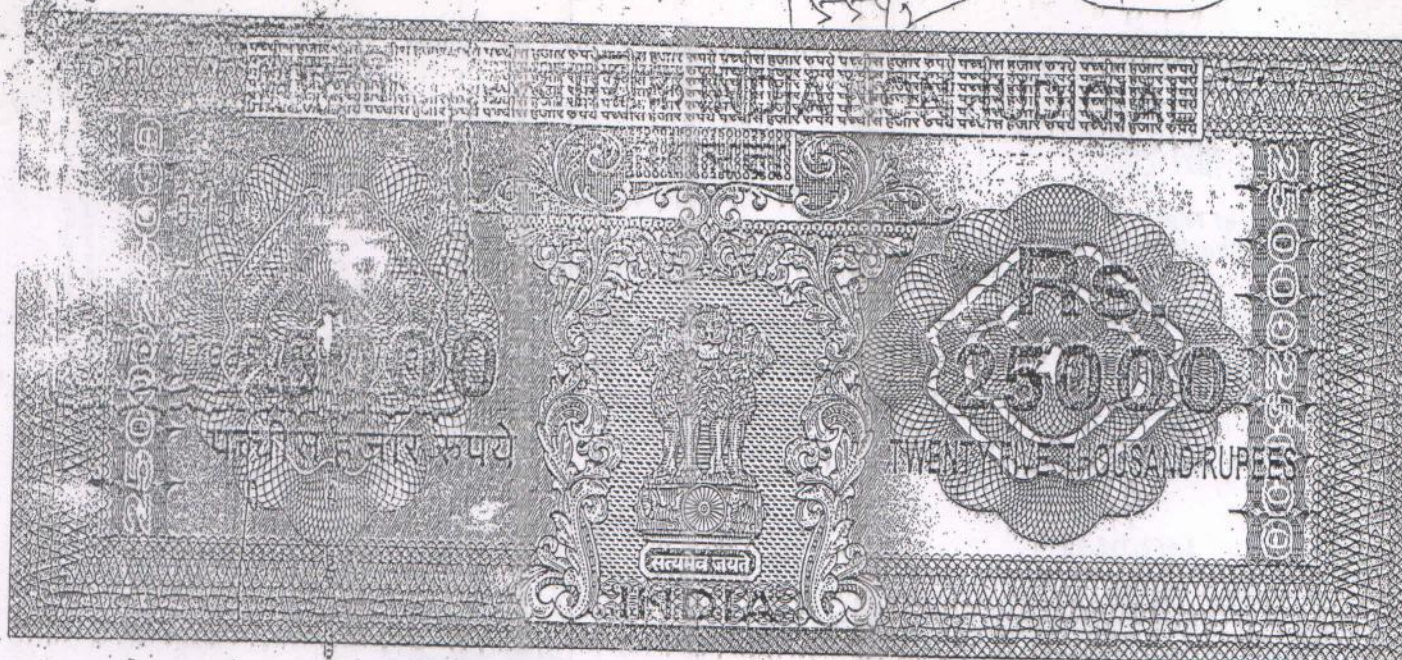




उत्तर प्रदेश UTTAR PRADESH

C 174168

SALE DEED
BRIEF OF DOCUMENT

Type Of Land Agriculture land
Ward / Pargana Jalalabad
Mauhalla/village-Mauza- Aurangabad, Gadana, Tehsil -
Modi Nagar, Distt.- Ghaziabad.
Description of Property Khasra no. 502 of Khata no.
216 is Situated on Modinagar-Hapur Road.
Area of Property 0.039768 hectare equilevent to
397.68 sq.mts.
Total Sale Consideration Rs. 36,62,315/-



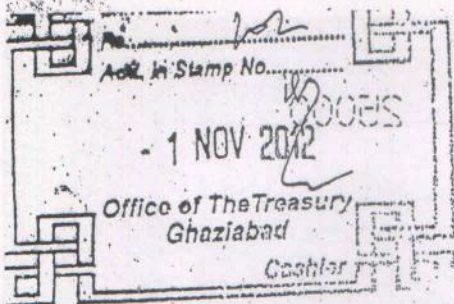
स्थापित मौ० दुनस
स्तावेज लेखक
मोदीनगर

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1808 Panchanan Buildwell Pvt. L

Director/Authorised Signar



3,662,315.00 / 3,662,315.00 10,000.00 20 10,020.00 700



विक्रय पत्र

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प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द संग्रहण

