



Nature of Deed
Nature of Land
Ward / Village
Description of Property

:: **SALE DEED**
:: Residential
:: Batau beer, Ram Nagar
:: Flat No. B-507 on Fifth Floor of Block B
of "UMA NILAYAM", residential
complex, built over S.M. Plot No. 241,
242, 243 and 244 at Village Ramnagar,
Mohalla Batau Beer, Pargana-
Ramnagar, Tehsil Sadar, District-
Varanasi

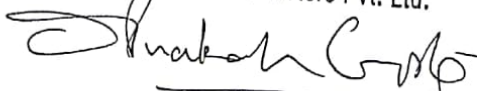
Measurement Unit
Area of proportionate land
Type of property
Carpet Area (Salable)

:: Sq. Meters
:: 53.71 Sq. Meters
:: Flat
:: Carpet Area 89.765 Sq.mtr.
Balcony Area 12.643 Sq.mtr.
Total 102.408 Sq.mtr.

Valuation
Sale Consideration
Stamp being paid

:: Rs. 41,67,924.00
:: Rs. 30,29,400.00
:: Rs. 2,82,000.00

Roma Builders & Promoters Pvt. Ltd.


Managing Director






This Deed of Sale executed this the 18th day of May 2018 between:-

M/s. Roma Builders And Promoters Pvt. Ltd. (PAN NO. AABCR0643J), a company incorporated under the Companies Act 1956, having its registered office at D. 65/145, Lahartara, Varanasi, through its Managing Director, Sri Om Prakash Gupta S/o Late Madho Prasad R/o House no. D-65/145, Lahartara, Varanasi, hereinafter referred to as THE VENDOR, which expression unless repugnant to the context include its successors, executors, administrators and assignees. Mob.no.-09889029509.

..... FIRST PARTY

AND

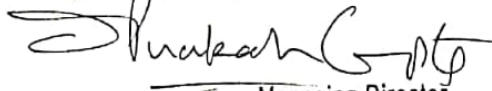
Smt. Seema Singh (Pan AYDPS7894P) W/o Sandeep Kumar Singh resident of House no. B-27/88, 34A, Lane no. 3, Ravindrapuri, Varanasi, hereinafter referred to as the PURCHASER, which terms unless repugnant to the context include his/her/their heirs, legal representatives, executors, administrators and assignees. Mob. no.-9415221153.

..... SECOND PARTY

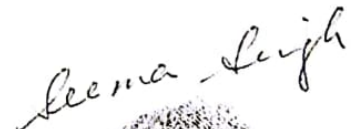
Whereas the vendor First party entered into a developers agreement dated 20-06-2012 in respect of part of settlement plot no. 241 measuring 0.435 Hectares situated in Mohalla Batabir, Ram Nagar, Varanasi with its owners Sri Puneet and Sri Ashish, sons of Late Umashankar, Smt. Asha Kumari wife of Late Umashankar, Dr. Kamlesh Chandra Gupta and Sri Rakesh Chandra Gupta sons of Late Ganga Ram. The said Developers agreement has been duly registered in the office of Sub Registrar, Ram Nagar, Varanasi in Book no. I, Volume no. 777 at pages 49 to 114 at Sl.no. 1062 on 21.06.2012 and a subsequent supplementary agreement dated 04-09-2013 registered in Book no. 1, Volume no. 944 at pages 19 to 44 at Sl. no. 1547 on same day.

And whereas the vendor hereinabove mentioned also entered into a developer agreement in respect of the adjoining property settlement plot no. 242 measuring 0.170 Hectare, Settlement plot no. 243 measuring 0.764 Hectare, S.M. no. 244 measuring 0.018 Hectare, total measuring 0.952

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Hectares or 9520 sq. meters, situated in Village Ram Nagar, District Varanasi on 21st September 2013 with its owners Sri Ramchand Patel Son of Laloo Ram, Sri Ajay Kumar Singh Son of Baijnath Singh, Sri Jitendra Yadav Son of Baaddhu Yadav, Sri Rajan Kumar Patel Son of Panchu Lal Patel, Sri Gurudayal Yadav Son of Late Ram Jiyawan Yadav and Sri Dhananjay Kumar Singh son of Anirudh Prasad Singh. The said Developers agreement has been duly registered in the office of Sub Registrar, Ram Nagar, Varanasi in Book no. I, Volume no. 946 at pages 261 to 502 at Sl.no. 1586 on 23-09-2013.

