

उत्तर प्रदेश UTTAR PRADESH

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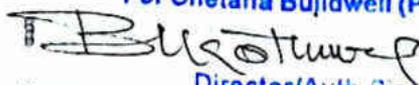
60

admeasuring 0.707 Hec.) and ¼ part of Arazi No. 318Min admeasuring

0.2025 Hec. situated at Singhpur Kachhar Kanpur Nagar and the same

is free from all type of encumbrances, charges, demands, liens,

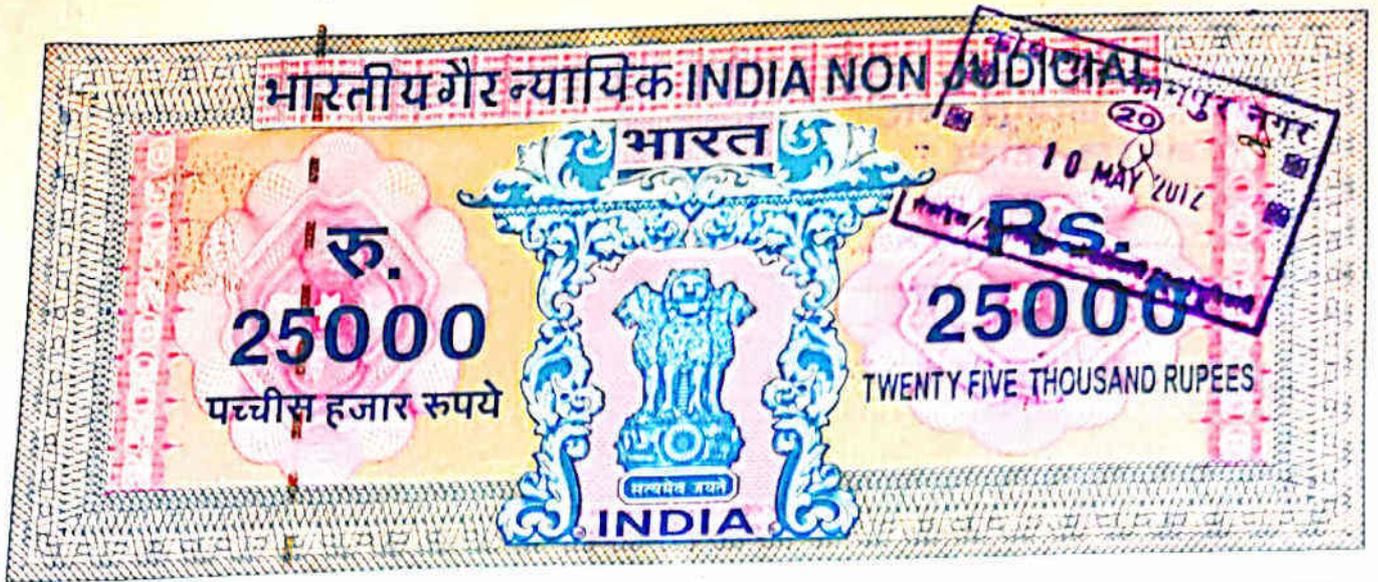
For Chetana Buidwell (P) Ltd.


Director/Auth, Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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mortgages and defect and no litigation in respect of the title of the arazis

land as aforesaid in any Court of law and the Vendor Company have

right to transfer the Arazi No. 317Min admeasuring 0.353 Hec. and

For Chetana Buildwell (P) Ltd

For Galaxy Real Estate Developers & Builders (P) Ltd.