श्री

मैसर्स टेकमेन बिल्डवेल प्रा० लि० द्वारा असीम आनन्द

पुत्र श्री

विश्वनाथ अग्रवाल

व्यवसाय व्यापार

निवासी स्थायी जी० 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली 110019

अस्थायी पता जी० 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली 110019

ने यह लेखपत्र इस कार्यालय में दिनांक 2/11/2012 समय 4:49PM

वजे निबन्धन हेतु पेश किया।

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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उप निबन्धक मोदी नगर

गाजियाबाद

2/11/2012

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री कुलदीप नेहरा

पुत्र श्री ब्रह्मप्रकाश सिंह

पेशा कृषि

निवासी ग्राम औरंगाबाद गदाना तहसील मोदीनगर

जिला गा०बाद.

श्री मैसर्स टेकमेन बिल्डवेल प्रा० लि० द्वारा असीम

आनन्द

पुत्र श्री विश्वनाथ अग्रवाल

पेशा व्यापार

निवासी जी० 1354 एल०जी०एफ० चितरंजन पार्क

नई दिल्ली 110019





उत्तर प्रदेश UTTAR PRADESH

58828088

C 174169

2

Paid Stamp duty on

Agreement Deed

Rs. 73,530/-

Stamp duty Payable on

Sale Deed

Rs. 1,83,000/-

Total Stamp Duty

Rs. 2,56,530/-

The said property is bounded as under: -

East : Balance Area of Khasra no. 502

West : Nali, Khasra no. 503

North : Balance Area of Khasra no. 502

South : Nali, Khasra no. 503 & Khasra no. 504

Per *[Signature]* *[Signature]* Mr. L. K.

Director/Authorized Signatory

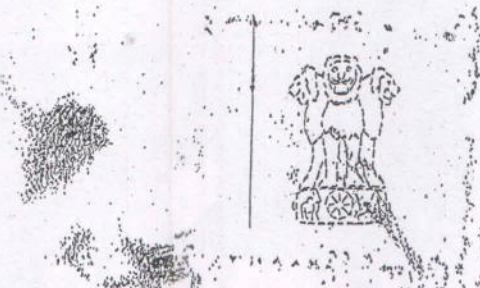
[Signature]

Add. In Stamp No. 190005

- 1 NOV 2012

Office of The Treasury
Ghaziabad

Cashier



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री धर्मवीर सिंह

पुत्र श्री कचन सिंह

पेशा कृषि

निवासी औरंगाबाद गवाना तहसील मोदीनगर जिला गा0बाद

व श्री ब्रह्मपाल सिंह

पुत्र श्री रघुवर दयाल

पेशा कृषि

निवासी औरंगाबाद गवाना तहसील मोदीनगर जिला गा0बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

