



**E-Stamping Certificate No. IN-UP \_\_\_\_\_**  
**Issued on \_\_\_\_\_ Stamp Value Rs. \_\_\_\_\_/-**

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1. OFFICE NAME : SUB-REGISTRAR, ZONE-IV,  
KANPUR
2. DATE OF PRESENTATION :
3. DATE OF EXECUTION :
4. NAME OF PRESENTER : **VIJAY KUMAR MEHROTRA** S/o  
Late Ganga Narain Mehrotra.  
resident of 8/21, Arya Nagar,  
Kanpur Nagar.
- PAN NO. OF VENDOR :
- DATE OF BIRTH :
- Mob. :
5. NATURE OF DOCUMENT : SALE DEED
6. SALE CONSIDERATION :
7. MARKET VALUE :
8. NAME OF VENDORS : **1. VIJAY KUMAR MEHROTRA** S/o  
Late Ganga Narain Mehrotra  
**2. SANTOSH KUMAR MEHROTRA**  
S/o Late Shiv Narain Mehrotra.  
**3. SMT. ABHA MEHROTRA** W/o  
Late Raj Kumar Mehrotra.  
**4. SMT. SWATI TANDON** D/o Late  
Raj Kumar Mehrotra W/o Mr.  
Rajiv Tandon  
**5. SMT. SUPERNA KAUSHAL** D/o  
Late Raj Kumar Mehrotra W/o Mr.  
Saket Tandon.  
**6. SMT. SUDHA MEHROTRA** W/o  
Late Ashok Kumar Mehrotra.  
**7. SMT. MAYURI TANDON** D/o  
Late Ashok Kumar Mehrotra W/o  
Mr. Dharendra Tandon

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**8. NITESH MEHROTRA** S/o Late Ashok Kumar Mehrotra.

**9. BHARAT MEHROTRA** S/o Shri Santosh Mehrotra.

All residents of 8/21, Arya Nagar, Kanpur hereinafter jointly referred to as the **"Vendors"**

PAN NO. OF VENDOR :  
ADHAR NO. :  
Mob. :

9. NAME OF VENDEE : \_\_\_\_\_,  
hereinafter referred to as the VENDEE, party of the SECOND PART.

PAN NO. OF VENDEE :  
ADHAR NO. :  
Mob.:

**DESCRIPTION OF PROPERTY :**

1. Place : Devi Sahai Nagar, Gooba Garden, Kanpur
2. Chak Number : NIL
3. Nagar Nigam Number : GOOBA CITY, Devi Sahai Nagar, Kanpur Nagar.
4. Flat Number :
5. Built up Area of the Flat : 775 Square Feet equal to 72 Square Meters
6. Carpet Area of the Flat :
7. Undivided Proportionate :

Interest in the Land

Total Land (\_\_\_\_\_ Sq. M. ) X Sold Covered Area (\_\_\_\_\_ Sq.M.)  
\_\_\_\_\_ Total Covered Area of the Property (\_\_\_\_\_ Sq.M.)

8. Nature of Use : Residential

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9. Nature of Construction : R.C.C.  
10. Number of Stories : Multistoried  
11. Width of Road : 18 Meter wide road  
12. Year of Construction : Newly constructed  
13. Boundaries of the Entire Premises known as 'GOOBA CITY'

NORTH : Railway Line thereafter G. T. Road

SOUTH : Property of others

EAST : 18 Meter Wide Road

WEST : Abadi Devi Sahai Nagar

14. Boundaries of the demised Flats hereby sold: -

Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_:

NORTH :

SOUTH :

EAST :

WEST :

**DETAILS OF STAMP DUTY PAID :**

1. Fixed Circle rate of land : \_\_\_\_\_ per Sq. Meter  
(V-Code: 0092) page no. 43  
2. Fixed Circle rate of Construction : \_\_\_\_\_ per Sq. Meter  
3. Value of Land :  
4. Value of Construction :  
5. \_\_\_\_\_ % extra for Common Facilities :  
6. Total Value of Flat :  
7. Maximum value of Flat :

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8. Sale Consideration :
9. Stamp Duty Payable :
10. Total Stamp Duty paid :

Note : There is neither two side road nor park facing the demised property.