B. B. B. B.
Director/Auth Signatory

S. S.

Director



उत्तर प्रदेश UTTAR PRADESH

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317Min admeasuring 0.3540 Hec. (total admeasuring 0.707 Hec.) and

¼ part of Arazi No. 318Min admeasuring 0.2025 Hec. situated at

For Chetana Buildwell (Pvt)

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/ Auth


Director



उत्तर प्रदेश UTTAR PRADESH

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Singhpur Kachhar Kanpur Nagar in whole or part to the Vendee and

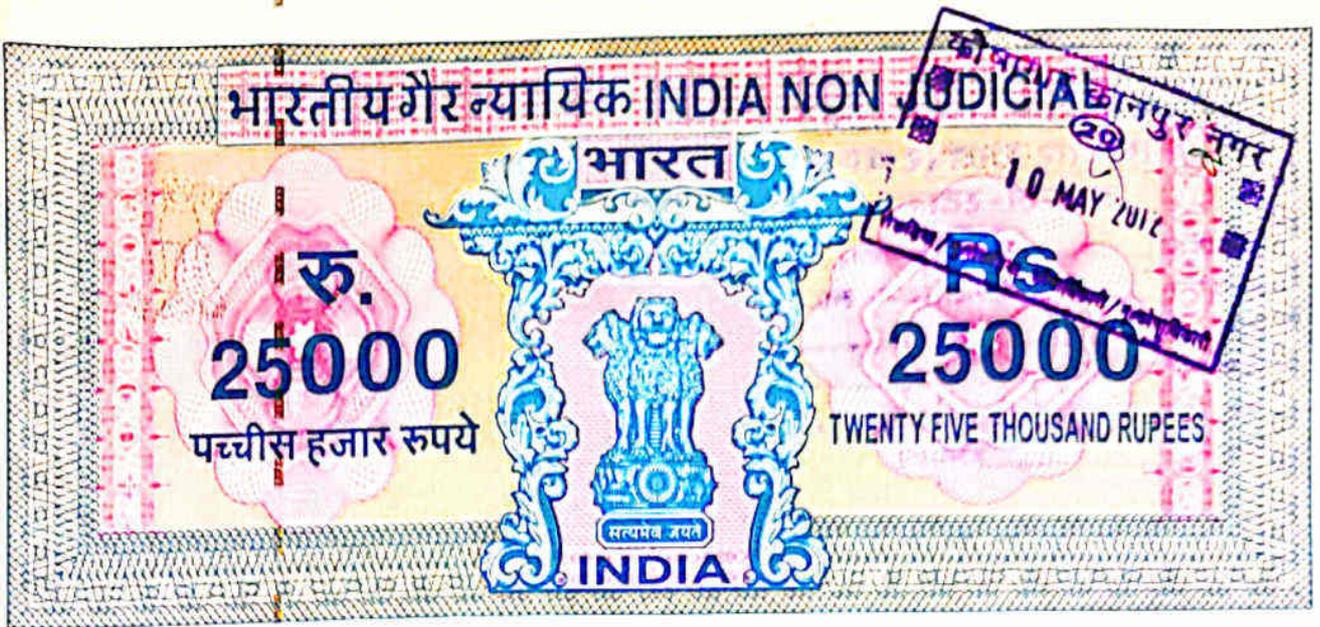
now there is no impediment to transfer the same.

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS Vendor Company M/s Chetna Buildwell Pvt. Ltd.

passed a Board Resolution in meeting of Board of Directors of M/s

Chetna Buildwell Pvt. Ltd. on thereby authorised to Sri

For Chetana Buildwell (P) Ltd.


Director/Auth. Signator

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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Bhanwar Lal Kothiwal Director of M/s Chetna Buildwell Pvt. Ltd. to sell,

transfer and execute the sale deed in favour of Vendee.

