

रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश

plot (70) original  
sale deed

पंजीयन प्रमाणपत्र

पंजीकरण का विवरण

ई पंजीकरण संख्या	पंजीकरण का विवरण
पंजीकरण की तिथि	MP179142016A1527316
ई-पंजीयन प्रमाणपत्र के प्रिन्ट करने की तिथि	12/09/2016
संपत्ति का मूल्य(यदि लागू है)	12/09/2016
पंजीयन शुल्क (रूपये)	8955738
कुल स्टाम्प शुल्क (रूपये)	77896
उप पंजीयक का नाम	827645
उप पंजीयक कार्यालय का नाम	girish chaurasia
	उप पंजीयक कार्यालय इन्दौर 3

विक्रेता - स्वयं

संगठन का नाम  
अधिकृत व्यक्ति का नाम  
पता

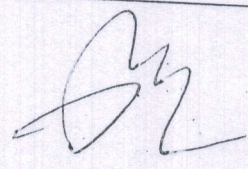
M/s Shri J.S.M. Devcon India  
Shri Ashish Dass  
306, Arbit Mall, A.B. Road, Indore (M.P.), इंदौर, मध्य प्रदेश, भारत

खरीदार- स्वयं

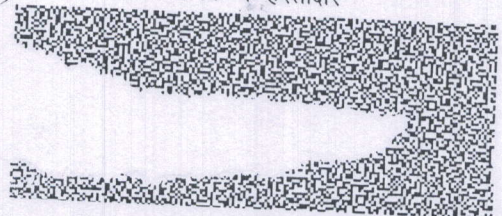
नाम  
पिता/पति का नाम  
पता

Shri Sitaram Mittal  
Shri Madanlal ji Mittal  
Flat No. 701, Shekhhar park, Park road, Indore (M.P.), इंदौर, मध्य प्रदेश, भारत

Digitally signed  
by CHOURASIA  
GIRISH  
Date: 2016.09.12  
13:20:26 IST



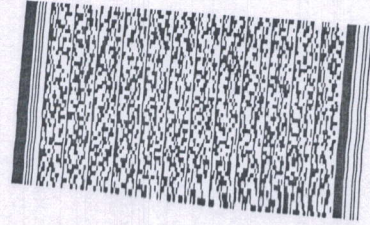
उप पंजीयक के हस्ताक्षर







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
मध्य प्रदेश



स्टाम्प शुल्क का प्रमाण पत्र

ई स्टाम्प विवरण

ई स्टाम्प कोड  
ई स्टाम्प राशि (रुपए)  
शासकीय स्टाम्प ड्यूटी (रुपए)  
जनपद ड्यूटी (रुपए)  
छूट दी गई राशि (रुपए)  
ई स्टाम्प का प्रकार  
निर्गमन तिथि एवं समय  
यूजर आईडी / जारीकर्ता  
एस पी / एस आर ओ /  
डी आर ओ / एच ओ विवरण

01011712092016000604

827645

486850

97370

0

गैर न्यायिक

12/09/2016 11:09:40 AM

Sunny Soni/SP011743006201501317

28/3, Moti Tabela, Indore (M.P.) इन्दौर इंदौर

नगर पालिका ड्यूटी (रुपए) 194740

उपकर राशि (रुपए) 48685

डीड विवरण

विलेख का प्रकार  
लिखत

हस्तांतरण-पत्र

हस्तांतरण-पत्र, जो ऐसे अंतरण के लिए नहीं है, जिसके लेखे क्रमांक 61 के अधीन प्रभार लगता है या छूट दी गई है.- उस संपत्ति, जो कि हस्तांतरण- पत्र की विषय-वस्तु है, के बाजार मूल्य या उसमें उपवर्णित प्रतिफल की रकम, इनमें से जो भी अधिक हो, का पांच प्रतिशत.  
Deed of Sale