**THIS INDENTURE OF SALE IS MADE AND EXECUTED AT KANPUR NAGAR**

**BETWEEN**

**1. VIJAY KUMAR MEHROTRA** S/o Late Ganga Narain Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur.

**2. SANTOSH KUMAR MEHROTRA** S/o Late Shiv Narain Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur.

**3. SMT. ABHA MEHROTRA** W/o Late Raj Kumar Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur

**4. SMT. SWATI TANDON** D/o Late Raj Kumar Mehrotra W/o Mr. Rajiv Tandon Flat No.201 Tower No,08, Vaishali Nagar, Manglam Rangoli Greens, Panchyawala, Jaipur, Rajsthan-302034.

**5. SMT. SUPERNA KAUSHAL** D/o Late Raj Kumar Mehrotra W/o Mr. Saket Kaushal Flat No.765, 767, Anand Gooba Garden, Kalyanpur, Kanpur Nagar-208017, U.P.

**6. SMT. SUDHA MEHROTRA** W/o Late Ashok Kumar Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur.

**7. SMT. MAYURI TANDON** D/o Late Ashok Kumar Mehrotra W/o Mr. Dharendra Tandon H. No.33 HIG-A Dr. A. S. Rao Nagar, Kusaiguda ECIL Post, Kapra Ranga Reddy District Hyderabad, Andhra Pradesh-500062.

**8. NITESH MEHROTRA** S/o Late Ashok Kumar Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur.

**9. BHARAT MEHROTRA** S/o Shri Santosh Mehrotra R/o H. No. 8/21, Arya Nagar, Kanpur. Vendor No.1-9 are all permanent residents of R/o H. No. 8/21, Arya Nagar, Kanpur hereinafter jointly referred to as the "**Vendors**" which expression unless repugnant to the context, shall mean and include them, their heirs, legal representatives, successors and assigns etc.

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**AND**

\_\_\_\_\_, hereinafter referred to as the **"VENDEE", the party of the SECOND PART** which expression unless repugnant to the context, shall mean and include their respective heirs, legal representatives, successors, executors, and assigns etc.

WHEREAS Vendors, the Party of the First Part are the absolute owners in possession of Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ having Total constructed area of 775 Square Feet equal to 72 Square Meters, with proportionate indivisible interest in land admeasuring \_\_\_\_\_ Square Meters situated in 'GOOBA CITY', Devi Sahai Nagar, Kanpur having 28,750 Square Meters (Net Map Area 27,267.78 Sq.M.) fully described and detailed at the foot of this Deed and for better clearness shown on the plan annexed hereto, along with other Flats of aforesaid building, on facts given herein below.

AND WHEREAS Vendors are joint land owners of their family Premises commonly known as 'GOOBA CITY', Devi Sahai Nagar, Kanpur having 28,750 Square Meters (Net Map Area 27,267.78 Sq.M.) which consists of/situated over Araji Nos. 530/2, 528/2, 529, 531/2, 532/1, 527/2, 533/2, 544, 545, 532 Min., 528/2, 531/1, 530 Min. and 533/1 Min. total 14 Araji adm. 2.875 Hect. situated in revenue Village of Bairy Akbarpur Banger, Kanpur which is duly demarcated by the boundary wall and lies in the municipal limits of Devi Sahai Nagar area of Nagar Nigam Kanpur.

AND WHEREAS brief history of the title of Vendors over the land of 'GOOBA CITY' Devi Sahai Nagar, Kanpur is being described hereunder:

(i.) Late Ganga Narain Mehrotra (Father of Karta of Vendor No.1) purchased Araji Nos. 530/2, 528/2, 529, 531/2, 532/1, 527/2, 533/2,

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544, 545, 532 Min., 528/2, 531/1 from The Governor of United Provinces vide Indenture Dated 19.10.1943 duly Registered at S. No. 47 in Book No.I, Volume 1288, at Pages 112 to 116 on 25<sup>th</sup> January, 1944 in the office of Sub-Registrar, Kanpur.

(ii.) Vijai Kumar Mehrotra (Karta of Vendor No.1) purchased Araji No. 532 adm. 3 Biswa from Sardar Aya Singh vide Sale Dated 28.08.1962 duly registered at S. No. 4197 in Book No. I Volume 2214 at Pages 119 to 121 on 20.09.1962 in the office of Sub-Registrar, Kanpur.

