuring 0.089 Hact., Khasra no. 1650, measuring 0.317 Hact., Total 0.406 Hact. out of which 2/3 part measuring 0.2706 Hact. and Khata no. 411, Khasra no. 1649M, measuring 0.215 Hact. out of which 2/3 part 0.1433 Hact. Total measuring 0.4139 Hact.) executed by Mr. Moolchand, Mr. Mahinder, Mr. Roshan S/o Mr. Lakh, Mr. Pala S/o Mr. Shival, Mrs. Rumali w/o Late Mr. Shivlu, Mr. Damodar S/o Mr. Gullu and Mr. Kapil, Mr. Dipanshu Minor S/o Late Mr. Jagat Singh self and Guardian Mrs. Dharamwati w/o Late Mr. Jagat Singh, Mr. Satpal, Mr. Suresh S/o Mr. Liladhar, Mr. Somvir, Mr. Omvir Minor S/o Late Mr. Rohtash self and Guardian, Mrs. Atarkali w/o Late Mr. Rohtash, Mr. Jaipal, Mr. Dharm, Mr. Jagdish, Mr. Krishna, Mr. Lala S/o Mr. Chuttan, Mrs. Bhagwan Dai w/o Late Mr. Chuttan, Mr. Baldev S/o Mr. Nayadare R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Jonex Estate Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6090 on Pages No. 81 to 124 document no. 4013 on 27-06-2005.

**FURTHER WHEREAS** Sale deed dated 11-08-2005 (Land Khatta no. 122, Khasra no. 1561M, measuring 0.190 Hact., Khasra no. 1651, measuring 0.334 Hact., Total 0.524 Hact.) executed by Mr. Uday Pal, Mr. Chetram S/o Mr. Harchand R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Amar Deep Buildcon Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6158 on Pages No. 198 to 264 document no. 5166 on 11-08-2005.

**FURTHER WHEREAS** Sale deed dated 15-09-2005 (Land Khatta no. 400, Khasra no. 1497, measuring 0.405 Hact., Khasra no. 1537, measuring 0.139 Hact., Khasra no. 1538, measuring 0.291 Hact. Khasra no. 1633, measuring 0.341 Hact., Khasra no. 1639, measuring 0.405 Hact., Khasra no. 1659, measuring 0.304 Hact., Total 1.885 Hact. out of which 1/10 part measuring 0.1885 Hact.) executed by Mr. Bhopal Singh S/o Mr. Ramla, R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Deep Jyoti Projects Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6200 on Pages No. 129 to 178 document no. 5884 on 15-09-2005

**FURTHER WHEREAS** Sale deed dated 15-06-2005 (Land Khatta no. 275, Khasra no. 1640/1, measuring 0.240 Hact.) executed by Mr. Khazan, Mr. Liladhar S/o Mr. Balwant, Mr. Vinod Kumar S/o Mr. Incharam, Mr. Udayveer, Mr. Rajveer S/o Mr. Rampal, Mr. Vijay Singh S/o Mr. Rajpal R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad and Mr. Ratan Singh S/o Mr. Bodal Singh R/o III, B-52, Nehru Nagar, Ghaziabad through its GPA Mrs. Mishro Devi w/o Late Mr. Chaman Singh R/o III-B, Nehru Nagar, Ghaziabad in favour of M/s Prosperous Constructions Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-

Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6074 on Pages No. 249 to 278 document no. 3732 on 15-06-2005.

**FURTHER WHEREAS** Sale deed dated 12-09-2005 (Land Khatta no. 1525, Khasra no. 1556, measuring 0.304 Hact., Khasra no. 1602, measuring 0.202 Hact., Total measuring 0.506 Hact. out of 1/6 measuring 0.08433 Hact, Khata no. 1526, Khasra no. 1643, measuring 0.430 Hact. Khasra no. 1644, measuring 0.392 Hact., Total measuring 0.822 Hact. Out of 1/6 measuring 0.137 Hact., Khatta no. 622, Khasra no. 1490, measuring 0.190 Hact., Khasra no. 1492, measuring 0.116 Hact., Khasra no. 1504, measuring 0.278 Hact. Total 0.584 Hact. out of which 1/2 part measuring 0.292 Hact., all total land measuring 0.51333 Hact.) executed by Mr. Salek Chand, Mr. Mahesh Chand S/o Mr. Tejpal Singh, R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Amar Deep Buildcon Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6193 on Pages No. 299 to 372 document no. 5771 on 12-09-2005.

**FURTHER WHEREAS** Sale deed dated 07-05-2005 (Land Khatta no. 870, Khasra no. 1641, measuring 0.215 Hact.) executed by Mr. Brij Pal, Mr. Kunwar Pal S/o Mr. Atar Singh and Mr. Budh Prakash S/o Mr. Ganeshi R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Developers Pvt Ltd O/a D-10, Arya Nagar Apartment, Plot no. 91, I.P. Extension, Delhi, through its Mr. Davinder Singh S/o Mr. Harsaran Singh R/o Village Makanpur, Tehsil & Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6024 on Pages No. 137 to 174 document no. 2866 on 07-05-2005.

**FURTHER WHEREAS** Sale deed dated 27-06-2005 (Land Khatta no. 422, Khasra no. 1647/1, measuring 0.356 Hact., out of 1/2 measuring 0.178 Hact.) executed by Mr. Lila Dhar S/o Mr. Balwant R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Estates Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6089 on Pages No. 13 to 34 document no. 3994 on 27-06-2005.

**FURTHER WHEREAS** Sale deed dated 16-08-2005 (Land Khatta no. 400, Khasra no. 1537, measuring 0.139 Hact., Khasra no. 1536, measuring 0.291 Hact., Khasra no. 1633, measuring 0.341 Hact., Khasra no. 1639, measuring 0.405 Hact., Khasra no. 1659, measuring 0.304 Hact., Total measuring 1.48 Hact. out of 1/30 measuring 0.04933 Hact,) executed by Mr. Subash, Mr. Munesh S/o Mr. Veerpal Singh R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Amar Deep Buildcon Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6161 on Pages No. 255 to 286 document no. 5218 on 16-08-2005.

**FURTHER WHEREAS** Sale deed dated 23-06-2005 (Land Khatta no. 400, Khasra no. 1537, measuring 0.139 Hact., Khasra no. 1538, measuring 0.291 Hact., Khasra no. 1633, measuring 0.341 Hact., Khasra no. 1639, measuring 0.405 Hact., Khasra no. 1659, measuring 0.304 Hact., Total 1.480 Hact. out of which 1/12 part measuring 0.1233 Hact. and Khata no. 401, Khasra no. 1649, measuring 0.089 Hact. Khasra no. 1650, measuring 0.317 Hact., Total measuring 0.406 Hact., out of which 1/9 part measuring 0.04511 Hact. and Khatta no. 411, Khasra no. 1649M, 0.215 Hact., out of 1/9 part measuring 0.02388 Hact., Khatta no. 412, Khasra no. 1645, measuring 0.177 Hact., Khasra no. 1646, measuring 0.172 Hact., Khasra no. 1655, measuring 0.0286 Hact., Khasra no. 1656, measuring 0.215 Hact., Total measuring 0.850 Hact., out of 1/6 part of measuring 0.14166, Total measuring 0.33395) executed by Mr. Dulli S/o Mr. Mukhtyar, Mr. Jagpat Singh , Mr. Vansha S/o Mr. Mathura, Mrs. Jasmali w/o Late Mr. Dilshukh, Mr. Dharampal, Mr.