कम्प्यूटर संचालक, प्रिंटाकन में अंकित नाम व पता सही है

ओमप्रकाश

नि0 लि0



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

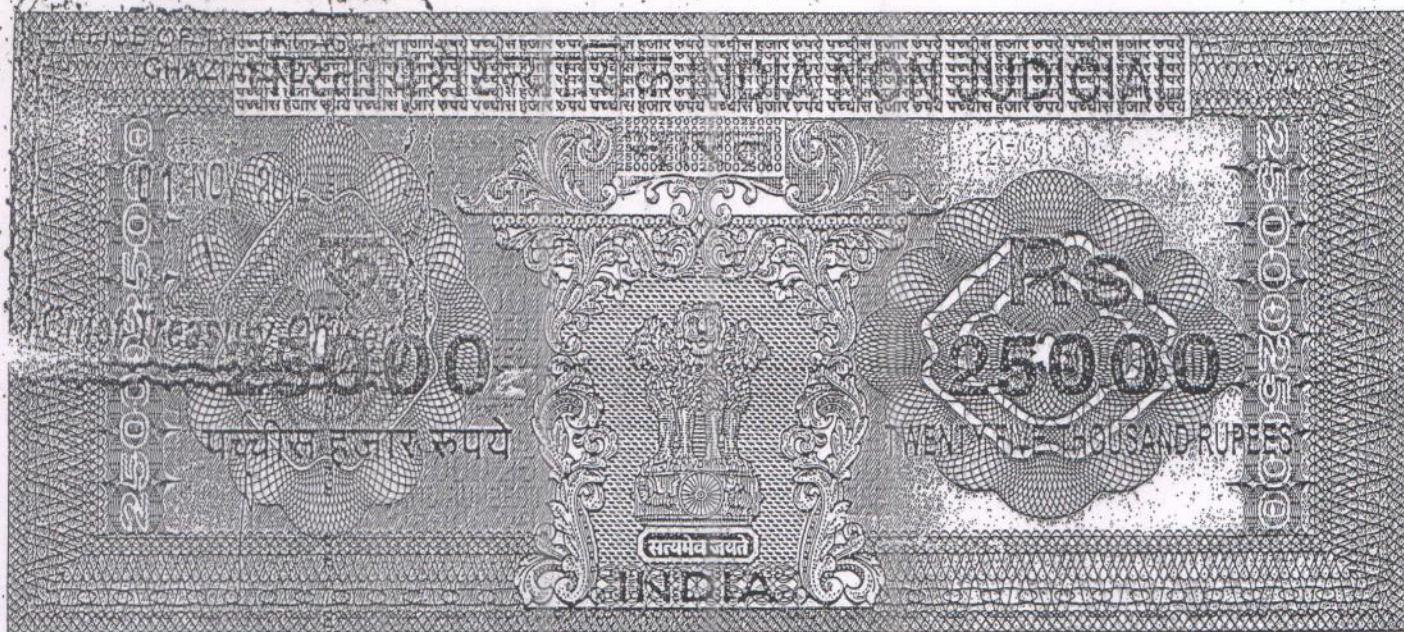
12
कपदेन्द्र सिंह

उप निबन्धक मोदी नगर

गाजियाबाद

2/11/2012





उत्तर प्रदेश UTTAR PRADESH

C 174170

3

This Sale deed is made and executed at Modi Nagar, Distt. Ghaziabad on this 2nd day of November 2012.

BETWEEN

Mr. Kuldeep Nehra S/o Late Bhram Prakash Singh resident of village- Aurangabad, Gadana, Pargana- Jalalabad, Tehsil- Modi Nagar, Distt. Ghaziabad, which includes his legal heirs, successors, nominees etc. hereinafter collectively called the Vendor.

AND

M/s. Techman Buildwell Pvt. Ltd. , a company duly incorporated under the Companies Act, 1956 having its registered office at G-1354, L.G.F, Chittranjan Park, New Delhi- 110019 acting through its director Mr. Aseem Anand S/o Mr. Vishwa Nath Agrawal which includes its administrators, assignees, nominees etc. hereinafter called the Vendee. The Pan No. of the vendee is AAAC8382M.

[Signature]

For Techman Buildwell Pvt. Ltd.

[Signature]

Director/Authorized Signatory

Add. In Stamp No. 18000ES
1 NOV 2012
Office of The Treasury
Ghaziabad
Cantonment



[Signature]

विक्रेता

Registration No.: 15542

Year: 2,012

Book No.: 1

0101 कुलदीप नेहरा
ब्रह्मप्रकाश सिंह
ग्राम औरंगाबाद गदोना तहसील मोदीनगर जिला गा0बाद
कृषि





उत्तर प्रदेश UTTAR PRADESH

C 174171

C 174171

4

And whereas the Vendor along with other co-owners are in possession of freehold agricultural land measuring 1.882 Hectare situated in Khasra No.502, Khata No.216, village Aurangabad Gadana, Pargana Jalalabad, Tehsil Modi Nagar and District Ghaziabad, according to Fard - Khatauni of the Fasli year 1418 to 1423.

As on date the land defined in the above para is undivided share of Six Parties. The details of their Shares are as under:-

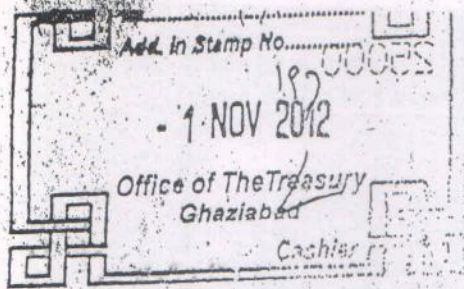
1. Sh. Dharamveer Singh s/o Late Kanchan Singh: -
1/2 share.
2. Smt. Hukum Kaur w/o Late Raghuvir Singh: -
1/6 share.
3. Smt. Satyawati Devi w/o. Late Brahm Prakash
1/18 share
4. Sh. Kuldeep Nehra s/o. Late Brahm Prakash
1/18 share

[Signature]

For Techman Buildwell Pvt. Ltd.