(iii.) Late Ganga Narain Mehrotra executed his will on 05.06.1960 in favor of his son Vijai Kumar Mehrotra which was duly registered at S. No. 108 in Book No. III, Volume 235 on pages 271 to 272 on 09.06.1961 in the office of Sub-Registrar, Kanpur and bequeathed his aforesaid agriculture land to his son Vijay Kumar Mehrotra. After the demise of Late Ganga Narain Mehrotra on 23.05.1961 his son Vijai Kumar Mehrotra became absolute owner thereof.

(iv.) Late Shiv Narain Mehrotra (Father of Karta of Vendor No.2, 3, 4 and Grandfather of Vendor No.5 & 6) and Vishun Narain Mehrotra (Vendor No.7) both sons of Late Chhanga Mal Mehrotra purchased Arazi Nos. 530 admeasuring 1 Bigha 12 Biswa at Bairi Akbarpur Bangar, Kanpur vide sale deed dated 19.04.1944 registered in Book No. I Volume 1303 at pages 54 to 55 at S. No. 1450 on 10<sup>th</sup> June, 1944 in the office of Sub-Registrar, Kanpur.

(v.) Late Shiv Narain Mehrotra purchased 1/3<sup>rd</sup> of Arazi No. 533 total admeasuring 3 Bigha 13 Biswa at Bairi Akbarpur Bangar, Kanpur vide sale deed dated 17.10.1946 registered in Book No. I Volume 1390 at pages 212 to 213 at S. No. 3052 on 23<sup>rd</sup> October, 1946 in the office of Sub-Registrar, Kanpur.

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- (vi.) Late Shiv Narain Mehrotra also purchased 2/3<sup>rd</sup> of Arazi Nos. 533 total admeasuring 3 Bigha 13 Biswa at Bairi Akbarpur Bangar, Kanpur vide sale deed dated 23.05.1947 registered in Book No. I Volume 1418 at pages 37 to 38 at S. No. 1398 on 26<sup>th</sup> May, 1947 in the office of Sub-Registrar, Kanpur.
- (vii.) Late Shiv Narain Mehrotra executed his Will on 15.12.1983 and bequeathed his aforesaid agriculture land of Para-(iv.), (v.) & (vi.) at Village Bairi Akbarpur Bangar, Kanpur to Raj Kumar Mehrotra, Santosh Kumar Mehrotra, Ashok Kumar Mehrotra, Master Bharat Mehrotra and Master Nitesh Mehrotra having each 1/5<sup>th</sup> share. Late Shiv Narain Mehrotra died on 23.03.1984 and after his death in terms of the said will the aforesaid persons became the owners of their respective shares in the aforesaid land.
- (viii.) AND WHEREAS unfortunately Ashok Kumar Mehrotra expired on 07.11.2015 leaving behind his legal heirs wife Mrs. Sudha Mehrotra, son Mr. Nitesh Mehrotra and daughter Mrs. Mayuri Tandon W/o Mr. Dharendra Tandon.
- (ix.) AND WHEREAS unfortunately Raj Kumar Mehrotra expired on 27.06.2021 leaving behind his legal heirs wife Mrs. Abha Mehrotra and two daughters Mrs. Swati Tandon W/o Mr. Rajeev Tandon and Mrs. Superna Kaushal W/o Mr. Saket Kaushal.
- (x.) AND WHEREAS Land of entire Property 'GOOBA CITY', Devi Sahai Nagar, Kanpur situated on aforesaid 14 Araji Nos. total adm. 28,750 Sq.M. has already been declared as Residential land vide Order Dated 08.10.2012 of Assistant Collector First Class/SDM Sadar, Kanpur U/s 143 of UPZA & LR Act, 1950 in case No. 11 of 2012.

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AND WHEREAS all the Vendors intended to get raised a Multistory Residential Complex having independent Flats on the 'GOOBA CITY', Devi Sahai Nagar, Kanpur total adm.28,750 Square Meters (Net Map Area 27,267.78 Sq.M.) therefore got sanctioned Map of Group Housing project from Kanpur Development Authority, Kanpur vide Permit Letter No. Group Housing/01152/KDA/BP/20-21/0261/25062021 Dated 22.02.2022.