Braham Pal, Mr. Ranpal S/o Late Mr. Dilsukh R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Jonex Estate Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6087 on Pages No. 143 to 175 document no. 3967 on 25-06-2005.

**FURTHER WHEREAS** Sale deed dated 03-06-2005 (Land Khatta no. 1923, Khasra no. 1508, measuring 0.5560 Hact., Khasra no. 1509, measuring 0.4050 Hact., Khasra no. 1539, measuring 0.4170 Hact., Khasra no. 1540, measuring 0.1650 Hact., Khasra no. 1551, measuring 0.9610 Hact., Khasra no. 1577, measuring 0.1520 Hact., Total measuring 2.6560 Hact. out of 1/15 part 0.1770 Hact. and Khatta no. 400, Khasra no. 1537, measuring 0.1390 Hact., Khasra no. 1538, measuring 0.2910 Hact., Khasra no. 1633, measuring 0.3410 Hact., Khasra no. 1639, measuring 0.4050 Hact., Khasra no. 1659, measuring 0.3040 Hact. Total measuring 1.4800 Hact. Out of 1/30 part 0.04933 Hact. Total land measuring 0.22633 Hact.) executed by Mr. Ram Niwas, Mr. Vinod S/o Mr. Veer Pal R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Developers Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6058 on Pages No. 1 to 30 document no. 3453 on 03-06-2005.

**FURTHER WHEREAS** Sale deed dated 04-05-2005 (Land Khatta no. 400, Khasra no. 1537, measuring 0.139 Hact., Khasra no. 1538, measuring 0.291 Hact., Khasra no. 1633, measuring 0.341 Hact., Khasra no. 1639, measuring 0.405 Hact., Khasra no. 1659, measuring 0.304 Hact., Total 1.480 Hact. out of which 1/6 part measuring 0.24666 Hact. and Khata no. 401, Khasra no. 1649, measuring 0.089 Hact. Khasra no. 1650, measuring 0.317 Hact., Total measuring 0.406 Hact., out of which 2/9 part measuring 0.09022 Hact. and Khatta no. 411, Khasra no. 1649M, 0.215 Hact., out of 2/9 part measuring 0.04777 Hact., Khatta no. 412, Khasra no. 1645, measuring 0.177 Hact., Khasra no. 1646, measuring 0.172 Hact., Khasra no. 1655, measuring 0.286 Hact., Khasra no. 1656, measuring 0.215 Hact., Total measuring 0.850 Hact., out of 1/3 part of measuring 0.28333 Hact. Total measuring 0.66798) executed by Mr. Aflatoon, Mr. Jaipal, Mr. Jai Singh S/o Mr. Tara, Mr. Amarpal S/o Mr. Deshraj, Mr. Krishan Pal, Mr. Sanjay, Mr. Bharat Singh S/o Mr. Hari Chand, Mrs. Kamleshwari w/o Late Mr. Hari Chand, Mr. Mushi S/o Mr. Shera, Mr. Chatarpal, Mr. Vedpal S/o Mr. Sukha, Mr. Ramesh, Mr. Mahesh, Mr. Mahesh, Mr. Suresh, Mr. Satish S/o Mr. Mani Ram, Mrs. Mohro w/o Late Mr. Mani Ram, Mr. Chanderhas, Mr. Ravindra (Minor) S/o Mr. Rajinder Wali and Guardian mother self Mrs. Ramesh Devi W/o Mr. Rajinder R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Developers Pvt Ltd O/a D-10, Arya Nagar apartment, Plot no. 91, I.P. Extension, Delhi, through its Mr. Davinder Singh S/o Mr. Harsaran Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6054 on Pages No. 283 to 344 document no. 3406 on 02-06-2005.

**FURTHER WHEREAS** Sale deed dated 15-06-2005 (Land Khatta no. 1382, Khasra no. 1581, measuring 0.658 Hact., Khasra no. 1638/2, measuring 0.126 Hact., Total measuring 0.784 Hact.) executed by Mr. Ramesh Chand, Mr. Davinder, Mr. Rajender S/o Mr. Charta, Mr. Khazan, Mr. Liladhar S/o Mr. Balwant, Mr. Udayveer, Mr. Rajveer, Mr. Vijay Singh S/o Mr. Rampal, Mr. Vinod Kumar S/o Mr. Ichcha Ram, R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad and Mr. Ratan Singh S/o Mr. Bodal Singh R/o III, B-52, Nehru Nagar, Ghaziabad through its GPA Mrs. Mishro Devi w/o Late Mr. Chaman Singh R/o III-B, Nehru Nagar, Ghaziabad and Mr. Sanjay S/o Mr. Charta R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Prosperous Constructions Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6075 on Pages No. 279 to 326 document no. 3733 on 15-06-2005.

**FURTHER WHEREAS** Sale deed dated 15-06-2005 (Land Khatta no. 525, Khasra no. 1569, measuring 0.392 Hact., Khasra no. 1570, measuring 0.405 Hact., Khasra no. 1589, measuring 0.341 Hact., Khasra no. 1597, measuring 0.341 Hact., Khasra no. 1638/1, measuring 0.480 Hact., Khasra no. 1662, measuring 0.405 Hact., Total measuring 2.314 Hact.) executed by Mr. Damodar S/o Mr. Gullu, Mrs. Dharmwati w/o Late Mr. Jagat Singh Self and Guardian mother of Mr. Kapil, Mr. Deepak minor S/o Late Mr. Jagat Singh, Mr. Moolchand, Mr. Mahinder, Mr. Roshan S/o Mr. Lakhi, Mr. Satpal, Mr. Suresh S/o Mr. Liladhar, Mr. Baldev S/o Mr. Nayadar, Mr. Khazan, Mr. Liladhar S/o Mr. Balwant, Mr. Udayveer, Mr. Rajveer, Mr. Vijay Singh S/o Mr. Rampal, Mr. Vinod Kumar S/o Mr. Incharam, Mr. Pala S/o Mr. Shiblu, Mrs. Rumalo w/o Late Mr. Shiblu, Mr. Ramesh, Mr. Davinder, Mr. Rajender, Mr. Sanjay S/o Mr. Charta, Mr. Somvir, Mr. Omvir Minor S/o Late Mr. Rohtash self and Guardian mother Mrs. Atarkali w/o Late Mr. Rohtash, Mr. Jaipal, Mr. Dharm, Mr. Jagdish, Mr. Krishna, Mr. Lala @ Vishnu S/o Mr. Chuttan, Mrs. Bhagwan Dai w/o Late Mr. Chuttan R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad and Mr. Ratan Singh S/o Mr. Bodal Singh R/o III, B-52, Nehru Nagar, Ghaziabad through its GPA Mrs. Mishro Devi w/o Late Mr. Chaman Singh R/o III-B, Nehru Nagar, Ghaziabad in favour of M/s Prosperous Constructions Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6075 on Pages No. 121 to 248 document no. 3731 on 15-06-2005.