[Signature]

Director/Authorised Signatory



क्रेता

Registration No. : 15542

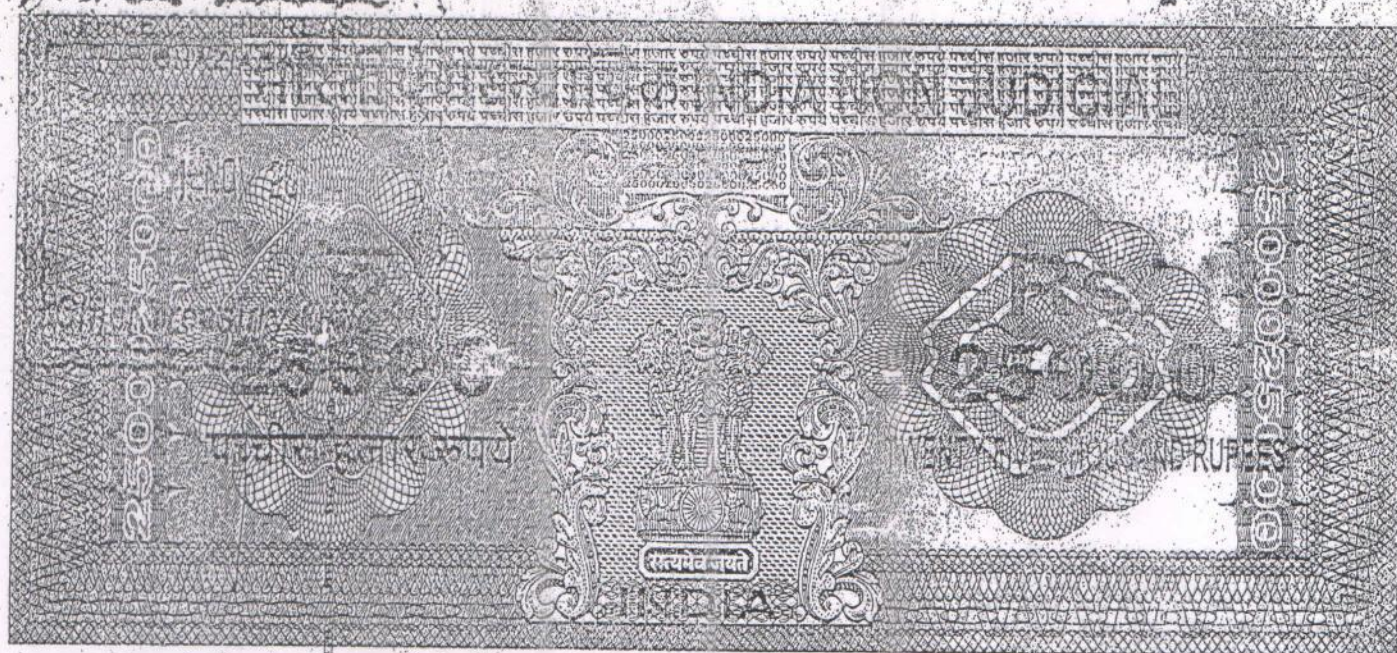
Year : 2012

Book No. : 1

0201 मैसर्स, टेकमेन बिल्डवेल प्रा० लि०, द्वारा असीम आनन्द
विरवनाथ अग्रवाल
जी० 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली 110019
व्यापार

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उत्तर प्रदेश UTTAR PRADESH

C 174172

5. Sh. Brahm Pal Singh s/o. Late Raghuvir Singh
1/6 share

6. Sh. Jaydeep Nehra s/o. Late Brahm Prakash 1/18
share.

And whereas all the parties mentioned here in above except Sh. Jaydeep Nehra s/o. Late Brahm Prakash have entered in to a Agreement to sale with the Vendee on 28/08/12 registered on 29/08/2012, vide volume no. 1. Book No. 5528, page no. 85 to 270 and Serial no. 12132 at Sub registrar Modi Nagar, Ghaziabad for sale of 9220.00 Sq.mts of agricultural land.