Thereafter Vendors raised a Multistory Residential Complex with modern amenities over the Premises known as 'GOOBA CITY' situated at Devi Sahai Nagar, Kanpur, as per sanctioned plan approved by the Kanpur Development Authority, Kanpur.

In this manner Vendors became the absolute owners of the aforesaid property known as 'GOOBA CITY', Devi Sahai Nagar, Kanpur and the Vendors have all legal, valid and subsisting rights to transfer the said property in whole or part. There is no restraint order passed by any court of Law against the Vendors in selling/transferring the said property or any portion thereof.

AND WHEREAS Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ of 'GOOBA CITY' situated at Devi Sahai Nagar, Kanpur is free from all sorts of encumbrances, charges, attachments, liens, demands and has not been attached or Public Auction under any order or decree of any Courts whether, Civil, Criminal, Revenue, Income Tax or Trade Tax, nor the Vendors have been restrained by any order of any Court whatsoever from alienating, assigning, transferring or selling the entire or any portion of aforesaid Residential Complex in any way, wise or manner, meaning thereby the Vendors are fully and legally competent and authorized to sell and transfer their aforesaid Flat No. \_\_\_\_\_ to any person whosoever along with other Flats of the 'GOOBA CITY'.

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AND WHEREAS VENDEE, the Party of the Second Part who is in search of a residential Flat in the vicinity approached and requested the Vendors, to purchase the Flat No. \_\_\_\_\_, on which vendors the Party of the First Part agreed to sell their aforesaid Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ having Total constructed area of 775 Square Feet equal to 72 Square Meters, with proportionate indivisible interest in land admeasuring \_\_\_\_ Square Meters along with one car parking space with all common facilities of their aforesaid premises known as 'GOOBA CITY' situated at Devi Sahai Nagar, Kanpur, for total Sale Consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) exclusive of stamps and registration charges, to which VENDEE, the Party of the Second Part agreed.

AND WHEREAS the VENDEE, the Party of the Second Part, has fully satisfied himself about the right and title of the Vendors and about the covenants appearing hereinafter and also about the nature, quality and workmanship of the constructions, materials used therein and about the quality of the various articles, fittings and fixtures used therein thus agreed to purchase Flat No. \_\_\_\_\_, fully described and detailed at the foot of this Deed and the price offered to the VENDORS, the Party of the First Part, being reasonable and fair therefore the Vendors agreed to sell Flat No. \_\_\_\_\_ to the VENDEE on the terms and conditions hereinafter recited. Now there is no impediment in execution and registration of this Deed of Sale.

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

1. That in pursuance of the above understanding and in consideration of the total sale consideration of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) received by the Vendors as detailed at the

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foot of this Deed from the VENDEE, the receipt whereof is hereby confirmed and acknowledged by the Vendors before the Sub-Registrar, Zone-IV, Kanpur and now nothing remain due to the Vendors from the VENDEE, the Vendors with their freewill without any force or coercion doth hereby assign, convey and transfer by way of absolute sale its aforesaid Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ having Total constructed area of 775 Square Feet equal to 72 Square Meters, fully described and detailed at the foot of this Deed and for better clearness shown in the Plan annexed hereto, with right to use all common facilities of aforesaid premises known as '**GOOBA CITY**', Devi Sahai Nagar, Kanpur along with proportionate indivisible interest in land admeasuring \_\_\_\_\_ Square Meters of aforesaid Premises & right to use One car parking space in ground floor, along with all easements and appurtenances attached thereto, UNTO AND UPON in favour of the VENDEE and the Vendors has put the VENDEE, in actual physical possession of the Flat No. \_\_\_\_\_ hereby sold by way of absolute sale and now the VENDEE, his heirs, successors, legal representatives etc. are fully competent to use, occupy and enjoy the said Flat No. 267 without any hindrances, interruption or interference by the Vendors or by any person claiming title paramount to the Vendors in any way, wise or manner.

2. That Vendor has handed over vacant and peaceful possession of the said Flats with undivided proportionate share in the aforesaid land hereby sold to the VENDEE and the VENDEE is now full and absolute owner of the same with all rights and title in respect thereof. The VENDEE is authorized and empowered to get his name

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mutated in the relevant records of the Kanpur Nagar Nigam, Kanpur Development Authority, Jal Sansthan etc. The VENDEE shall be entitled to sell Mortgage or assign the Flats hereby purchased as absolute owner thereof and the Vendors shall have no objection of any sort in respect thereof.