**FURTHER WHEREAS** Sale deed dated 16-08-2005 (Land Khatta no. 1105, Khasra no. 1517M, measuring 0.019 Hact., Khasra no. 1519, measuring 0.177 Hact., Khasra no. 1568, measuring 0.493 Hact., Khasra no. 1592, measuring 0.228 Hact., Total measuring 0.917 Hact.) executed by Mr. Mangat Ram, Mr. Ramnu, Mr. Jagdish S/o Mr. Khushi Ram in favour of M/s Jaipuriya Leo Software and Systems Pvt Ltd O/a Plot no. 4-A, MIDC Industrial Area, Nagpur, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6161 on Pages No. 35 to 124 document no. 5212 on 16-08-2005.

**FURTHER WHEREAS** Sale deed dated 15-06-2005 (Land Khatta no. 1979, Khasra no. 1637, measuring 0.089 Hact.) executed by Mr. Kesh Ram S/o Mr. Shadi R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Prosperous Constructions Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6072 on Pages No. 75 to 100 document no. 3690 on 15-06-2005.

**FURTHER WHEREAS** Sale deed dated 23-09-2005 (Land Khatta no. 531, Khasra no. 1635, measuring 0.341 Hact., Khasra no. 1636, measuring 0.316 Hact., Total 0.657 Hact. out of 98/135 part measuring 0.4769 Hact.) executed by Mr. Devpal Singh, Mr. Rohtash, Mr. Vijay Pal, Mr. Balram S/o Mr. Jhanda and Mr. Pramod Kumar, Mr. Vinod Kumar S/o Mr. Baleshwar @ Ballu, Mr. Ravi Pal, Mr. Rajender S/o Mr. Ghurmali, Mr. Sunder S/o Mr. Khadga, Mrs. Asharfi w/o Late Mr. Khadga R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Estates Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6213 on Pages No. 171 to 214 document no. 6085 on 24-09-2005.

**FURTHER WHEREAS** Sale deed dated 02-05-2005 (Land Khatta no. 413, Khasra no. 2306, measuring 0.1010 Hact., Khasra no. 2310, measuring 0.1900 Hact., Khasra no. 2317, measuring 0.3040 Hact., Khasra no. 2318/1, measuring 0.1520 Hact., Khasra no. 2333, measuring 0.3160 Hact., Total 1.0630 Hact. out of which 1/9 part measuring 0.11811 Hact. and Khata no. 530, Khasra no. 1923, measuring 0.3160 Hact. Khasra no. 1927, measuring

0.4680 Hact., Khasra no. 1630, measuring 0.3410, Total measuring 1.125 Hact., out of which 1/12 part measuring 0.09375 Hact. and Khatta no. 531, Khasra no. 1469, measuring 0.1770 Hact., Khasra no. 1500, measuring 0.2150 Hact., Khasra no. 1501, measuring 0.2020 Hact., Khasra no. 1917, measuring 0.1010 Hact., Khasra no. 1635, measuring 0.3410 Hact., Khasra no. 1636, measuring 0.3160 Hact., Total measuring 1.352 Hact. out of 1/36 part measuring 0.0375 Hact., Total land measuring 0.2494 Hact.) executed by Mr. Pradeep Kumar Minor S/o Mr. Rajbir through Guardian mother Mrs. Sheela w/o Mr. Rajbir R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Developers Pvt Ltd O/a D-10, Arya Nagar Apartment, Plot no. 91, I.P. Extension, Delhi, through its Mr. Jitender Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Tehsil & Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6019 on Pages No. 79 to 126 document no. 2757 on 02-05-2005.

**FURTHER WHEREAS** Sale deed dated 12-05-2005 (Land Khatta no. 530, Khasra no. 1630, measuring 0.3410 Hact., Khatta no. 531, Khasra no. 1469, measuring 0.1770 Hact., Khasra no. 1500, measuring 0.2150 Hact., Khasra no. 1501, measuring 0.2020 Hact., Khasra no. 1635, measuring 0.3410 Hact., Khasra no. 1636, measuring 0.3160 Hact., Total 0.09966 Hact.) executed by Mr. Nepal, Mr. Prem Singh S/o late Mr. Jai Pal Singh R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Developers Pvt Ltd O/a D-10, Arya Nagar Apartment, Plot no. 91, I.P. Extension, Delhi, through its Mr. Jitender Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Tehsil & Distt. Ghaziabad, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6028 on Pages No. 155 to 198 document no. 2939 on 12-05-2005.

**FURTHER WHEREAS** Sale deed dated 27-06-2005 (Land Khatta no. 531, Khasra no. 1635, measuring 0.341 Hact., Khasra no. 1636, measuring 0.316 Hact., Total 0.657 Hact. out of 1/4 part measuring 0.16425 Hact. out of 13/15 part measuring 0.14235 Hact.) executed by Mr. Dharmpal, Mr. Nepal S/o Mr. Sheoram R/o Village Shahpur Bemheta, Paragana Dasna, Tehsil & Distt. Ghaziabad in favour of M/s Logical Estates Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its Mr. Jitendra Singh S/o Mr. Netrapal Singh R/o Village Makanpur, Distt. Ghaziabad, which is duly registered with the office Sub-Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6091 on Pages No. 1 to 22 document no. 4022 on 28-06-2005.

**FURTHER WHEREAS** Consortium Agreement dated 29-05-2006 executed between M/s Emaar MGF Land Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Active Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Arman Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Deep Jyoti Projects Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Dove Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Gema Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Gyan Jyoti Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Gyan Kunj Constructions Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Legend Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Logical Developers Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Prosperous Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Rose Gate Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Snow White Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Sonex Projects Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Utility Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Utkarsh Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Zonex Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Logical Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Prosperous Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi and M/s Amar Deep Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi, which is duly registered with the office Sub-

Registrar Ghaziabad, U.P. vide entry in Book no IV, Volume No. 790 on Pages No. 191 to 238, document no. 122 on 29-05-2006.