Whereas after signing above mentioned agreement to sale, all the parties of the above said land will be left with the areas of land as follows:-

- | | |
|-------------------------|------------------|
| 1. Sh. Dharamveer Singh | 0.1655 Hectare |
| 2. Smt. Hukum Devi | 0.2352 Hectare |
| 3. Smt. Satyawati Devi | 0.0523 Hectare |
| 4. Sh. Kuldeep Nehra | 0.039768 Hectare |

For Techman Buildwell Pvt. Ltd.

Director/Authorized Signatory



5. SH. Brahampal Singh
उत्तर प्रदेश UTTAR PRADESH

0.3039 Hectare

C 174173

6. Sh. Jaydeep Nehra

0.1045 Hectare

The Vendor is selling his entire balance share of land which is equal to 397.68 Sqaits and is situated on Modi Nagar- Hapur highway, here in after called the said "Property".

And whereas the total land of Khasra no- 502 and Khata no-26 as defined hereinabove is the inherited property of the Vendor along with the co-owners. The said land is recorded in all the government papers and revenue document in the name of the Vendors and co-owner. The Vendors (including the co-owners are the only owner and are in possession and none other person has the ownership right and possession of this land.

And whereas the Vendor has agreed to sell the said "Property" for a total sale consideration of Rs. 36,62,315/- (Rupees Thirty six lac sixty two thousand three hundred fifteen only) and the Vendee has agreed to purchase the said property for the same consideration

For Technman Buildwell Pvt. Ltd.

Handwritten Signature
Director/Authorised Signatory

Handwritten Initials



उत्तर प्रदेश UTTAR PRADESH

498173

and hence this sale deed is being executed by the Vendor in favour of the Vendee.

Whereas the vendor had entered into a agreement to sale with the vender dated 28/8/12 registered on 29/08/12, volume no.1, Book no. 5528, page no. 271 to 296, Serial No. 12133 at Sub Registrar Modi Nagar, Ghaziabad.

Whereas Vendor has agreed to sell and the vendee has agreed to purchase all the rights, title and interests of the vendor in the said property for total consideration of Rs. 36,62,315/- (Rupees Thirty six lac sixty two thousand three hundred fifteen only) and the fifty percent of which comes to Rs. Rs.18,31,157 (Rupees Eighteen lac thirty one thousand one hundred fifty seven only)

Whereas the vendee has paid Rs. 7,32,463 (Rupees Seven lac thirty two thousand four hundred sixty three only) out of Rs. 36,62,315/- (Rupees Thirty six lac sixty two

[Signature]

For Technical Building Pvt. Ltd.

[Signature]

Director/Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

498174

thousand three hundred fifteen only) upto the agreement to sale dated 28/08/2012. The details are as under:-

S.No	Date	DD No.	Bank	Amount (in Rs.)
1.	13/08/2012	208589	ICICI Bank, New Delhi	75,000/-
2.	24-8-2012	208702	ICICI Bank, New Delhi	5,98,700/-
3.	28/0/2012	208702	ICICI Bank, New Delhi	58,763/-
Total				Rs. 7,32,463/-

and the balance amount i.e Rs. 29,29,852 (Rupees Twenty nine lac twenty nine thousand eight hundred fifty two only) is being paid at the time of Sale Deed. The receipt whereof is hereby admitted and acknowledged by the vendor as mentioned in clause No. 2 herein below.