पहले पक्ष के विवरण

M/s Shri J.S.M. Devcon India  
306, Arbit Mall, A.B. Road, Indore (M.P.)  
1

दूसरे पक्ष के विवरण

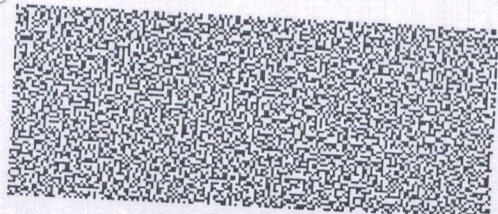
Shri Sitaram Mittal  
Flat No. 701, Shekhhar park, Park road, Indore (M.P.)  
1

उद्देश्य

संगठन का नाम  
पता  
व्यक्तियों की संख्या

नाम  
पता  
व्यक्तियों की संख्या

DEED OF SALE M/s Shri J.S.M. Devcon India (a partnership firm)Address : 306, Arbit Mall, A.B. Road, Indore (M.P.)through its partnerShri Ashish Dass S/o Shri Gopal Dass R/o : 376 AE Scheme No. 74, Vijay Nagar Indore (M.P.) (PAN No.ABPPD6580Q)







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DEED OF SALE

"Pinnacle D Grande" Nearest Satelight (Nipaniya)

This Deed of Sale is made and executed on this 09 day of September 2016  
between :-

M/s Shri J.S.M. Devcon India (a partnership firm)

Address : 306, Arbit Mall, A.B. Road, Indore (M.P.)

through its partner

Shri Ashish Dass S/o Shri Gopal Dass

R/o : 376 AE Scheme No. 74, Vijay Nagar Indore (M.P.)

(PAN No.ABPPD6580Q)

(Herein after referred to in this deed of sale as "Vendor" which expression  
unless excluded or repugnant to the context or meaning thereof shall mean  
and include its successors in title, administrators and assignees).

-And

Shri Sitaram S/o Shri Madanlal ji Mittal

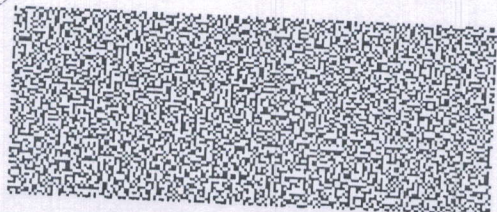
R/o Flat No. 701, Shekhhar park, Park road, Indore (M.P.)

(PAN No. ADBPM8121E)

(herein after referred to in this deed of sale as "Purchaser" which expression  
unless excluded or repugnant to the context or meaning thereof shall mean  
and include its successors in title, administrators and assignees) as under :-

1.The vendor firm is owner of land bearing Survey No. 261/2 area 2.148  
hectare, situated in Patwari Halka No. 58 of Gram Nipaniya Tehsil & District  
Indore.

2.The vendor had purchased land bearing survey no. 261/2 area 2.148  
hectare of Gram Nipaniya Tehsil and District Indore from its owners vide  
registered deed of sale bearing registration no. 1A/4115 date of registration  
07-10-2015. Thus the vendor had become owner of aforesaid 2.148 hectares  
of land.







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3. The land bearing survey no. 260/1 area 4.270, survey no. 261/1 area 2.148 hectare, survey no. 261/2 area 2.148 hectare and survey no. 264/1 area 0.425 hectare total 8.991 hectare, in which total area 8.311 hectare situated in Patwari Halka No. 58 of Gram Nipaniya Tehsil and District Indore were diverted U/s 172 (1) of M.P. land revenue code by Anuvibhagiya Adhikari (Revenue), Vijay Nagar, District Indore in Case No. 98/A-2/2014-15 vide order dated 31-10-2015 for residential p 4. The joint director Town & Country Planning District Indore granted permission for development of residential colony over the aforesaid 8.311 hectare land vide permission no. SN/INDLP-693/14/TNC/2014/10211 Indore, dated 25-11-2014.