**FURTHER WHEREAS** Exchange deed dated 10-07-2006 (Exchange Land from Khatta no. 1105, Khasra no. 1568, measuring 0.4930 Hact., Khasra no. 1592, measuring 0.228 Hact., Total 0.721 Hact. Khatta no. 432, Khasra no. 1601, Khatta no. 13923, Khasra no. 1571, measuring 0.291 Hact. Khasra no. 1583, measuring 0.164 Hact. Total 0.455 Hact. Out of 1/15 part measuring 0.03033 Hact. Total Land measuring 0.966333 Hact. to Khatta no. 645, Khasra no. 2621, measuring 0.182 hact. and Khata no. 646, Khasra no. 2574/2, measuring 0.013 Hact., Khasra no. 2591 measuring 0.329 Hact., Khasra no. 2603, measuring 0.228 Hact., Khasra no. 2604, measuring 0.089 Hact., Khatta no. 648, Khasra no. 2621M, measuring 0.197 Hact., Khasra no. 2624, measuring 0.253 Hact. Total measuring 1.109 Hact. out of 1/3 part, measuring 0.36966 Hact. and Khatta no. 1006, Khasra no. 2667, measuring 0.569 Hact., Khasra no. 2670, measuring 0.417Hact., Khasra no. 2672, measuring 0.304 Hact., Khasra no. 2680, measuring 0.215 hact., Total 1.505 Hact. out of 3/20 part measuring 0.22575 Hact., Khatta no. 1375, Khasra no. 2934M, measuring 0.038 Hact., Khasra no. 2935M, measuring 0.019 Hact., Khasra no. 2937M, measuring 0.132 Hact., Total land 0.189 Hact., Khatta no. 1923, Khasra no. 1509, measuring 0.4050 Hact., out of 1/15 part 0.027 Hact., Total land measuring 0.99341 Hact.) executed by M/s Jaipuriya Leo Software & Systems Pvt Ltd O/a Plot no. 4-A, MIDC Industrial Area, Nagpur, through its authorized signatory Mr. Sukhdev Babbar S/o Mr. J.S. Babbar R/o 1862, Mahalaxmi Market, Bhagirath Palace, Chandini Chowk, Delhi in favour of M/s Logical Developers Pvt Ltd O/a D-10, Arya Nagar Apartment, Plot no. 91, I.P. Extension, Delhi, through its authorized signatory Mr. Amitabh Chaudhary S/o Mr. Ajit Kumar R/o 17-B, Asif Ali Road, New Delhi, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 678 on Pages No. 1 to 274 document no. 6067 on 10-07-2006.

**FURTHER WHEREAS** Exchange deed dated 10-07-2006 (Exchange Land from Khatta no. 1337, Khasra no. 1648, measuring 0.1900 Hact., out of 2/3 measuring 0.126666 Hact., Khata no. 213, Khasra no. 1590, measuring 0.556 Hact., Khasra no. 1696, measuring 0.468, Total 1.024 out of 1/3 part measuring 0.3413 Hact. Khatta no. 530, Khasra no. 1630, measuring 0.341 Hact., total 0.2390 Hact., Khatta no. 701, Khasra no. 1588, measuring 0.367 Hact., out of 1/8 part, measuring 0.045875 Total Land measuring 0.757874 Hact., to Khatta no. 522, Khasra no. 1512, measuring 0.1770 hact. and Khasra no. 1512M, measuring 0.4810 Hact., Total 0.6580 Hact., Khatta no. 400, Khasra no. 1497 measuring 0.4050 Hact., out of 1/10 part, measuring 0.0405, Khatta no. 897, Khasra no. 1184, measuring 0.041 Hact., Total Land measuring 0.7395 Hact.,) executed by M/s Jaipuriya Advance Technology Pvt Ltd O/a 1862, Mahalaxmi Market, Bhagirath Palace, Chandini Chowk, Delhi, through its authorized signatory Mr. Sukhdev Babbar S/o Mr. J.S. Babbar R/o 1862, Mahalaxmi Market, Bhagirath Palace, Chandini Chowk, Delhi in favour of M/s Deep Jyoti Products Pvt Ltd O/a 17-B, Asif Ali Road, New Delhi, through its authorized signatory Mr. Amitabh Chaudhary S/o Mr. Ajit Kumar R/o 17-B, Asif Ali Road, New Delhi, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no I, Volume No. 6720 on Pages No. 339 to 556 document no. 6073 on 10-07-2006.

**FURTHER WHEREAS** Addendum Consortium Agreement to the Consortium Agreement dated 10-09-2013 executed between M/s Emaar MGF Land Pvt Ltd O/a ECE House, 28, Kasturba Gandhi Marg, New Delhi through its Director/ authorized signatory Mr. Sonu Bajaj and M/s Active Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Arman Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Deep Jyoti Projects Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Dove Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Gema Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr.

Bijendra Singh and M/s Gyan Jyoti Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Gyan Kunj Constructions Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Legend Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Logical Developers Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Logical Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Prosperous Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Sarvodaya Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Rose Gate Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Snow White Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Sonex Projects Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Utkarsh Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Zonex Estates Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Amar Deep Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh, M/s Amar Gyan Developers Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Juhi Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Sanskar Buildcon Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh and M/s Sankalp Promoters Pvt Ltd O/a MGF House, 17-B, Asif Ali Road, New Delhi through its authorized Signatory Mr. Bijendra Singh, which is duly registered with the office Sub- Registrar Ghaziabad, U.P. vide entry in Book no IV, Volume No. 858 on Pages No. 213 to 236, document no. 289 on 10-09-2013.

**FURTHER WHEREAS** Transfer Deed dated 09-05-2014 (Land measuring 4.0149 Hact) executed by M/s Active Promoters Pvt Ltd and M/s Amar Deep Buildcon Pvt Ltd and M/s Deep Jyoti Projects Pvt Ltd and M/s Gyan Jyoti Estates Pvt Ltd and M/s Logical Developers Pvt Ltd and M/s Prosperous Constructions Pvt Ltd and M/s Sonex Projects Pvt Ltd and M/s Zonex Estates Pvt Ltd through its Mr. Bijendra Singh S/o Mr. Horam Singh in favour of M/s EDIFICE Conbuild Private Limited Registered office at ECE house, 28, Kasturba Gandhi Marg, New Delhi Through its authorized signatory Mr. Ravi Prakash S/o Mr. Mohan Lal, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 11998 page no 283 to 374 in document no. 3480 dated 09-05-2014.

**FURTHER WHEREAS** Transfer Deed dated 09-05-2014 (Land measuring 4.8168 Hact) executed by M/s Active Promoters Pvt Ltd and M/s Amar Gyan Development Pvt Ltd and M/s Arman Pramoters Pvt Ltd and M/s Deep Jyoti Projects Pvt Ltd and M/s Gyan Jyoti Estates Pvt Ltd and M/s Legand Buildcon Pvt Ltd and M/s Logical Developers Pvt Ltd and M/s Logical Estates Pvt Ltd and M/s Prosperous Buildcon Pvt Ltd and M/s Prosperous Constructions Pvt Ltd and M/s Zonex Estates Pvt Ltd through its Mr. Bijendra Singh S/o Mr. Horam Singh in favour of M/s Sagacious Conbuild Private Limited Registered office at ECE house, 28, Kasturba Gandhi Marg, New Delhi Through its authorized signatory Mr. Ravi Prakash S/o Mr. Mohan Lal, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 12001 page no 179 to 280 in document no. 3501 dated 09-05-2014.

**FURTHER WHEREAS** Transfer Deed dated 09-05-2014 (Land measuring 1.0377 Hact) executed by M/s Logical Estates Pvt Ltd and M/s Prosperous Constructions Pvt Ltd and M/s Zonex Estates Pvt Ltd & M/s Active Promoters Pvt Ltd through its Mr. Bijendra Singh S/o Mr. Horam Singh in favour of M/s EDIFICE Conbuild Private Limited Registered office at ECE house, 28, Kasturba Gandhi Marg, New Delhi Through its authorized

signatory Mr. Ravi Prakash S/o Mr. Mohan Lal, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 12001 page no 303 to 360 in document no. 3503 dated 09-05-2014.