And whereas with consent of the aforementioned land owners by amalgamating the said land with the land held by both the aforementioned set of land owners the Vendor got a consolidated plan of construction on aforementioned pieces of land approved, from Varanasi Development Authority, Varanasi, and premises has been named as "UMA NILAYAM".

And Whereas the residential complex "UMA NILAYAM" has been developed in the manner that over 11364.35 Sq. meters five Blocks of residential building named as Block-A, Block-B, Block-C, Block-D and Block-E has been built and a building for the lower income group/economically weaker section of the society has been built over a separate piece of land measuring 1169.66 sq. meters.

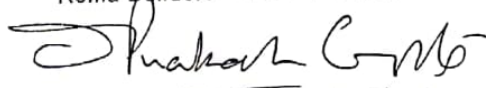
AND WHEREAS the PURCHASER/s hereinabove after inspecting and otherwise satisfying himself/herself/themselves about the right and interest of the Vendors over the land and the quality and workmanship of the Project, applied by letter dated 04-10-2014 to purchase one apartment and subsequently the flat detailed in Schedule hereunder was allotted to the PURCHASER for a net Sale Consideration of Rs. 30,29,400/- (Rupees Thirty Lac Twenty Nine Thousand Four Hundred Only).

AND WHEREAS as per the terms of the development agreement and subsequent bifurcation agreement the unit, the subject matter of this deed stands allotted to the Developer.

Now, the parties, hereto execute this deed of sale and bind themselves with the following:-

- 1) That the Vendors hereby transferred by absolute sale the Flat No. B-507 on Fifth Floor of Block-B of "UMA NILAYAM", having carpet area of 89.765 Sq.mtr. and attached balconies having total carpet area of 12.643 Sq.mtr., having total salable area of 102.408 Sq.mtr., more

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Managing Director

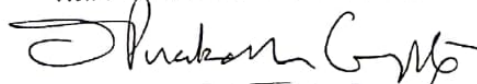





fully detailed in Schedule hereunder and shown in the annexed site plan, along with undivided interest in the common areas and facilities, UNTO the PURCHASER for a total Sale Consideration of Rs. 30,29,400/- (Rupees Thirty Lac Twenty Nine Thousand Four Hundred Only), subject to such conditions as herein contained and incorporated in the application and allotment.

- 2) That the PURCHASER has paid to the Vendors the total Sale Consideration as detailed in the Memo of Consideration.
- 3) That the Vendors have delivered actual physical possession to the PURCHASER over the Flat hereby sold and the PURCHASER have taken possession over it. The PURCHASER are fully satisfied about the workmanship of the Flat and the complex as a whole and about the common areas and common facilities.
- 4) That the flat hereby sold is free from all claims, charges and encumbrances.
- 5) That the flat hereby sold constitutes a heritable and transferable right and is capable of individual utilization on account of having its own exit to common areas and facilities of the building "UMA NILAYAM"; and also an undivided and proportionate interest in the general common areas and facilities of the building "UMA NILAYAM", including undivided impartible interest in the land, necessary for the adequate use and enjoyment of the flat hereby sold.
- 6) That all the foundations, main walls, columns, girders, beams, supports, staircases, roof over the top of the buildings, common passage, landings, lobbies on each floor, open area around the building within the periphery of the "UMA NILAYAM", electrical installations of common area and electrical network through-out the building, servant lavatory and bath room, guard and watchman room, servants' lavatory at ground level, drive ways, drainage, septic tanks, water tanks, all the pipes, generator for power back-up of common area & facilities, generator room, fire fighting systems and equipments, outer lights of the complex, the elevators, elevator shafts, elevator equipments, water tank/s located at the roof of the buildings, pumps, plumbing networks, motors, cables, pipe line, rain water harvesting system, common security equipments, provision for

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2018-7-5 18

after full payment of the dues payable by the PURCHASER and obtaining NO dues certificate from the said society.