5. The Nagar Palik Nigam Indore granted development permission for aforesaid 8.311 hectares of land vide letter no. 891/ka.sell/15 dated 18-12-2015. The aforesaid land was developed with the consent of owners of other parts of aforesaid land. Thus the aforesaid land is developed is a residential colony named as "PINNACLE D GRANDE". The Plot No. 70 of aforesaid residential colony is situated on the land owned by the vendor.

6. The vendor has agreed to sale the Plot No. 70, admeasuring 9737 sq.ft. & 904.62 sq.mtr. to the purchaser. The aforesaid Plot No. 70 is bounded as follows :-

**DIMENSIONS BOUNDARIES**

NORTH: Plot No. 69

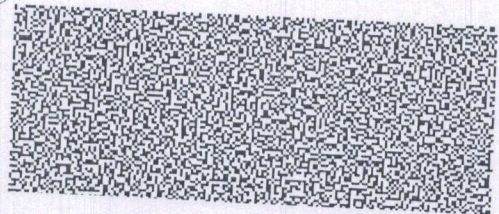
SOUTH: 9.00 mtr. Wide Road

EAST: 9.00 mtr. Wide Road

WEST: Plot No. 83

The Plot described and bounded as above is hereinafter referred as "Sold Property".

7. The vendor has offered the purchaser to sale the sold property with all its rights on as is where is basis for a consideration of Rs. 97,37,000/-, The purchaser has accepted the same. The purchaser had paid the aforesaid amount of consideration to the vendor as follows :-







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Rs. 74,60,000/- (Seventy four lacs sixty thousand only) by cheque No. 833555 dated 27.08.2016 drawn on Axis Bank, Banker's cheque of Dewan Housing Finance Corporation Limited in favour of Vendor, as Housing loan taken by purchaser

Rs. 21,79,630/- (Twenty one lacs seventy nine thousand six hundred thirty only) by cheque no. 030509 drawn on Axis Bank in favour of Vendor.

Rs. 97,370/- (Ninety seven thousand three hundred seventy only) 1% of total sale value as TDS by Challan no. 2573 & receipt no. AD3895791 dated 09.09.2016 deposited by purchaser in favour of Vendor.

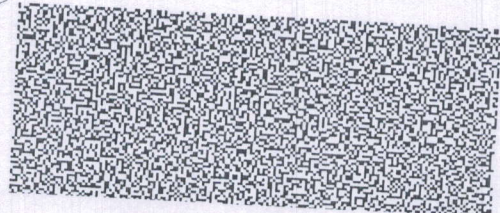
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Total 97,37,000/- (Ninety seven Lacs thirty seven thousand)  
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The vendor acknowledges the payment of full amount of consideration of the sold property from the purchaser. Now nothing remains due from the purchaser on account of price/consideration of the sold property.

8. The purchaser had demanded from the vendor and vendor had allowed the purchaser, inspection of the layout of the said colony, record of ownership of said land and all other documents related to the title, competency and all other relevant details. The purchaser is fully satisfied in all respects with regard to the right, title and interest of the vendor in the sold property and understood all limitations and obligations of the vendor in respect thereof. The purchaser acknowledges and confirms that the purchaser is fully satisfied of the title, competency of vendor to execute this deed of sale.

9. The Vendor has delivered the vacant possession of the sold property to the Purchaser. The Purchaser has received the vacant possession of the sold property.