**FURTHER WHEREAS** Sale Deed dated 05-09-2014 (Land for Integrated Township of Khasra no. 1637M, measuring 0.1010 Hact.) executed by Ghaziabad Development Authority in favour of M/s Utility Estates Private Limited through its authority Signatory Mr. Bir Singh Pundir S/o Late Mr. Kundan Singh R/o G-79, Preet Vihar, New Delhi, which is duly registered with the Office of Sub Registrar Ghaziabad, entry at Book No. I Volume no 12332 page no 181 to 188 in document no. 7273 dated 05-09-2014.

**FURTHER WHEREAS** Agreement to sell dated 30-01-2015 executed by M/s Utility Estates Private Limited through its authorized Signatory Mr. Bir Singh Pundir R/o G-79, Preet Vihar, New Delhi & M/s Park Town Complex Private Limited (Earlier known as edifice conbuild Private Limited) registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi through its authorized signatory Mr. Bir Singh Pundir & M/s Sagacious Conbuild Private Limited Registered office G-79, Preet Vihar, Delhi Through its authorized signatory Mr. Bir Singh Pundir in favour of M/s Skyhigh Infraprojects private Limited Registered office 2<sup>nd</sup> Floor, Gomti Plaza, Vikas Khand-I, Patrakarpuram Crossing, Gomti Nagar Lucknow U.P. through its authorized signatory Mr. Anil Goel, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 12660 page no 189 to 228 in document no. 593 dated 30-01-2015.

**FURTHER WHEREAS** Sale deed dated 23-04-2015 (Proportionate to land 11,126.27 Sq. mtrs) executed by M/s Utility Estates Private Limited through its authorized Signatory Mr. Bir Singh Pundir Registered office G-79, Preet Vihar, New Delhi & M/s Park Town Complex Private Limited (Earlier known as edifice conbuild Private Limited) registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi through its authorized signatory Mr. Bir Singh Pundir & M/s Sagacious Conbuild Private Limited Registered office G-79, Preet Vihar, Delhi Through its authorized signatory Mr. Bir Singh Pundir in favour of M/s Skyhigh Infraprojects private Limited Registered office 2<sup>nd</sup> Floor, Gomti Plaza, Vikas Khand-I, Patrakarpuram Crossing, Gomti Nagar Lucknow U.P. through its authorized signatory Mr. Anil Goel, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 12855 page no 161 to 194 in document no. 2532 dated 23-04-2015.

**FURTHER WHEREAS** Receipt Patra dated 30-11-2018 executed by M/s Utility Estates Private Limited through its authorized Signatory Mr. Bir Singh Pundir R/o G-79, Preet Vihar, New Delhi & M/s Park Town Complex Private Limited (Earlier known as edifice conbuild Private Limited) registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi through its authorized signatory Mr. Bir Singh Pundir & M/s Sagacious Conbuild Private Limited Registered office G-79, Preet Vihar, Delhi Through its authorized signatory Mr. Bir Singh Pundir in favour of M/s Skyhigh Infra projects private Limited Registered office 2<sup>nd</sup> Floor, Gomti Plaza, Vikas Khand-I, Patrakarpuram Crossing, Gomti Nagar Lucknow U.P. through its authorized signatory Mr. Anil Goel, which is duly registered with the Office of Sub Registrar Ghaziabad at Book No. I Volume no 16044 page no 61 to 84 in document no. 8740 dated 30-11-2018.

B. After getting the building plan approved from GDA the Vendor is developed therein the Group Housing Project namely "Marina Suites (Tower-EL)", having residential apartments/commercial spaces along with other common areas and facilities limited common areas and facilities which include open/covered car parking spaces and independent area means and include the commercial areas which have been declared, but not included as common area for joint use of Apartments and may be sold by the company with or without construction wholly or in part without the interference of other apartment owners.

C. The Vendor has completed the entire construction of Tower-**EL**, and offered for allotment and sale of the apartments in the said Tower. The Vendor had agreed to allot to the Vendee and Vendee has agreed to purchase an .....  
..... in the said Tower along with undivided and impartially proportionate share in the common areas and facilities of building including all easementary rights attached thereto along with right of use of Parking Space (as mentioned above) in limited common areas and facilities within the said complex for and agreed consideration and in accordance with the terms and conditions as contained therein.

For computation purpose, the super area means the covered area/built-up area of the Apartment which is the entire area enclosed by its periphery walls including half of the area under common walls between two apartments and full area of the other walls columns and projections, balconies, cupboards, window projection and other projections plus proportionate share in the common areas such as staircases, entrances, lobbies, corridors, passages, munties, lift well, left rooms, sanitation/electrical and fire shaft etc, of the said Building and proportionate share of other common areas and facilities in the Complex like guard rooms, rooms for pumps, electrical/generators, electric and telephone installations and other facilities etc.

D. The Vendee having paid the total consideration to the Vendor is entitled to get the sale deed executed and registered in his/her/their names in respect of the apartment and this sale deed is being executed and registered as under :-

**NOW THEREFORE THIS DEEDS OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of **Rs. -----/- ( Rupees ----- Only)** which consideration is already paid by the Vendee to the Vendor, the receipt whereof the Vendor hereby acknowledge and admits and in consideration of the undertaking of the vendee to pay such WHEREAS amount as he/she/they may be at any time here to become liable to pay in terms of this sale deed and as also subject to all those terms & conditions contained in the Flat Buyer's Agreement as referred hereinabove which may or may not have been specifically incorporated therein the Vendor doth hereby grant convey transfer, assure and assign unto the Vendee the said Apartment as more fully described in the plan attached hereto together with the undivided and imparible proportionate share in the land underneath the building and the undivided proportionate share in common areas & facilities of the building and along with all rights and easements whatsoever necessary for the enjoyment of the said apartment.
2. That the said Apartment hereby sold conveyed and assured under this Deed is free from all sorts of encumbrances or charges ( except those created on request of the Vendor to obtain housing loan / construction loan) transfers, easements, liens, attachments of any nature whatsoever and the Vendor has unencumbered, good, subsisting and transferable rights in the same.

That the vacant and peaceful possession of the said Apartment hereby sold has been delivered by the "Vendor" to the Vendee only after physical inspection of the allotted apartment with the entire satisfaction and confirmation about the quality of construction built up area and super area, facilities and amenities designs and hereby agree not to raise any dispute on such account thereafter either individually or by jointly as member in the society/association or otherwise in any capacity.