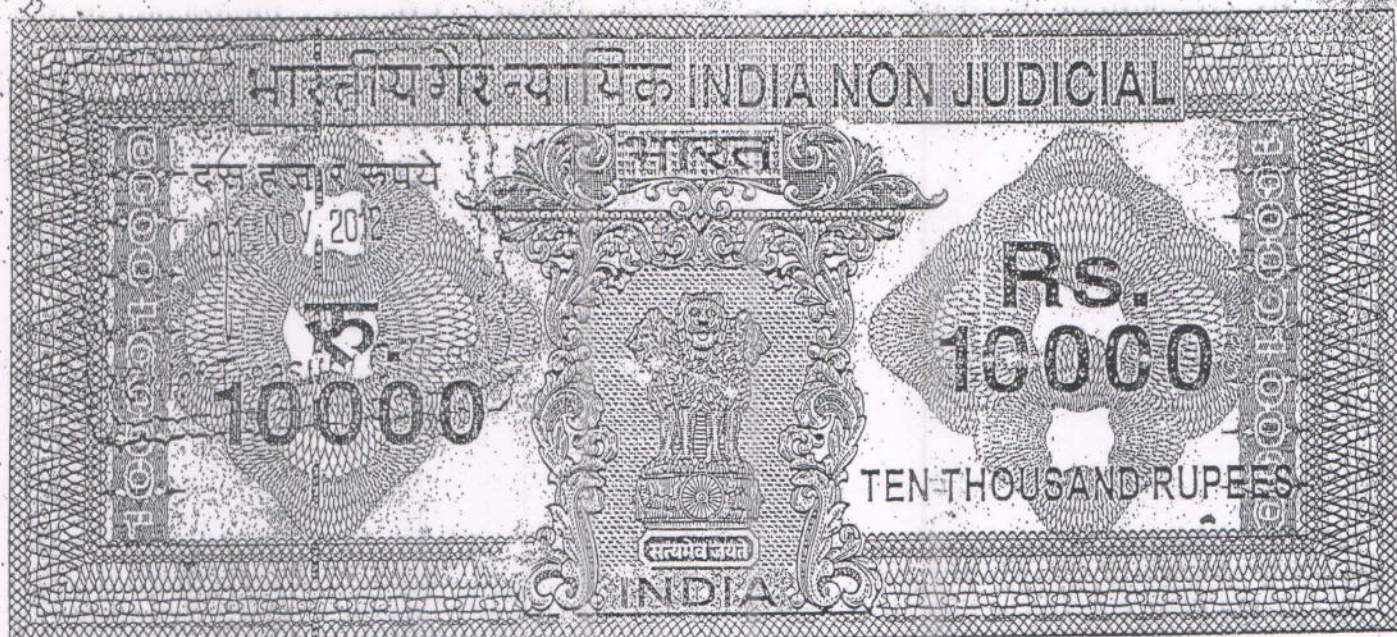
NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:

1. That the Vendor is the legal owner and in possession hereby sells, transfers, assigns and conveys completely, irrevocably and absolutely the total freehold land from Khasra no. 502 of Khata no. 216 having area 0.039768 hectare equivalent to 397.68sq.mts in village Aurangabad Gadana,

[Handwritten signature]

[Handwritten signature] Buildwell Pvt. Ltd.

Director/Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

498175

Pargana Jalalabad, Tehsil Modi Nagar, District Ghaziabad, along with all rights of ownership to the Vendee of the second part.

2. That the Balance amount Rs. 29,29,852 (Rupees Twenty nine lac twenty nine thousand eight hundred fifty two only) only is being paid by the Vendee, the receipt whereof is acknowledged by the Vendor herein as under:

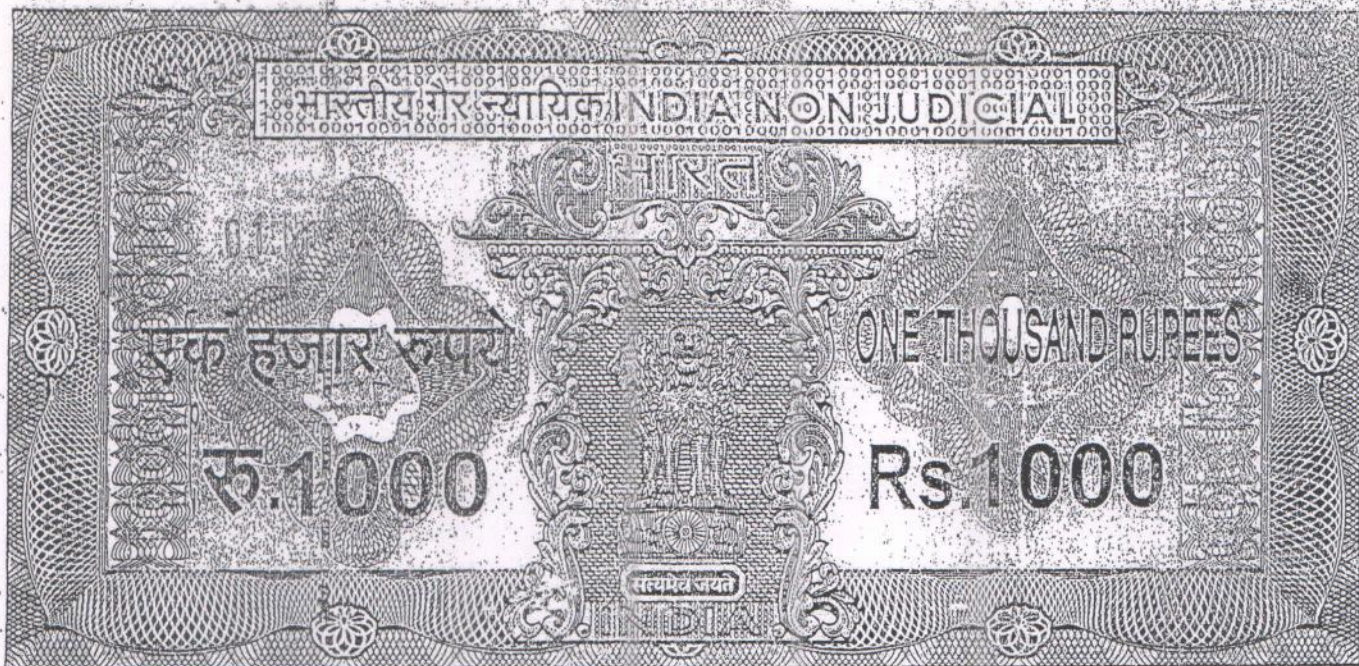
S.No	Date	DD.No.	Bank	Amount (in Rs.)
1.	31/11/2012	209392	ICICI Bank New Delhi	29,29,852/-