- 18) The Project **UMA NILAYAM** has been registered under U.P. Real Estate Regulatory Authority Act having Project Registration no. **UPRERAPRJ4705** & **PROMOTER REGISTRATION NO. UPRERAPRM5578**.
- 19) That all costs of sale deed, registration including legal and miscellaneous charges have been borne by the PURCHASER and if any other tax including service tax is levied the same shall be payable by the PURCHASER.

MEMO OF CONSIDERATION

<u>AMOUNT</u>	<u>CHEQUE NUMBER/BANK TRANSFER</u>	<u>DATE</u>	<u>BANK</u>
Rs. 1,00,000.00 ✓	004998 ✓	04-10-2014 ✓	UBI ✓
Rs. 2,66,840.00 ✓	007858 ✓	15-02-2015 ✓	UBI ✓
Rs. 2,56,071.00 ✓	008275 ✓	26-05-2015 ✓	UBI ✓
Rs. 2,56,069.00 ✓	186741 ✓	09-09-2015 ✓	SBI ✓
Rs. 2,50,000.00 ✓	186743 ✓	30-11-2015 ✓	SBI ✓
Rs. 2,70,000.00 ✓	186745 ✓	16-02-2016 ✓	SBI ✓
Rs. 2,56,000.00 ✓	186750 ✓	30-05-2016 ✓	SBI ✓
Rs. 2,58,000.00 ✓	186752 ✓	01-08-2016 ✓	SBI ✓
Rs. 3,00,000.00 ✓	186754 ✓	05-11-2016 ✓	SBI ✓
Rs. 2,24,000.00 ✓	186755 ✓	18-01-2017 ✓	SBI ✓
Rs. 2,57,611.00 ✓	186765 ✓	30-05-2017 ✓	SBI ✓
Rs. 3,34,809.00 ✓	186768 ✓	08-06-2017 ✓	SBI ✓

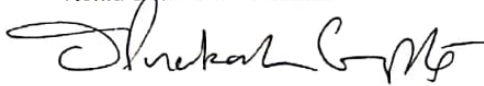
Rs. 30,29,400/-Total (Rupees Thirty Lac Twenty Nine Thousand Four Hundred Only)

SCHEDULE 'A'

(Description of flat hereby being sold)

Flat No. B-507/on Fifth Floor of Block-B of "UMA NILAYAM", having carpet area of 89.765 Sq.mtr. and attached balconies having total carpet area of 12.643 Sq.mtr., having total salable area of 102.408 Sq.mtr., shown in the map annexed herewith including undivided, indivisible and variable pro-rata share interest in the land measuring about 53.71 square meters in the "UMA NILAYAM" residential complex, built over S.M. Plot

Roma Builders & Promoters Pvt. Ltd.


Managing Director






No. 241, 242, 243 and 244 at Village Ramnagar, Mohalla Batau Beer, Pargana Ramnagar, Tehsil Sadar, District-Varanasi, with rights in common service facilities, etc.

BOUNDARY OF FLAT:-

East :- Open Space on Ground.

West :- Stair & Common passage T/A Flat no. B-508.

North :- Open Space on Ground.

South :- Open Space on Ground & Flat no. 505.

NOTE:-

- Value of the property as per Circle rate is as under: -
Calculation of the proportionate land area in respect of the Flat being transferred to the PURCHASER:-

Saleable area of the Flat X Total Land area of Block A to E

Total Saleable area of the Blocks A to E

$$= \frac{102.408 \text{ sq. mtrs.} \times 11,364.35 \text{ sq. mtrs.}}{21667.213 \text{ sq. mtrs.}}$$

$$= 53.71 \text{ sq. mtrs.}$$

Value of structures super built up area of the flat hereby sold 102.408 sq. mtr. (@Rs. 25,000/-)

Rs. 25,60,200.00

Value of proportionate, undivided, indivisible land 53.71 Sq. mtr. @ Rs. 17,000/- per sq. mtr.