3. That in case the Vendee has availed of a loan facility from his employer or financing bodies to facilities the purchase of the said Apartment then in that case(a). The terms of the financing agency shall exclusively be binding and applicable upon the Vendee Only (b). The Vendee shall alone be responsible for repayment of dues of the financial institution/agency along with interest/penalty accrued thereon or any default in re-payment thereof.
4. The Vendee shall also have undivided proportionate share in the common areas and facilities within the Building and shall use such common areas and facilities harmoniously with other occupants of the Building with out causing any inconvenience or hindrance to any of them. WHEREAS the use of such common areas and facilities within the Building shall always be subject to covenants herein and timely payment of maintenance charges and all other dues.
5. Except for the said Apartment conveyed herein along with all common easementary rights attached therewith including undivided right of use of all common areas and facilities of ingress egress over common areas within the Complex/Project which may be within or outside the foot print of the Building all rights and interest in all un-allotted/unsold areas in the Buildings/Complex, open spaces, roofs/terraces of Building, basements, parking spaces in limited common areas and facilities and commercial spaces in independent areas shops, facilities amenities etc, if provided in the stilts/basements of the said Building/Complex shall vest in the Vendor and the Vendor shall have the sole right and absolute authority to deal with such lands, areas, facilities and amenities in any manner including by way of sale transfer, lease or any other made which the Vendor may deem fit in its sole discretion.

Note : Open space, club, party halls, gym, basements and swimming pool with changing rooms, unsold parking guest room/commercial space etc, will remain the property of the Vendor.

6. The Vendee shall not be entitled to claim partition of his/her/their undivided share in the land underneath the Building and the same shall always remain undivided and imparibly and unidentified.
7. The Vendee shall not cover or construct any structure in around above or below or encroach upon the covered/ parking space specifically earmarked for his use it is so understood and made clear that the designated parking space does not have independent legal entity and shall always remain attached to and be integral part of the said Apartment and shall in no case be dealt with in any manner in separation with the said Apartment. Whenever the said Apartment is transferred in any manner the same shall be inclusive of the transfer of the right to use the designated parking space simultaneously. The Vendor has provision of Mechanical parking in both open and covered spaces. The allotment of Mechanical parking in both segments shall be binding to the Vendee.
8. That the Vendee has already paid the sale consideration as stated herein above and all other dues, which are payable from the date of application and/or in terms of Flat Buyer's Agreement, referred herein above. However, if any additional charges levies, rates, taxes, demands etc. including service tax, for the provision of peripheral and/or external services or for any other reason attributable to the said Apartment/project are levied in future retrospectively or otherwise then they shall be treated as unpaid consideration of said Apartment payable by the Vendee and the Vendor shall have first charge/lien on said Apartment for recovery of the same.

That the Vendee shall be liable to pay all taxes or other charges including Municipal Tax, House Tax, Water Tax, Sewerage Tax, Service Tax, Metro Cess or any other such taxes charges levies, GST etc. which are imposed levied or charged under any law in force or that may hereafter be enforced in respect of the said apartment after the allotment. so long as said apartment is not separately assessed for the taxes, duties etc. the vendee shall pay proportionate share of such dues demands charges taxes liabilities, if any, in proportion to the super area of the said apartment.

9. That the Vendor doth hereby covenant with the Vendee that the interest, which the Vendor hereby profess to transfer is subsisting and the Vendor has good rightful power and authority to convey, grant, transfer, assign and assure the said Apartment unto the Vendee in the manner aforesaid free from all encumbrances. The Vendor hereby WHEREAS covenants that in case at any time hereafter by reason of any act or default or omission or commission on the part of the Vendor, the Vendee suffers any loss vendor will indemnify.
10. That the Vendee shall abide by and observe all the conditions, terms and covenants of the deeds and approvals governing the Project/Complex, rules framed by the regulations stipulated by Ghaziabad Development Authority and/or the Municipal, Local and other Government or Statutory bodies and shall be responsible for and shall keep the Vendor and owners/occupiers of other apartments in the Building indemnified against all costs, consequences, damages & penalties arising out of any branch or non-compliance of any of them.
11. The Vendor has agreed to organize Operation, upkeep and maintenance of various services and facilities in the Complex for the initial period of complex is completed through itself or its nominated M/A (Management Agency) vide Complex Maintenance Agreement executed between the Vendor & Vendee. The Vendee has undertaken to deposit with the Vendor a Interest Free Maintenance Security (IFMS) deposit and Advance Maintenance Charges (AMC) towards recurring maintenance expenses, house keeping watch & ward charges & other expenses including administrative/supervision charges etc. as per the terms of the said Complex "Maintenance Agreement". The Vendor shall organize the operations and maintenance of services and facilities through itself or through its nominated maintenance agency who shall be entitled to disconnect the said services and facilities including the electricity supply & power back-up in the event of default or delay/default in payment of said maintenances charges by the Vendee.

It is specifically mentioned that the Vendor/ MA shall handover the Complex Maintenance to the Resident Association only after completion of entire construction in complex or two years whichever is later as the case may be. The Vendee promises agrees and undertakes to become member and to pay membership fee on its constitution/formation as per its bye-laws.

12. The Vendee is liable to pay recurring maintenance charges as determined by the Vendor/Maintenance Agency, irrespective whether the Vendee is in occupation of the apartment or not within a period of 7 days of demand. The Vendor/Maintenance Agency reserves the right to enhance Interest Free Maintenance Security (IFMS) deposit and the maintenance amount payable by way of WHEREAS one time, annual or monthly charge, In case of delay in payment interest @ 18% per annum shall be charged for the period of delay. In case of failure of the Vendee to pay the maintenance bill, other charges on or before the due date the Vendee is permitting the Vendor/Maintenance Agency to deny him/her/them the maintenance services that may include disconnection of water/sewer, power/power backup and debarment from usage of any or all common facilities with the Project. The Vendor may also apart from other remedies open to it restrict or object to the transfer of the said Apartment by the Vendee.
13. In case of continuous failure of the Vendee to pay the maintenance charges, the Vendor/ Apartment Owners Association/RWA/ Maintenance Agency, as the case may be shall have the right to adjust the amount of outstanding maintenance charges along with the IFMS fund.
14. That the Vendee has reimbursed/agreed to reimburse to the Vendor such charges as demanded/may be demanded separately for making arrangement for providing sewerage, water and power backup connections etc. The Vendee has also agreed and undertaken to pay power back up charges to the Vendor or its nominated agency. The supply of the power back up facility shall be liable to be disconnected if the bills for the same are not paid in the specified time.