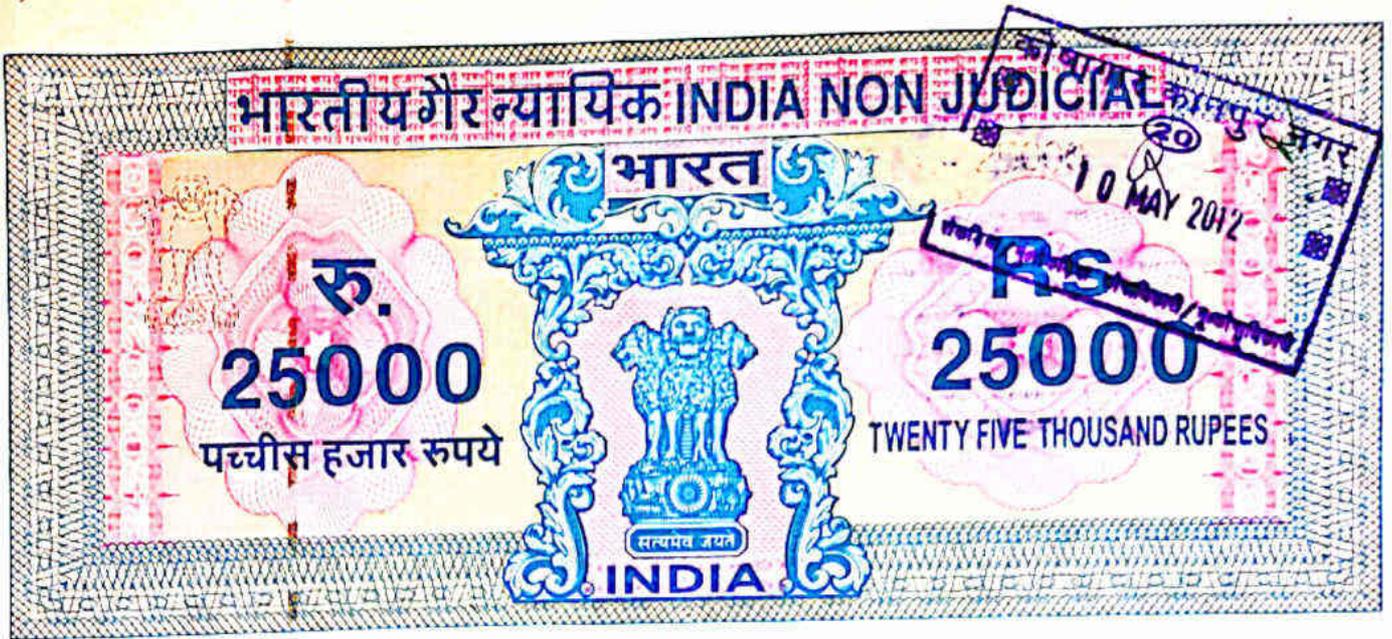
For Chetana Buildwell (P) Ltd.

Bansotwar P
Director/ Auth. Signator

For Galaxy Real Estate Developers & Builders (P) Ltd.

Suman

Director



उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the first party / Vendor is in need of money and

it decided to sell its property under reference i.e. part of arazi No.

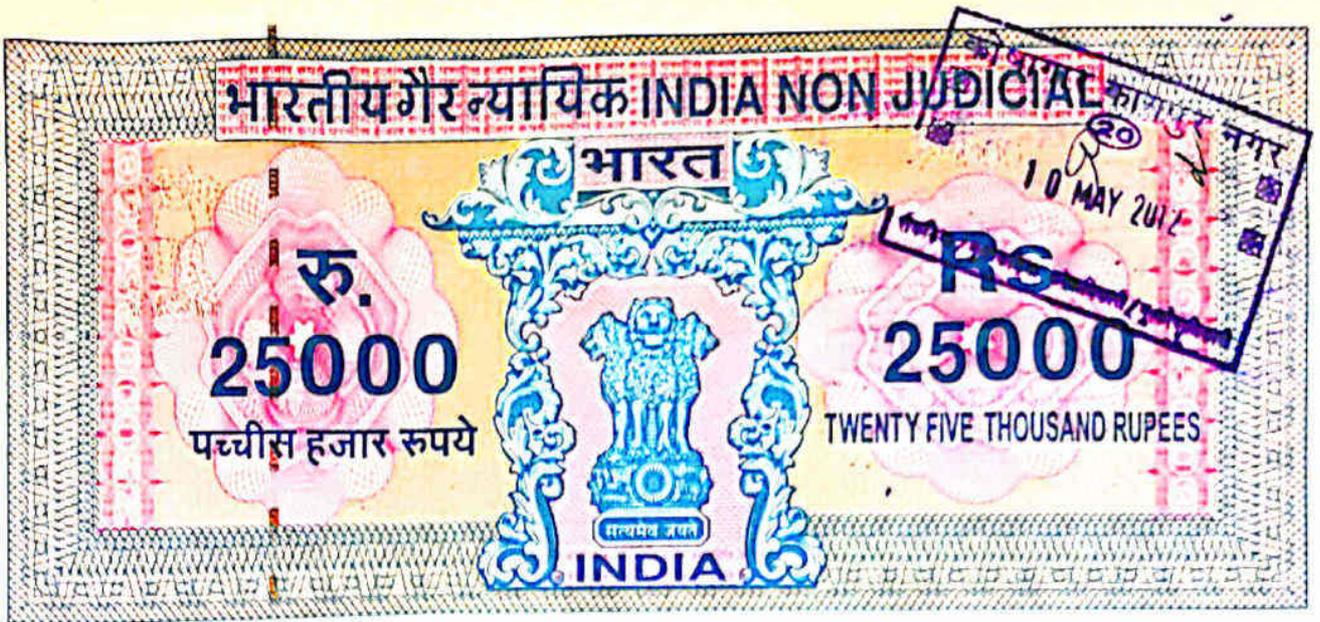
317Min and 317Min admeasuring 4115 Sq. Mts. and part of Arazi No.