10. The vendors hereby transfer it's all right, title, interest, claim in the sold property to the purchaser, by this deed of sale. Now by this deed of sale all right, title, interest, claim in the sold property are transferred from vendors to the purchaser and purchaser has become owner of the sold property by this



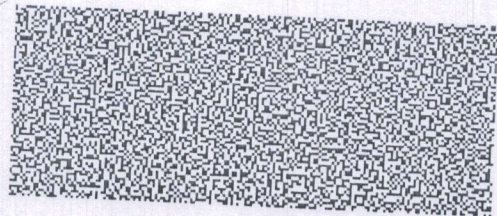




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deed of sale, subject to following terms and conditions :-

- (a) In order to provide necessary maintenance services, the Vendor may, upon the completion of the said Colony, hand over the maintenance of the said Project to anybody corporate, association etc. (hereinafter referred to as "Maintenance Agency") as the Vendor in its sole discretion may deem fit. The maintenance, upkeep, repairs, lighting, security etc., of the said Colony including common areas, landscaping and common lawns, water bodies of the said Colony will be organized by the Vendor or its nominated Maintenance Agency. The Purchaser agrees and consents to the said arrangement. The Purchaser undertakes to pay maintenance charges which shall be fixed by the Vendor or its nominated Maintenance Agency from time to time depending upon the maintenance cost. The Purchaser shall be liable to pay interest at the rate of 18% per annum for non-payment of any of the charges within the time specified, failing which the Purchaser shall be disentitled to the enjoyment of common services including electricity, water etc. The purchaser shall also pay an amount of club membership non-refundable deposit. The purchaser shall pay club charges to the vendor, which shall be revised from time to time by the vendor, the purchaser shall not object the same.
- (b) That the Purchaser shall be under obligation and bound to execute a separate Maintenance Agreement with the Vendor or the Maintenance Agency at the time of this Sale Deed, if not already executed, with regard to terms and conditions of maintenance of the said Colony and shall be bound by the rules & regulations as described in the Maintenance Agreement. The said Maintenance Agreement shall, inter alia, define the scope of maintenance of & provisions for various services & facilities in the said Colony, the charges payable by the purchaser in respect thereof and penalties and conditions for withdrawal, curtailment and discontinuation of the facilities and amenities being provided by the Vendor or Maintenance Agency, for non/belated payments thereof (c) The Purchaser shall also be liable to pay to the Vendor the charges, pro-rata as may be determined by the Vendor or its nominated Maintenance Agency, for maintaining various services and facilities in the said Residential Colony where the said Plot is situated until the same are handed over to a local Body/Authority for maintenance. All such charges shall be payable and be paid by the Purchaser to the Vendor/ Maintenance Agency periodically as and when demanded by the Vendor/ Maintenance Agency. The







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pro-rata share so determined by the Vendor/ Maintenance Agency shall be final and binding on the Purchaser.

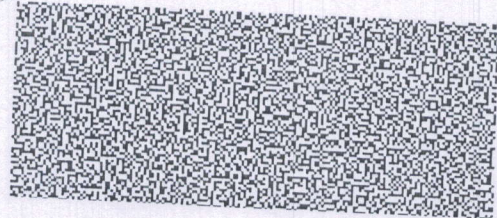
(d)The Purchaser shall keep with the Vendor an Interest Free Maintenance Security (IFMS) deposit towards payment of maintenance charges in order to secure adequate provision of the maintenance services and due performance of the Purchaser in paying promptly the maintenance bills and other charges as raised by the nominated Maintenance Agency.

(e)The Vendor shall have the right to transfer the IFMS of the Purchaser(s) to the Maintenance Agency/ Association of Plot owners as the Vendor may deem fit, after adjusting therefrom any outstanding maintenance bills and/or other outgoings of the Purchaser at any time upon execution of the Sale Deed and thereupon the Vendor shall stand completely absolved/discharged of all its obligations and responsibilities concerning the IFMS including but not limited to issues of repayment, refund and/or claims, if any, of the Purchaser on account of the same.

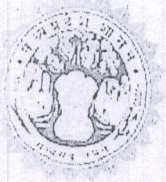
(f)The Vendor or Maintenance Agency and their representatives, employees etc. shall be permitted at all reasonable times to enter into and upon the said Plot and/or building constructed thereon for carrying out any repair, alterations, cleaning etc., or for any other purpose in connection with the obligations and rights under this Allotment including for disconnections of the electricity and water and/or for repairing/changing wires, gutters, pipes, drains, part structure etc. The Purchaser agrees to give notice of the provisions of this clause to his/her/their tenants, if any.