15. That the Vendor has provided power backup system to each apartment and to the common services/facilities in the Project. The Vendee shall be liable to pay regularly and timely the charges towards power back up charges & CAM charges as determined by the Vendor/nominated Maintenance Agency, failing which supply of power backup can be discontinued by the nominated Maintenance Agency. The payment should be made through Cash / Demand draft / Cheque.
16. That the maintenance of the said flat including all walls and partitions sewers drains, pipes, attached lawn and terrace areas shall be the exclusive responsibility of the Vendee from the date of the possession/deemed possession. WHEREAS the Vendee will neither himself do nor permit anything to be done which damages any part of the building, the staircases, shaft, common passages, adjacent unit/s etc. or violates the rules or bye-laws of the local authorities or the Apartment Owners Association.
17. That the Vendee is not permitted to use the lawns, parks and other common areas for organizing personal functions such as marriages, birthday parties etc. If any common space is provided in any Building/Club for organizing meetings and small functions the same may be used by the Vendee on payment of such charges as may be fixed by the M/A from time to time.
18. That the Vendee's right to use of the common areas and facilities within the said Building/said Complex shall be subject to timely payment of Complex Maintenance & Management (CMM) charges /Capital Equipment Replacement and Repairs Fund and any other charges as billed by the M/A and performance by the Vendee of all his obligations under the Tripartite Complex Maintenance & Management Agreement executed between the Vendor, Vendee and M/A. So long as the maintenance and other related charges/contributions are paid regularly, as provided in these presents the Vendee or anyone else lawfully claiming under him shall be entitled to the usage of common facilities. In default of such payments irrespective of the fact that the Vendee has deposited IFMS it shall not be open to the Vendee

to claim usage of any rights of the common facilities and that the Vendor/MA/ RWA in its sole discretion shall be entitled to effect disconnection of services to defaulting Vendee(s) which may include disconnection of basic facilities and deny usage of any or all common facilities within the complex. The usage of such common facilities shall be restored as soon as the breach is rectified by the Vendee.

19. The Vendor and/or M/A and their authorized staff and workmen shall always have the right to enter into and upon the said Apartment or any part thereof at all reasonable hours to set right any defect in the said Apartment or the defects in the apartments above or below or adjoining the said Apartment and for repairing maintaining cleaning, lighting and keeping in order and good condition service drains, pipes, cables etc and the Vendee covenants and agrees to permit them to do so. Any refusal by the Vendee to allow such entry into or upon his Apartment or any part thereof will be deemed to be a violation of this Deed and violation of right of easement and right of usage of common services and facilities of other Apartment owners and the Vendee shall make himself liable for legal actions for said violation.
20. It is made clear that the Complex Maintenance of the said Complex shall be organized by M/A through various outside outsourced specialist agencies under separate agreements/arrangements to be entered into with them. The responsibility of the Vendor and/or M/A will be limited only to the extent of supervision to the best of its abilities subject to human limitations and short comings that the operation and functioning of these agencies is in conformity with the agreements/arrangements entered into with them and to change any agency if its performance is not satisfactory.
21. The watch & Ward Security of the Complex shall comprise of general security of the Complex. The responsibility of providing Watch & Ward Security services to the said Complex shall be entrusted to some outsourced Security Agency. The Maintenance Agency and the security agency will be entitled to regulate entry into the Complex. The security agency may not guarantee or ensure full proof safety and security of the said Complex or Vendee residing in the said Complex or their belongings and properties. It is made clear and agreed by the parties herein that

neither the Vendor nor the Maintenance Agency shall have any financial/criminal liability for any loss to life and property by reason of any the burglary fire or any other incident of crime/mishap/accident occurring in the said Apartment/Building/Complex or any part of portion thereof due to any laps/failure/shortcoming on part of the staff of the security agency and or the Vendor/Maintenance Agency.

22. The Vendor and the Maintenance Agency shall in no case be held responsible or liable for any fire or any kind of hazard, electrical, pollution, structural originating from the Apartment of the said Vendee or other Apartments/Common areas of the said Complex. The Vendee shall keep M/A and the Vendor indemnified and harmless against any loss or damage that may be caused to the M/A, the Vendor and other apartment owners of the said Complex or their family members or any other persons or their properties in this regard.
23. The Vendor and the M/A shall have no legal liabilities whatsoever arising from acts of commission, negligence and defaults of the aforesaid agencies in providing the stipulated/expected services. The Vendor and /or Maintenance Agency shall not be liable for any default/deficiency in Complex Maintenance of the said Complex by reason of any force majeure circumstances, human failures and shortcoming or any other circumstances beyond their control. The Vendor and M/A shall also not be liable for any loss, damage, or physical injury which may be caused to the Vendee or his family members, domestic staff, guests or any other persons/visitors on account of any human error or fault on the part of the employees of M/A or the employees of the any of the outsourced agencies providing services to the said Complex or by reason of any circumstances beyond their control.
24. That all the provisions contained herein and the obligations arising hereunder in respect of said apartment/Building/Complex shall equally be applicable to and enforceable against any and all occupiers, tenants/ licensees and/or subsequent purchasers/ transferees of said apartment. Whenever the right title and interest of the Vendee in the said apartment is transferred in any manner whatsoever, the transferee shall be bound by all covenants and conditions contained in this sale deed and the complex maintenance agreement referred to elsewhere in this sale deed and he/she/they be liable and answerable in all respects therefore in so far as the same may be applicable to the effect and relate to the said apartment.

25. That whenever the title of the said apartment is transferred in any manner whatsoever it will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency before affecting the transfer of the said apartment failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said apartment.
26. The Vendee shall not raise any construction temporary or permanent in or upon the said Apartment nor shall make any alteration or addition or subdivide or amalgamate the said apartment. That the Vendee shall not demolish or cause to be demolished any structure of the said apartment or any portion thereof and shall also not make or cause to be made any structural additions or alterations of any nature whatsoever in the same or in any part thereof in view of structural safety of the Building. That the Vendee shall not remove the floor roof and any walls of the said apartment including load bearing walls and all the walls, floor, roof and the structure of the same shall remain integral and common with the apartments above, adjoining and below it.
27. The Vendee shall also not change the color scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any change in the exterior elevation and design by causing any addition or alteration in the same or otherwise. Any such breach shall be treated as default and the same shall attract disconnection of common services and facilities. If any damages caused by Vendee by his negligence or will full acts, all the cost & expenses to repair the damages shall be bear by the vendee.
28. That the structures of the buildings in the Complex along with lifts, pump houses, generators and other common facilities etc. may be got insured by the Vendor. Maintenance Agency under Fire and Special Perils Policy at the expense of the Vendee provided all the occupiers/Owners of all the apartments pay and continue to pay the proportionate charges to be incurred for the purpose of insurance and the Vendee shall always be liable to pay proportionate cost thereof separately. The Vendee shall not do or permit to be done any act which may render void or voidable any insurance or cause increased premium. The said insurance shall not include contents inside the said apartment and the Vendee may get the same insured separately at its own cost and expense.

In the event of accrual of any claim as a result of fire or any other extraneous perils as aforesaid for which insurance has been taken by the Vendor/ Maintenance Agency, the Vendee hereby authorized the Vendor/ Maintenance Agency to lodge claim/s under the insurance policy and collect proceeds there under on behalf of the Vendee and Vendor/Maintenance Agency for the respective rights and interests and WHEREAS agrees that any discharges given by the Vendor/Maintenance Agency to the Insurance Company, its agents and/ or its representatives will be binding on the Vendee.

The Vendee shall not keep any hazardous, explosive, inflammable chemical/ materials etc. which may cause damage to the building or any part thereof. The Vendee shall be liable for the same and keep the Vendor and owners of other apartment in the Building indemnified in this regard.