For Chetana Bulldwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth. Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

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318 Min admeasuring 0.2025 Hec. = 2025 Sq. Mts. Total admeasuring

6140 Sq. Mts. situated at Singhpur Kachhar Kanpur Nagar to the

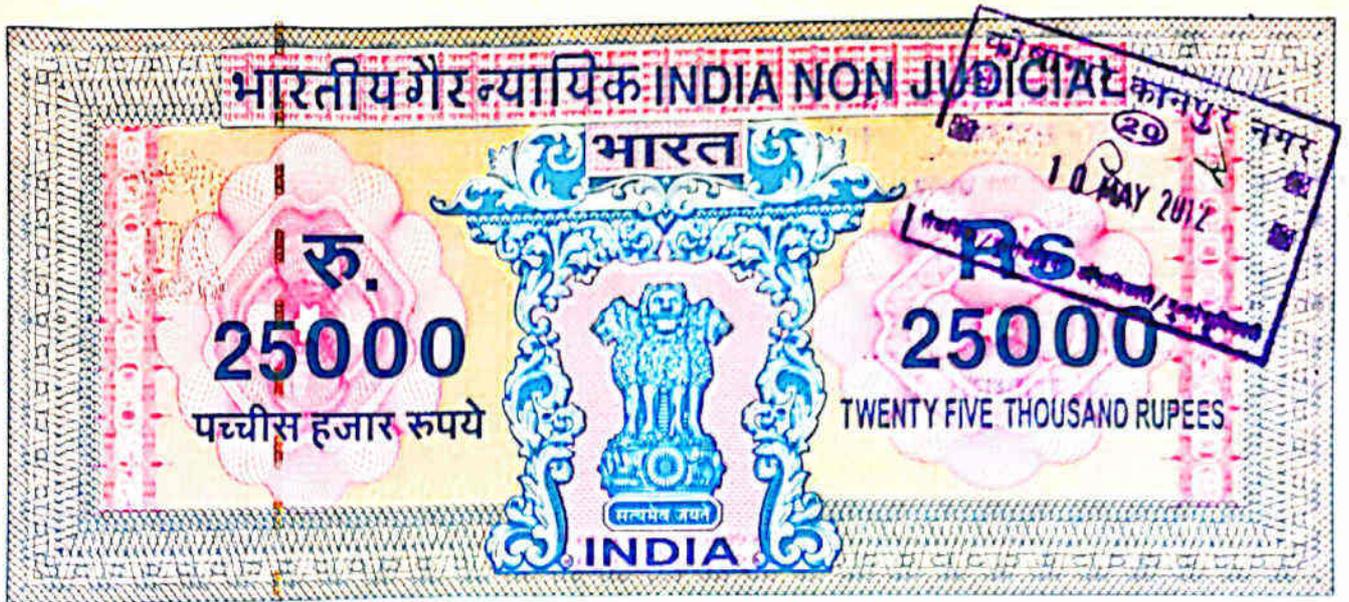
Vendee and the second party/vendee offered to pay Rs. 3,68,40,000/-