(g)The common areas and facilities shall remain under the control of the Vendor whose responsibility will be to maintain and upkeep the common areas and provide common amenities until the same are transferred/assigned to the concerned body/authority or any other maintenance agency.

(h)The Purchaser further assures that whenever the title of the Purchaser in the Said Plot is transferred in any manner whatsoever, such subsequent transferee shall be bound by all covenants and conditions contained in this Deed and the Maintenance Agreement referred to elsewhere herein and subsequent transferee be answerable in all respects thereof in so far as the same may be







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applicable to, affect and relate to the said Plot.

(i) That whenever the title of the said Plot is intended to be transferred in any manner whatsoever, the transferor and the proposed transferee shall prior to execution and registration of the transfer Deed obtain NOC from the Vendor and /or Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance Agency before effecting the transfer to the said Plot failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Plot.

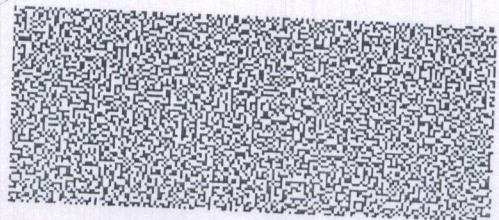
(j) In the event of the death of the Purchaser, the person on whom the rights of the deceased devolve shall, within three months of devolution, give notice of such devolution to the Vendor and the Maintenance Agency and get the necessary entries made/done in the record of Vendor/Maintenance Agency on payment of prescribed fee therefore. The person on whom the rights of the deceased shall devolve will be liable for payment of outstanding maintenance and other amounts due to the Maintenance Agency, Authority and or any other Government Agency.

(k) The person on whom the title devolves or his/her/their/its transferee, as the case may be, shall provide to the Vendor and the Maintenance Agency the certified copies of document(s) evidencing the transfer or devolution.

(l) The Purchaser shall not sub-divide or amalgamate the said Plot with any other Plot in the said Residential Colony without taking prior approval of the Vendor/concerned Competent Authority.

(m) The terms and conditions contained herein shall be binding on the Occupier of the said Plot and default of the Occupier shall be treated as that of the Purchaser, unless context requires otherwise.

(n) That whenever the title of the said Plot is intended to be transferred in any manner whatsoever, the transferor and proposed transferee shall within 30 days of transfer give notice of such transfer in writing to the Vendor and the Maintenance Agency. It will be the responsibility of the transferor to pay the outstanding maintenance and other charges payable to the Maintenance







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Agency before effecting the transfer of the said Plot failing which the transferee shall have to pay the outstanding dues of the Maintenance Agency before occupying the said Plot.

The vendors have right to sale the sold property to the purchaser.

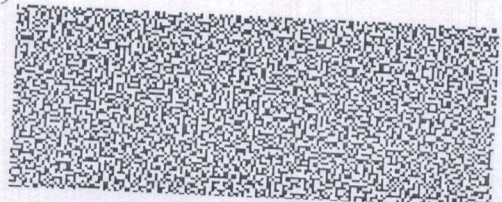
12. The purchaser shall apply to the Municipal Corporation, Indore for mutation of his name over the suit property as owner. The vendor shall co-operate for the same.

13. That, all charges for stamp duty and registration charges for this deed of sale are paid by the purchaser.

14. Municipal taxes and other taxes of the sold property shall be borne by the purchaser.

15. That the vendors had not sold the sold property to anyone else prior to execution of this deed of sale. This deed of sale does not violate the provisions of section 22 (A) of the registration (Madhya Pradesh Amendment) 2009 (M.P. Act, No. 4/2010). This deed of sale does not violate any provision of any law.

The vendor and purchaser have signed and executed this deed of sale in sound state of mind and health after fully understanding the contents of this deed of sale.