29. That the Vendee shall keep the said apartment properly repaired and in good condition and shall not do anything which may endanger or affect the other portions of the Building or hinder the proper and responsible use of such portion(s) by the Vendor and owners of other apartments. The Vendee shall maintain at his/her/their own costs the said apartment including walls and partitions, sewers, drains, pipes, attached lawns and terrace areas thereto in the same good condition, state and order in which it is delivered to him/her/them and in particular to prevent any seepage, leakage, flooding or damage to any other part of the building more particularly the flats adjoining and below it. The Vendee shall keep the Vendor, M/A and Owners/Occupiers of other flats in the said Building/Complex indemnified, secured and harmless against all costs, damages and consequences arising out of any breach defaults or non-compliance by the Vendee.
30. The Vendee shall not in any manner whatsoever encroach upon any of the common areas, limited common areas and facilities and independent areas and shall also have no right to use the facilities and services not specifically permitted to use. The Vendee shall be liable for all legal actions and consequences arising out of all encroachments or unauthorized temporary/ permanent constructions carried out by him in the said apartment or on Car Parking space(s) or on any common areas within the Building or within the Complex and shall be liable to be removed at his/her/their cost, Moreover vendee hereby confirms that the declared independent areas and facilities viz commercial spaces are at the disposal of the developer and developer

may sell the same with or without construction wholly or in part to any purchaser and he/she/they shall not raise any objection/interference in any manner in connection therewith either in person or from association and all such liquidated loss(es)/damages suffered due to wrong act of the allottee's/association will liable to be paid by defaulting allottees/association to the developer.

31. That neither the owners/occupants of the said apartment nor owners/occupants of other apartments in the Building will ever have any right to obstruct or cause obstruction or hindrance of any nature to the staircase/drive way and any other common passage, services and facilities in any manner whatsoever. The common areas e.g. staircase, driveway, passage etc will in no case be used for keeping/ chaining any pets/dogs or any animal/bird.
32. That the Vendee shall not put up any name or sign board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc., at the external facade of the Complex or anywhere on the exterior or on common areas or on roads of the Complex/ Project and shall be entitled to display their own name plate only at the proper place, provided for the said apartment.
33. The Vendee may undertake minor internal alterations in his/her/their apartment only with the prior written approval of the Vendor. The Vendee shall not be allowed to effect any of the following changes/alterations.
  - i) Changes, which may cause damage to the structure (columns, beams, slabs etc.) of the said apartment or any part of adjacent units. In case damage is caused to an adjacent unit or common area the Vendee will get the same repaired failing which the cost of repair may be deducted from the Vendee's IFMS.
  - ii) Changes that may affect the facade of the said apartment (e.g. changes in windows, tampering with external treatment, changing of wardrobe position, changing the paint colour of balconies and external walls, putting different grills on doors and windows, covering of balconies and terraces with permanent or temporary structures, hanging or painting of signboards etc.).

- iii) Making encroachments.
- iv) Any construction temporary or permanent or any alteration or addition to sub-divide.
- 34. That the Vendee shall strictly observe following points to ensure safety, durability and long term.
  - i) No changes in the internal lay-out of the said apartment should be made without consulting a qualified structural consultant and without the written permission from the Vendor.
  - ii) No R.C.C. structural beams should be hammered or punctured for any purpose.
  - iii) All the plumbing problems should be attended by a qualified or experienced plumber in the Building. The plumbing Network inside the said apartment is not to be tampered with or modified in any case.
  - iv) All the external disposal services to be maintained by periodical cleaning.
  - v) The Vendee shall not cover the balcony/terrace of the said apartment by any structure..
  - vi) No alteration will be allowed in elevation, even of temporary nature.
  - vii) Any electrical changes should be made as far as possible and same should be carried out by a licensed electrician.
  - viii) The Vendee should make sure that all water drains in the said apartment (Whether in balconies, toilets or kitchen) should be periodically cleaned i.e. they should not be choked or blocked. Stagnant water is the biggest reason for dampness on levels below.
  - ix) Vendee should use only his allotted parking bay.
  - x) If Vendee rents out the said apartment, he is required to submit all details of the tenants to the Maintenance agency and the liability of police verification of tenants is of the vendee only. The Vendee will be responsible for all acts of omission and commission of his tenant. The complex management can object to renting out the said apartment to persons of objectionable profile.

- xi) Vendee is not allowed to put the grills in the said apartment as per individual wish, only the design approved by Vendor will be permitted for installation.
- 35. Even after the execution of deed or agreement, sale deed etc in favour of the Vendee the Vendor shall have the right to make additions, raise additional stories on the building or put up additional structures as all required provisions have been made in the said complex and they shall be sole property of the Vendor who shall have the absolute right to dispose of the same in any manner he likes without any interference from any Vendee and Vendee hereby expressly consents to the same. The Vendor/nominee shall have the right to connect the electric, water, sewerage and sewage fittings of the additional structures or stories with the existing electric, water, sewage and sewage connections but at the Vendor's own cost. the terrace of the Building except the portion sold including the parapet walls shall always be the property of the Vendor. Agreement with the Vendee in the said Building shall be subject to the aforesaid rights of the Vendor who shall be entitled to use the said terrace including parapet walls for all purpose including the display of advertisement, hoarding, neon sign telecom towers and or sign boards or any other use and the Vendor shall always have the right to access to the roof, parapet walls etc. The Vendee hereby gives consent to the same and agrees that the Vendee shall not be entitled to raise any objection or claim any reduction in the price of apartment acquired by him or any compensation or damages on the ground of inconveniences or any other ground whatsoever. The Vendor alone shall have the right and entitled to get the refund or various securities deposited by the Vendor during or after the construction of the Building with various Government Authorities.
- 36. That the Vendee may transfer by in any manner, the said apartment after obtaining a No Objection from the Vendor and/ or the maintenance agency as regards clearance/ payment of outstanding maintenance charges and any other charges payable by the Vendee to the Vendor or the Maintenance Agency/ the Residents Association/ Society concerned with maintenance of common areas facilities and services.
- 37. The complex shall always be known as "**MARINA SUITES (TOWER-EL)**" and shall never be changed by the apartment owners/anybody else.

38. All the costs and expenses incidental to the preparation execution and registration of this deed including the payment of stamp duty and registration fee has been borne by the Vendees.
39. That the existing use of the said apartment is residential and the Vendee undertakes to sell the said apartment for residential purpose only. The Vendee shall therefore not use the said apartment conveyed herein for any illegal commercial or immoral purpose or use it so as to cause, annoyance or risk to the Vendor and Owner/occupants of other apartment in the Building/Complex.

IN WITNESS WHERE OF, the Vendor and Vendees, described hereinabove have signed sealed & executed at the place and on the date, month & Year, first above written.

**EXECUTED AND DELIVERED BY THE WITHIN NAMED**

**Signature:**  
**Name:**

**Signature:**  
**Name:**

**(Director/ Authorized signatory)**  
**Vendor**

**(Allottee/s)**  
**Vendee**

**Witness:**

1.

.....

2.

.....

**DRAFTED BY :-**

.....

**TEHSIL COMPOUND GHAZIABAD (U.P.).**

**Has Not Seen/Visited The Site & Has Prepared/Written**

**the sale deed as per facts explained by both the Vendor & Vendee**