3. That Vendors, all person claiming through them shall do and execute all the such acts and deeds at the request and cost of the VENDEE as may be reasonably required for more effectively to give the perfect title and possession over the property hereby sold according to the true intent and meaning of these present and more particularly will attend to get it mutated in the name of purchaser in the records of Kanpur Nagar Nigam/Kanpur Development Authority/Jal Sansthan and get separate number at his cost and expenses.
4. That the Vendors hereby further covenant and declare that the subjected flat, hereby demised to the VENDEE, is free from all sorts of encumbrances, charges, mortgages, litigations & botherations etc. and the Vendors have every right to transfer the said flat by way of absolute sale and if in case VENDEE suffers any loss or damage due to any of aforesaid reasons or due to any defect in the title or possession of the Vendors, the entire or any part of the demised Flat lost by the VENDEE then VENDEE shall be entitled to realize all losses, damages from the Vendors and the Vendors will be bound to reimburse all damages sustained by the VENDEE.
5. That the VENDEE will have undivided proportionate share in the land on which building is constructed but VENDEE will have no right to claim partition of his share.

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6. That the common passage, stairs, spaces and areas shall be used and remain common between and amongst all the owners and legal occupants of the Flats of the premises.
7. That the VENDEE shall be entitled to the benefits of use of common areas facilities as given in Schedule No. IIIrd and shall also be liable for the costs, expenses, outgoing and obligations as given in the Schedule No. IV attached here and forming part of this deed. The VENDEE shall also be entitled to use one car parking space in the ground floor as allotted to the VENDEE.
8. That VENDEE shall use the common area and facilities described and detailed given in Schedule III and IV hereunder without causing any nuisance or, hurdle to the other occupiers/ owners of the various other Flats of the premises commonly known as 'GOOBA CITY'.
9. That the VENDEE is fully satisfied with the quality of work, building material used and fixtures and fittings provided and common areas and facilities and with the specifications of the Flat. The VENDEE is fully satisfied with the entire work and shall have no claim of any sort against the Vendors.
10. That the VENDEE shall have no claim against the Vendors in respect of any item of any work in the Flat and/or the entire building or consisting of all Flats and the VENDEE do not have any complaint or claim in respect of the construction, building materials used and quality of work or of any sort in respect of the said Flat.
11. VENDEE agreed and understood that as the Project is huge and is to be completed in phases therefore Vendors will complete

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Community center, Swimming pool and Gymnasium simultaneously with the construction of last phase of the Project. And Vendee also agreed and understood that due to some revisions in approved map of the project, Vendors have submitted revised map with the Kanpur Development Authority which is sanctioning the revised map after incorporating all the changes.

12. That the terrace of the premises known as 'GOOBA CITY' where in the demised Flats is situated shall remain in exclusive ownership and possession of the VENDORS, the Party of the First Part and the VENDEE shall not be entitled to claim the ownership of the Terrace. The Terrace shall be used by Party of the First Part as and when required and desired in any manner.
13. That the VENDEE shall not be entitled to alter or change external facade of the Flat or its any balcony nor make any shed over balcony, cover balcony by grill or with any other material, place any other window on balcony or make wall on balcony. The VENDEE shall also not be entitled to change exterior color of his Flat No.\_\_\_\_ or it's any balcony or any part thereof as it will affect external look and beauty of the building complex.
14. That the VENDEE shall not any time demolish or cause to be demolished, damage or cause to be damaged any wall or other structure of the entire building including the Flat hereby sold nor shall make or cause to be made any addition or alternation which might prejudicially effect the safety security or beauty of the said building or cause nuisance or inconvenience to any other owner occupier of the building.