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मैं/हम इस दस्तावेज के सभी पृष्ठों के विवरणों एवं प्रविष्टियों को, दस्तावेज के आईडी 3280540 तथा ई-स्टाम्प कोड 01011712092016000604 सहित, एतद् द्वारा अभिप्राणित एवं पुष्टि करते हैं, तथा मेरे/अपने निम्नांकित हस्ताक्षरों से इस दस्तावेज को निष्पादित भी करते हैं।

For M/s Shree ISM Corporation India

प्रथम पक्षकार/ पक्षकारों के हस्ताक्षर:  
नाम तथा पिता का नाम:

*(Signature)*  
Partner

( श्री अमरेंद्र प्रिया श्री गोपालकांत जी )

द्वितीय पक्षकार/ पक्षकारों के हस्ताक्षर :  
नाम तथा पिता का नाम :

*(Signature)*

( श्री अर्चनाकम प्रिया श्री अद्वैतकांत जी शिवतन )

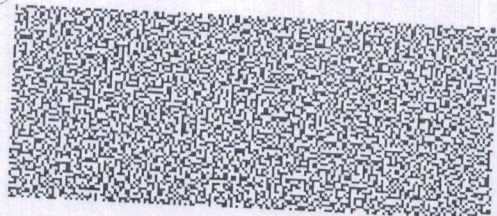
अन्य पक्षकार/ पक्षकारों के हस्ताक्षर :  
नाम तथा पिता का नाम :

गवाह 1 का नाम  
पता  
हस्ताक्षर  
आईडी का टाईप तथा नम्बर

गवाह 2 का नाम  
पता  
हस्ताक्षर  
आईडी का टाईप तथा नम्बर

निमित्त प्रिया श्री अमरेंद्रकांत जी शिवतन  
उत्तर, उषा नगर, इंदौर  
PIN कोड MPPUR 46800136297

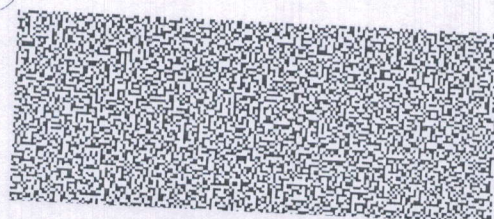
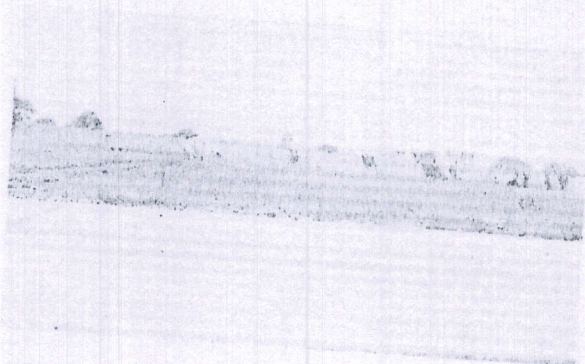
निमित्त प्रिया श्री अमरेंद्रकांत जी शिवतन  
1 पाल्हाली नगर, इंदौर  
डाकघर नं 720748020047