3. That the Vendor has handed over already the vacant and peaceful physical possession of the said property to the Vendee.
4. That the Vendee has become the absolute owner of the above said property and has full rights of ownership and possession to use, to sell, to mortgage, to transfer, to gift, to get approval of maps/plans from concerned Authority of the above said property, to make construction thereon in any manner and get power, water and sewer connections etc. and to deal with all the relevant, competent authorities for any of the above or any other related

For Technan Buildwell Pvt. Ltd.

Be

Dr. D. D. D.
Director/Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

Z 812219

- jobs with regard to the said property, in any manner as desired by the Vendee.
5. That the Vendor has represented and confirmed that the said property which is subject matter of the present sale deed is free from all sorts of encumbrances, charges, lien, mortgage, gift, tenancy, lease, notice, notification, dispute, litigation, court decree, legal attachments, etc. and that the Vendor is fully entitled, authorised and have legal capacity to transfer the same in favour of the Vendee and if proved otherwise the Vendor indemnifies the Vendee to the extent of total loss suffered by the Vendee.
 6. That the Property does not belong to Gram Samaj, Bhoodan, Lease or Waqf Board and this land does not belong to schedule tribe or schedule cast as well.
 7. That the entire liability pertaining to the said property in the nature of any charges till the date of execution of this sale deed shall be borne and paid by the Vendor and thereafter, the same shall be paid and borne by the Vendee.

[Signature]

For Technical Buildwell Pvt. Ltd.

Director/Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

Z 812220

8. That the Vendor have confirmed that in case the Vendee is put to any monetary loss, or loss of the said property on account of any defect in the title of the Vendor or on account of any representations made by the Vendor are found to be untrue or on account of suppression of any facts by the Vendor pertaining to the title of the said property, or any type of outstanding monetary charges of any government department or any other service provider to the said property, the Vendor indemnifies and keeps indemnified the Vendee in respect of any such loss and shall be responsible for the same.
9. That the stamp duty and registration charges in respect of this sale deed has been paid and borne by the Vendee.
10. That the Vendor and the other Co-owners, total being 6 in numbers are close family members and an internal verbal family decision had already taken place long back among all the 6 members, for the total 1.882 Hectare land situated in Khasra no- 502, Khata no- 216. It is only after the said family division the Vendor is selling this land to the Vendee and the Co-owner being 5 in number beside the vendor being

De

For Techno Buildwell Pvt Ltd
Mand

Director/Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

Z 812221

singular in number, are signing this sale deed and an attested map as witness, in token in the acceptance and no objection for the sale of the said land i.e. 0.03976 Hectares which equals to 397.68 Sq.mts, to the vendee.

11. Whereas The attested map shows the total land of 1.882 Hectare of Khasra no- 502 with area marked in Red showing the area of the said land of 0.039768 Hectares which equals to 397.68 Sq.mts, the subject matter of this sale deed whose dimension are given below:-

East:	38.12 mtr
West:	37.63 mtr
North:	11.50 mtr
South:	9.54 mtr

That after signing this sale deed and the attested map as witness, the Co-owner will have no objection of any nature whatsoever to this sale by the vendor to the vendee.

For *Wand* Wildrell Pvt Ltd.