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15. That the VENDEE shall not throw or accumulate any dirt, rubbish, rage or other refuse in the compound lobby or any other portion of the premises.
16. That until completion of Project 'GOOBA CITY' and till execution of Sale deed of all the Flats:
  - (i.) Entire management, supervision and maintenance of all the Flats, Buildings and all common areas and services will be done by "GOOBA CITY MAINTENANCE SOCIETY" which will be constituted and managed by the Vendors. All the aforesaid works will be done by the Vendors with its Technical and Engineering staff and other Managers, Supervisors, Employees, Guards etc. to be appointed for round the clock maintenance and supervision of the building complex.
  - (ii.) The VENDEE shall pay proportionate amount which may be demanded from time to time by the Vendors towards maintenance charges of the Building, Common Areas and Facilities and in case of default in the payment thereof, Common facilities as given in the Schedule No.III shall be withdrawn. The cost of the maintenance will be recovered from the VENDEE through process of law along with bank interest @ 24% P.A.
  - (iii.) The VENDEE shall be bound from time to time and at all times to sign all papers, document to do all the acts, deeds and things as the Society may require him to do for safeguarding the interest of the Vendors, builder or society or purchasers of the other Flats in the said building.

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17. That After completion of the Project and execution of all the Sale deeds, "GOOBA CITY MAINTENANCE SOCIETY" will be handed over to Flat Owners/Residents Association of GOOBA CITY and then the VENDEE will continue to pay proportionate amount of maintenance charges as given in the Schedule No.III and shall sign all papers and document and make all payments and do all acts and things as may be necessary for the purpose and would be bound by the provisions of the rules and regulations framed by the society.
18. That the VENDEE undertakes to maintain the said Flat in good and proper shape of repairs and in good condition at it's cost/ expenses and shall abide by laws, by-lays, rules and regulation or the Govt./ K.D.A. or any other Authority any Local Body or society to be formed under these present and as refer to herein above and shall be responsible for all deviation, violation or breach of any of the terms and conditions, Laws, By-Laws, Rules and Regulation.
19. That passage from the road to the building shall be in common use and the VENDEE shall be entitled to use the same. No encroachment or construction shall be made in the passage. No vehicle shall be parked in the said passage, excepts as marked parking allotted to the VENDEE.
20. The VENDEE shall not be entitled to make any hole or opening in any of the Walls, without the written approval of the Vendor or the GOOBA CITY Maintenance Society which may be formed as stated above and until formed from the written consent of the Vendors, the Party of the First Part.
21. That VENDEE shall permit the Authorized representative of the aforesaid Society or Vendors Party of the First Part with or without

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workman at all reasonable time to enter into and upon the Flat of the VENDEE or any part thereof to view and examine the state and condition thereof and VENDEE shall also be liable to make good within one month from the receipt of notice of all defects, decays and want of the repair as may be required, keeping in view of consideration of security, safety and maintenance of the said building complex.

22. That the VENDEE shall abide by the law and condition, which may be imposed by the Kanpur Development Authority/ Kanpur Nagar Nigam or by any local Govt. and shall pay all such sums, dues or charges which arise and/or accrue after the legal possession of the Flat which may be demanded by him and in case any Trade Tax is imposed upon the Vendors for execution the construction work the same shall be borne by the said VENDEE.
23. That the VENDEE hereby covenant to pay all proportionate local taxes i.e. General Tax Water tax, Sewer Tax etc. till separate number allotted by the local body i.e. Kanpur Nagar Nigam, Kanpur Jal Sansthan and there after shall pay and discharge in times all such taxes impose and/or to be imposed to local authority like Kanpur Nagar Nigam, Kanpur and shall also pay and discharge regularly the entire electricity dues to KESCO or any other authority as the case may be but entire taxes and all types of liabilities of the property in question before the possession of the Flat will be payable by the Vendors and after the date of this Deed shall be liability of the VENDEE.

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24. That the Stamp Duty and all other expenses of the execution and registration of this Sale Deed are borne by the VENDEE, the party of the Second Part.

IN WITNESS WHEREOF both the Parties i.e. VENDORS, party of the First Part and the VENDEE, the Party of the Second Part with their respective free-will without any force or coercion after due advise from their respective well-wishers and advisors have executed this Deed of Sale by putting their respective signatures and thumb impressions on all the pages in presence of witnesses on the day, month and year first above mentioned.