रजिस्ट्रीकरण एवं स्टाम्प विभाग  
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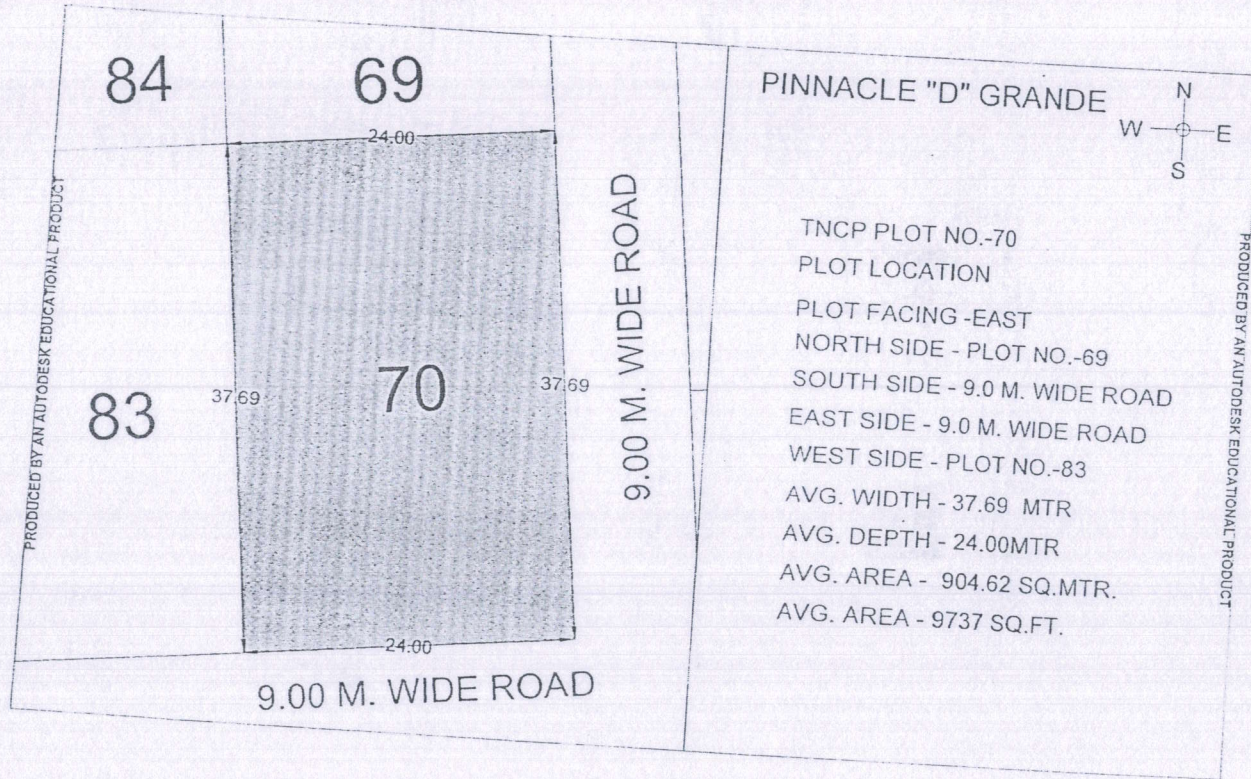