Rs. 9,13,070.00

Total :-

Rs. 34,73,270.00

+ 20% for Common Facilities

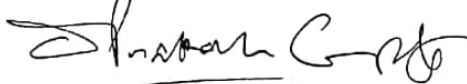
Rs. 694,654.00

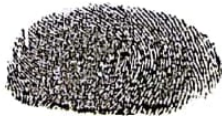
Total Valuation:-

Rs. 41,67,924.00

- The property hereby sold is purely residential.
- The parties to this deed are Indian Nationals.
- The property lies in the residential area and not in commercially area.
- Mr. Om Prakash Gupta is represented in the office of Sub Registrar through Sri Rana Pratap Singh, who has been authorized through Power of Attorney Dated 29-10-2004 registered in the office of Sub Registrar-3rd, Varanasi in Book no. 4, Volume no. 9 at pages 383 to 388 at Sl. no. 163.
- The Stamp has been paid through E-Stamp No. IN-UP04554335355987Q dated 18-05-2018.

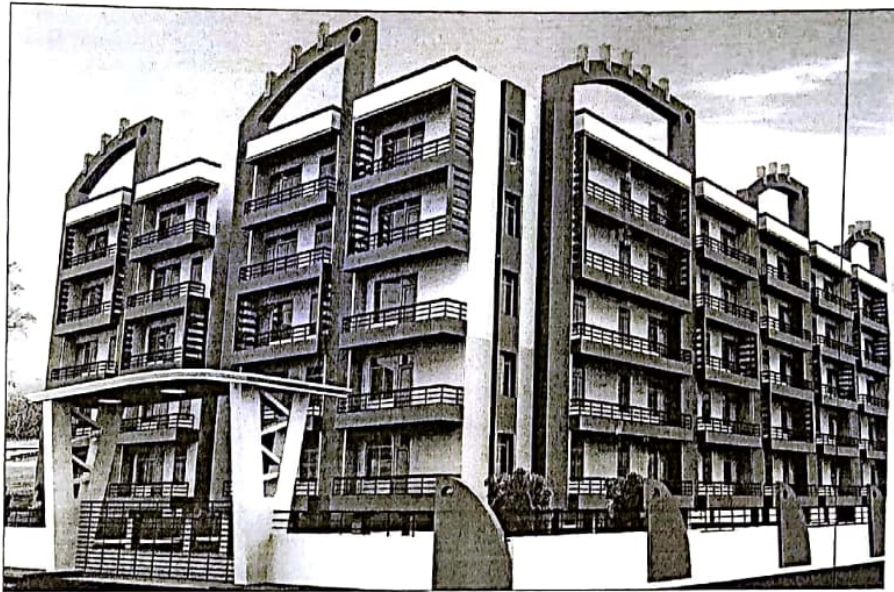
Roma Builders & Promoters Pvt. Ltd.


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सम्पत्ति का पोस्टकार्ड साईज का रंगीन फोटोग्राफ



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..... FIRST PARTY

AND

Smt. Seema Singh (Pan AYDPS7894P) W/o Sandeep Kumar Singh resident of House no. B-27/88, 34A, Lane no. 3, Ravindrapuri, Varanasi

..... SECOND PARTY

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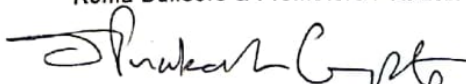
East :- Open Space on Ground. ✓
West :- Stair & Common passage T/A Flat no. B-508.
North :- Open Space on Ground. ✓
South :- Open Space on Ground & Flat no. 505.

Sale Consideration:- Rs. 3029400.00

Date:- 18-05-2018

Place:- Ram Nagar, Varanasi

Roma Builders & Promoters Pvt. Ltd.


Managing Director





बही संख्या 1 जिल्द संख्या 1388 के पृष्ठ 17 से 44
तक क्रमांक 581 पर दिनांक 26/05/2018 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अजय कुमार श्रीवास्तव प्रभारी
उप निबंधक : रामनगर
वाराणसी