**SCHEDULE-I**

Boundaries of Premises 'GOOBA CITY', Devi Sahai Nagar, Kanpur Nagar upon which entire buildings being is been constructed, shown in key plan attached to this deed, bounded as under :-

NORTH : Railway Line thereafter G. T. Road  
SOUTH : Property of others  
EAST : 18 Meter Wide Road  
WEST : Abadi Devi Sahai Nagar

**SCHEDULE II**

**DESCRIPTION AND BOUNDARIES OF THE FLAT HEREBY SOLD**

Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ having Total constructed area of 775 Square Feet equal to 72 Square Meters of Premises known as 'GOOBA CITY', Devi Sahai Nagar, Kanpur Nagar with proportionate indivisible interest in land admeasuring \_\_\_\_\_ Square Meters, bounded as under :-

Flat No. \_\_\_\_\_ on \_\_\_\_\_ Floor of Tower/Block No. \_\_\_\_\_ :  
NORTH :  
SOUTH :

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EAST :

WEST :

**SCHEDULE III**

Common area and facilities mentioned herein shall include:

1. The foundation, columns, girders, beams, supports, main walls, corridors, lobbies, parking, stairs, stairs-ways, and entrance to end exits from the building constructed on the said land intended for common use and guard room.
2. Lifts (Capacity 6 Passengers).
3. Water reservoir on top floor.
4. Pump Motors, Pipes, ducts and all apparatus and installations in the said premises existing and are to be replaced and/or to be installed for the common use.

**SCHEDULE IV**

Costs, expenses, outgoings and obligations for which all purchasers/occupiers are to contribute proportionately.

1. That expenses for maintaining, maintenance repairing, decorating and renewing the main Structure and in particular the drainage system and arrangements for supply of electricity and all common areas.
2. Cost of cleaning and lighting the entrance to the building the passage and spaces around the building lobbies corridors staircases.
3. Cost of maintenance, repairing and renewing the lifts.
4. Cost of decoration the exterior of the premises.

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5. All Nagar Maha Palika and Jal Sansthan rates and Taxes (Both in owner share and in occupier share), all outgoing, surcharges and impositions now in force of which may be herein after imposed on the premises including interest or penalty accrued thereof.
6. Salary, wages, fees, and remuneration's of lawyer, engineer, accountant, drawn technicians, servant and sweeper, liftman, plumber, electrician, masons, carpenter, whose appointment may be considered necessary for main tenancy and protection of said premises and administration and management of the affairs thereof.
7. Cost of working and maintenance and replacing lift, pump, transformer, generator and /or common light service charges.
8. All expenses of common service in connection with common area and facilities
9. Cost of Insurance premium for premises against earthquake and Fire.
10. Cost of expenses in connecting with formation of society as herein provided including fees to lawyer and charges for registration.
11. Such other expenses on are necessary for incidental to the maintenance and Upkeep of the premises and of common areas, facilities and amenities.

**DETAIL OF THE SALE CONSIDERATION RS. \_\_\_\_\_/-**  
**(RUPEES ONLY)**

Rs. \_\_\_\_\_/- vide A/c. Payee Cheque No. \_\_\_\_\_ dated \_\_\_\_\_  
drawn on \_\_\_\_\_, Branch \_\_\_\_\_, Kanpur Nagar.

Rs. \_\_\_\_\_/- vide A/c. Payee Cheque No. \_\_\_\_\_ dated \_\_\_\_\_  
drawn on \_\_\_\_\_, Branch \_\_\_\_\_, Kanpur Nagar..

**E-Stamping Certificate No. IN-UP \_\_\_\_\_**  
**Issued on \_\_\_\_\_ Stamp Value Rs. \_\_\_\_\_/-**

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Rs. \_\_\_\_\_/- vide A/c. Payee Cheque No. \_\_\_\_\_ dated \_\_\_\_\_  
drawn on \_\_\_\_\_, Branch \_\_\_\_\_, Kanpur Nagar.

Rs. \_\_\_\_\_/-Total Sale Consideration received by Vendors

WITNESSES: -  
Witness No.1

Photograph W-1

Sd/-Vendor

Mob.No.

Photograph W-2

Sd/-VENDEE

Mob.No.

Drafted by me and  
Printed in my Office.

**Maneesh Kumar Gupta**  
**Advocate,**  
Reg. No. U.P.B.C.-65/2002

**E-Stamping Certificate No. IN-UP \_\_\_\_\_**  
**Issued on \_\_\_\_\_ Stamp Value Rs. \_\_\_\_\_/-**

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( 22 )

Civil Courts Compound, Kanpur.  
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