Director/Authorized Signatory

DR

12. That after the execution of this sale deed, the Vendor is left with no subsisting rights, interests, claims of any nature whatsoever in the said property and that the Vendee is fully authorized and competent to get the said property duly mutated in its favour and to get its name duly transferred and substituted in the records of the Ghaziabad Development Authority, Ghaziabad, Municipal Corporation, Revenue Records Etc. and other concerned authorities and Vendor shall render all assistance for the purpose, as may be required.

COLLECTORATE'S RATE: -

The above said land is not situated in the colony either developed by G.D.A or any private builder. Is Situated on Modinagar-Hapur Road.

That the present land use of the said property according to Modi Nagar master plan 2021 is Commercial.

[Signature]

[Signature]
Director

[Signature]
Director

There is Temporary Construction on 71.00 Sq Mtr area which consists three rooms and one verandha the cost of constructed area is included in the total cost. The stamp duty on that area has also been paid.

Category of Construction is B on the Page no.17 of Sector Rate List. Rs. 7,500/- Per Square Meter.

[Signature]

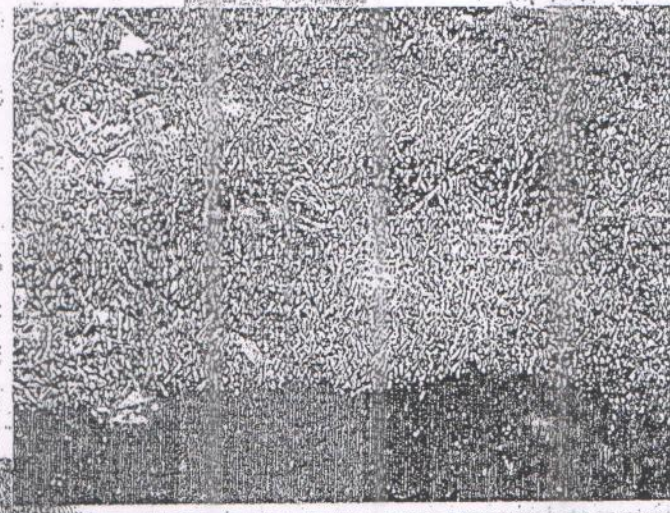
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[Signature]

Director

PHOTO OF SAID PROPERTY

freehold land measuring 0.039768 hectare (which is equivalent to 397.68 Sq.mts) in Khasra no. 502 of Khata no. 216 situated in village Aurangabad Gadana, Pargana Jalalabad, Tehsil Modi Nagar and District Ghaziabad,



For Technical Evaluation P.T. I. & C.

Handwritten signature
Director/Authorised Officer

Handwritten mark

दायें हाथ के अंगुलियों के चिन्ह :-



बाहिने हाथ की अंगुलियों के चिन्ह :-



फोता का नाम व पता :-

अशीत अग्रवाल

दायें हाथ के अंगुलियों के चिन्ह :-



बाहिने हाथ की अंगुलियों के चिन्ह :-



For Director/Authorised Signatory

Director/Authorised Signatory

भारतीय गैर न्यायिक

पचास
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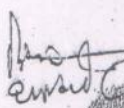
Rs.50

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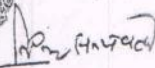
INDIA NON-JUDICIAL

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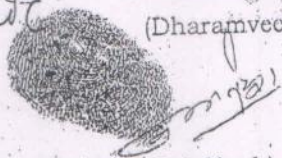
उत्तर प्रदेश UTTAR PRADESH
29



(Dharamveer Singh)



(Hukm Devi) (Satyawati Devi)



(Braham Pal Singh)



(Jaydeep Nehra)

(VENDORS)



आमनोर सिंह हों
छमनोर सिंह
नि. औरंगाबाद गदना
तह. माहीनगर

For Techman Buildwell Pvt. Ltd.



(Aseem Anand)

Director

(Vendee)

Dated 15-04-2013 Drafted BY Dhaneesh Kumar Tyagi Deed Writer Modinagar Ghaziabad



आमनोर सिंह
हों छमनोर सिंह²⁹
नि. औरंगाबाद गदना
तह. माहीनगर

जाय बीर



आज दिनांक 15/04/2013 को

इही सं. I जिल्द सं. 6080

पृष्ठ सं. 287 से 350 पर क्रमांक 5766

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

12
करवन्त सिंह

उप निबन्धाल मोदी नगर

गाजियाबाद

15/4/2013