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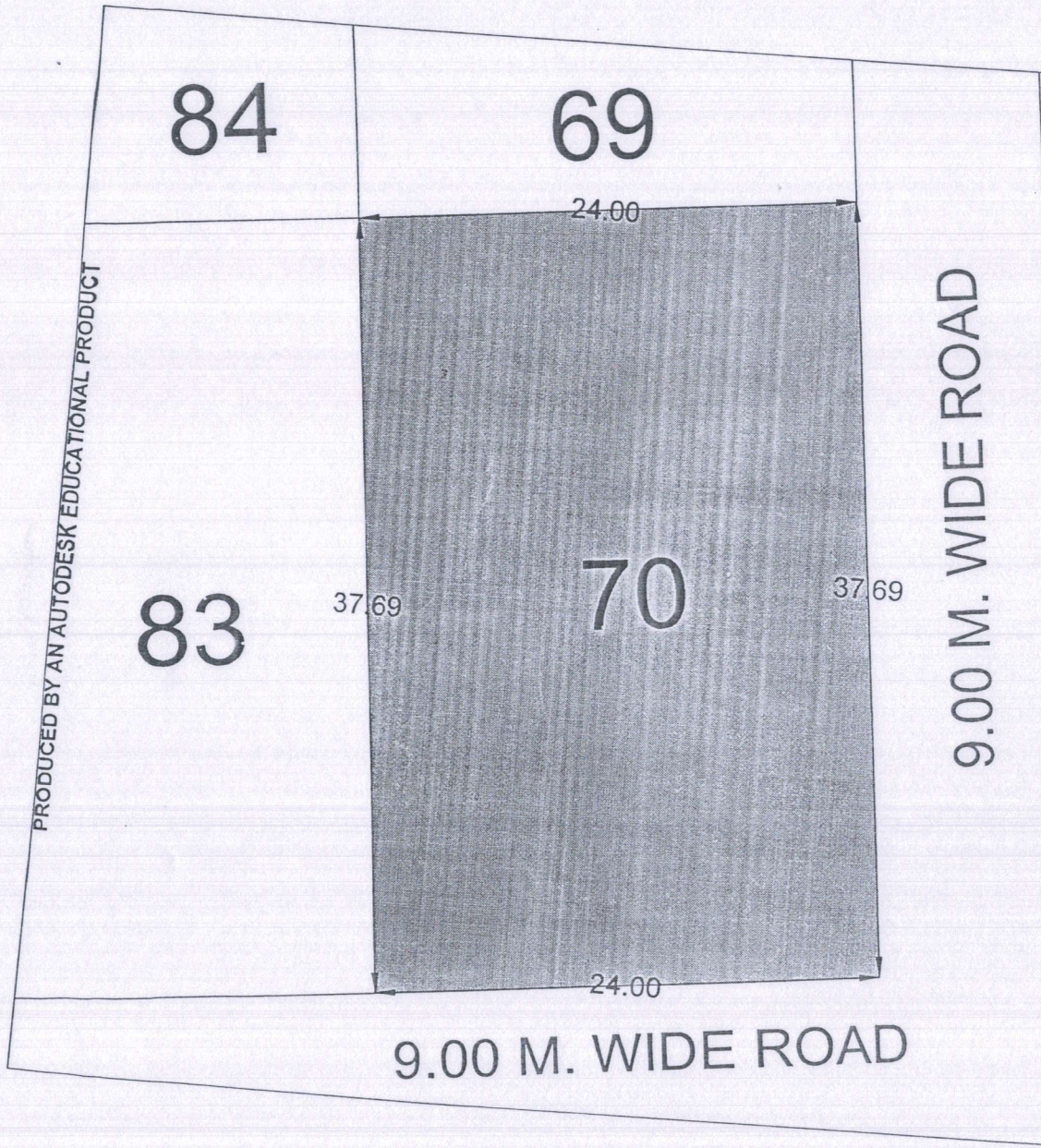
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



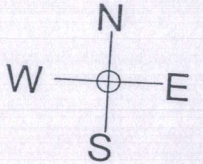
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT







PINNACLE "D" GRANDE



TNCP PLOT NO.-70  
PLOT LOCATION  
PLOT FACING -EAST  
NORTH SIDE - PLOT NO.-69  
SOUTH SIDE - 9.0 M. WIDE ROAD  
EAST SIDE - 9.0 M. WIDE ROAD  
WEST SIDE - PLOT NO.-83  
AVG. WIDTH - 37.69 MTR  
AVG. DEPTH - 24.00MTR  
AVG. AREA - 904.62 SQ.MTR.  
AVG. AREA - 9737 SQ.FT.



**CASH RECEIPT DETAILS**

**CASH RECEIPT DETAILS**

Depositor Name: SITARAM MITTAL

Cash Receipt ID: cash120920165884777

Deposited Date: 12/09/2016 12:22:43 PM

Cash Amount: 77896

Receipt Purpose: REGISTRATION FEE

Revenue Major Head: 0030

Revenue Sub Major Head: 03

Revenue Minor Head: 104

POS Reference Number: -

Service being provided by SAMPADA?: Yes

Mode: Cash

SRO Office: SUB REGISTRAR OFFICE INDORE 3

District: INDORE

SR/DR Name: girish chaurasia

Print Receipt

Close