

## **SALE DEED**

1. Sale Consideration :-      **Rs.** \_\_\_\_\_/-
2. Market Value :-              **Rs.** \_\_\_\_\_/-  
    (as per Circle Rate)
3. Stamp Duty Paid :-          **Rs.** \_\_\_\_\_/-
4. Collector Circle Rate:-      **Rs. 21,000/- Per Square Meter ,**

Stamp Calculated According to Page No.122, of Sub Registrar Office Circle rate list. Only Two common Facilities are available therefore total 4% circle rate has been increased and floor rebate of \_\_\_\_\_% for \_\_\_\_\_ **Floor** has been considered and stamp duty has been paid for one covered Parking.

Power Backup:- No,  
Swimming Pool:- No,  
Community Center:- Yes

Gym:- No  
Lift:- Yes

5. V Code :- 1059
6. Sold Property situated in Village/Sector- Village- Jaganpur Afzalpur, Tehsil- Sadar, Distt.- Gautam Budh Nagar (U.P.)
7. Flat No- \_\_\_\_\_, \_\_\_\_\_ **Floor, Tower** \_\_\_\_\_, **HBA TECHZONE RESIDENCY**
8. Flat Area - \_\_\_\_\_ **Sqft.** (\_\_\_\_\_ **Sq.Mtr**)
9. Floor:- \_\_\_\_\_ **Floor**
10. Rebate for women(Yes/ No):- \_\_\_\_\_

11. Boundaries and measurement of the Flat,

ON THE NORTH BY -

ON THE SOUTH BY-

ON THE EAST BY-

ON THE WEST BY-

As Per Layout Plan Enclosed

**This Sale Deed is made and executed at Greater Noida on this \_\_\_\_\_,**  
between

**M/s HBA Infrastructure Pvt. Ltd.** a company duly incorporated under the Indian Companies Act 1956 and having its registered office at C-17, Ashoka Niketan, Delhi- 110092, through its authorised signatory \_\_\_\_\_, Haryana, duly authorised by the Board of Directors by resolution dated \_\_\_\_\_. CIN-U45400DL2010PTC211526, PAN No- AACCH6421K (hereinafter referred to as the “Vendor”) which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns, of the First Party.

AND

\_\_\_\_\_  
\_\_\_\_\_  
**(Pan No. \_\_\_\_\_ , UID \_\_\_\_\_ & Ph no. \_\_\_\_\_)**  
(individual/jointly hereinafter referred to as the “Vendee”), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their legal heirs, executors, administrators, legal representatives and assigns, of the Second Party.

**Whereas :-**

- a- The Vendor has purchased a Plot of land pertaining to Khasra No. 19, Khata no. 73 (Old Khasra No.17M), admeasuring 3232 sq.mtr., Village Jaganpur Afzalpur, Tehsil Sadar, Distt. Gautam Budh Nagar, U.P.by virtue of Registered Sale Deed dated 12.06.2014 duly registered at Bahi No-1, Jild No- 16121, on page no- 225 to 238, Sr. No.- 18613 in the office of Sub Registrar, Gautam Budh Nagar, U.P.. Vendor has purchased this land from M/s Meridian Consortium Consultants Pvt. Ltd. (Formaly known as M/s Meridian Investments Pvt. Ltd.) after paying the full & final sales consideration.
- b- The above said land has been converted under section 143 UPZA on 30.11.2013 as per order of SDM Sadar, GB Nagar,.
- c- The layout plan/map on above said land for construction of the project has been approved by Zila Panchayat Gautam Budh Nagar vide letter/approval 288/nirman/2014 dated 06.02.2014. This project “HBA Techzone Residency”, referred hereinafter as “said project”. The Apartment subject of this sale deed is falling in the land of said approved project.

- d- The Vendee named above, applied to the Vendor for the allotment of a flat/dwelling unit and the Vendor allotted a **flat/dwelling unit bearing No.- \_\_\_\_\_, on \_\_\_\_\_ Floor, Tower- \_\_\_\_\_, admeasuring \_\_\_\_\_ Sqft. ( \_\_\_\_\_ Sqm.)** super area (carpet area, balcony area & external wall area mentioned in enclosed layout plan) in the said project, hereinafter referred to as “said unit/said flat/dwelling unit”, on the of terms & conditions as contained in allotment letter dated \_\_\_\_\_ executed between Vendor & Vendee.
- e- The Vendee has carried out the inspection of said project land records ( Sale Deed dated 12-06-2014 in favour of Vendor and all other previous chain of ownership of said project land), building plan of said project & said flat and has satisfied himself/herself/themselves as to the legality of these documents & soundness of construction, common area amenities, fixtures & fittings installed or provided with said flat.

**NOW, THEREFORE, THIS SALE DEED WITNESSETH AS FOLLOWS-**

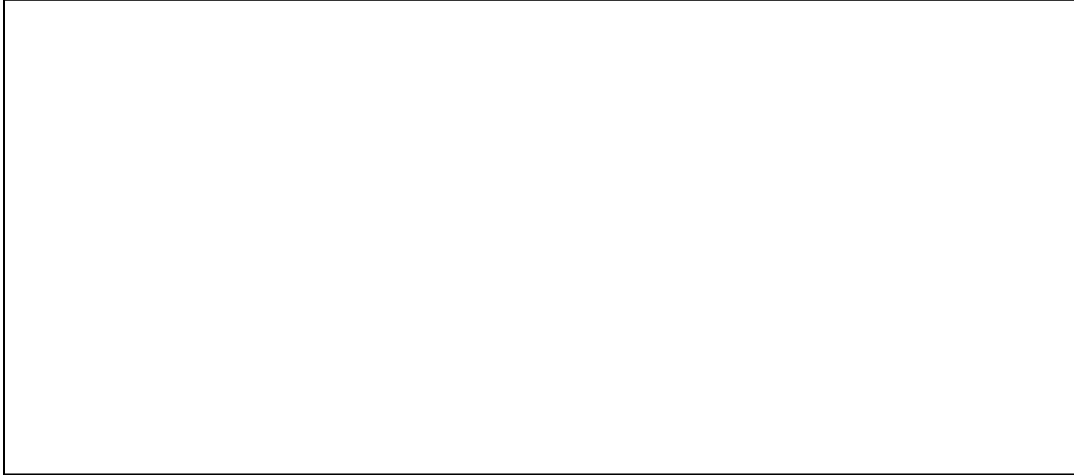
- 1- That the sale consideration for the above said flat of **Rs. \_\_\_\_\_/- (Rupees – \_\_\_\_\_ only)** paid by Vendee to the Vendor, the receipt whereof the Vendor hereby admits & acknowledges.
- 2- The vacant & peaceful possession of said flat has been delivered to Vendee simultaneously with the signing and execution of this sale deed. The Vendee has satisfied himself/herself/themselves fully in all aspects as to the area of said flat, quality & extend of construction and specifications in relation thereto.

- 3- That the up keeping and the maintenance of the said project shall be carried out by the Vendor or its nominee till it handed over to A.A.O. (Association of Apartment Owners). For up keeping & maintenance of said project maintenance charges are applicable and payable by Vendee.
- 4- That Vendor ensures the said flat is free from all sorts of encumbrances, lien and charges except those created at the request of Vendee to facilitate him to avail the home loan to purchase the said flat, if created.
- 5- That Vendee undertakes to put to use the said flat exclusively for residential use only and no other use/misuse whatsoever.
- 6- That the Vendee shall be liable to pay on demand municipal tax, property tax, wealth tax, water tax, sewage tax, development or betterment charges, other taxes, charges, levies and impositions levied by local governing bodies or stature authorities, state or central government body/departments from time to time.
- 7- That Vendee shall not raise any construction whether temporary or permanent or make any alternation or addition or sub divide or amalgamate the said flat. Vendee shall not encroach common area, parking area/fencing or obstacles in parking area or any other area. Vendee shall not cover the balcony of said flat in any manner.

- 8- The Vendee shall not harm or cause any harm or damage to the peripheral walls, elevations of said flat in any form. Vendee shall also not change the colour scheme/theme of outer walls, outside colour of windows & doors and shall not carry out any change in the outside elevation & design or balcony railing.
- 9- The Vendee may undertake minor internal alternations in his said flat only with the prior written approval from the Vendor/maintenance agency/A.A.O.

**As per the UP government notification no 721/94 stamp regulation 02-2016-700 (401/14) Lucknow dated 20/07/2016, there will be additional 2% stamp duty payable as development charges. The stamp duty payable is 5%, as such, now the same will be payable @7%.**

RESIDENTIAL flat/dwelling unit bearing No.- , on \_\_\_\_\_ floor, Tower- \_\_\_\_\_,  
admeasuring \_\_\_\_ Sqft. ( \_\_\_\_\_ Sqm.) at HBA TECHZONE RESIDENCY, Situated  
at Jaganpur Afzalpur, Tehsil- Sadar, Distt.- Gautam Budh Nagar (U.P.)



Boundaries and measurement of the Property :-

ON THE NORTH BY -

ON THE SOUTH BY-

As Per Lease Plan Enclosed

ON THE EAST BY-

ON THE WEST BY-

## Layout Plan

IN WITNESS WHEREOF: The Vendor have set their respective hands on this Sale Deed at Greater Noida, on the day, month and the year first above written in the presence of following witnesses.

**VENDOR**

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**VENDEE**

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Drafted by Mohd. Mustafa, Advocate, Distt. G.B. Nagar