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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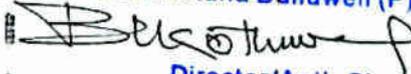
68

(Rupees Three Crores Sixty Eight Lacs Forty Thousand Only) for the

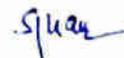
same. The amount offered by Second party /Vendee is most

reasonable and no other is agree to pay more price in the present

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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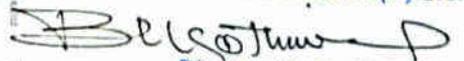
69

situation and the first party/ Vendor agreed to sell the its property i.e.

part of arazi No. 317Min and 317Min admeasuring 4115 Sq. Mts. and

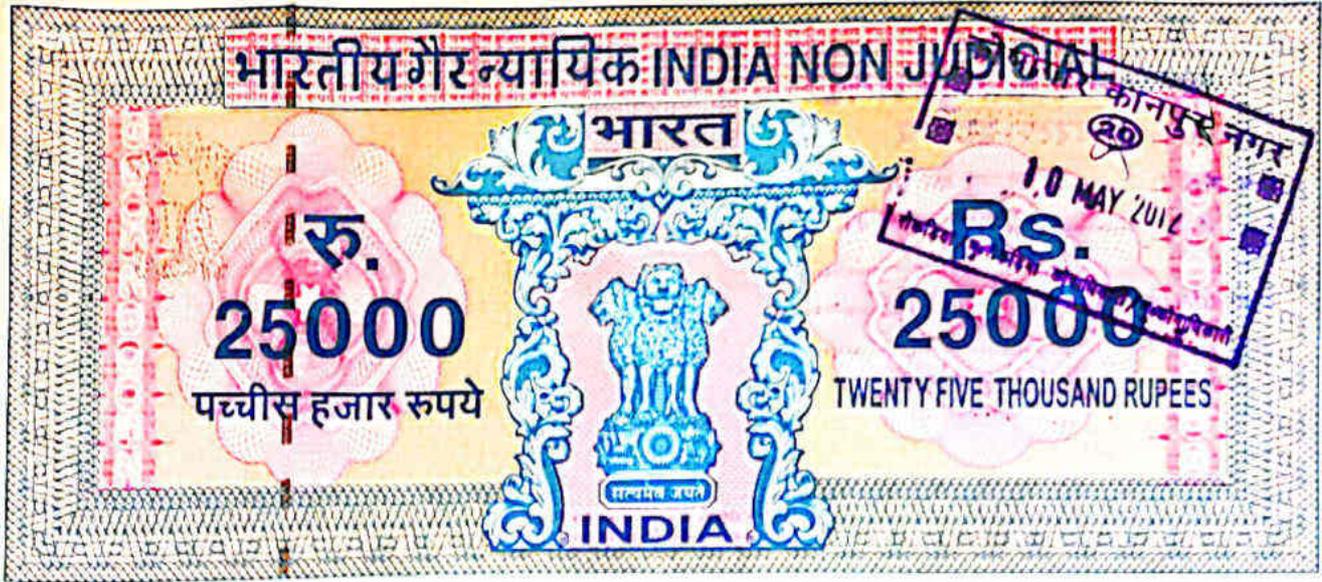
Arazi No. 318Min admeasuring 0.2025 Hec. = 2025 Sq. Mts. Total

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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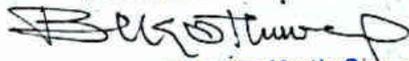
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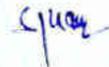
admeasuring 6140 Sq. Mts. situated at Singhpur Kachhar Kanpur

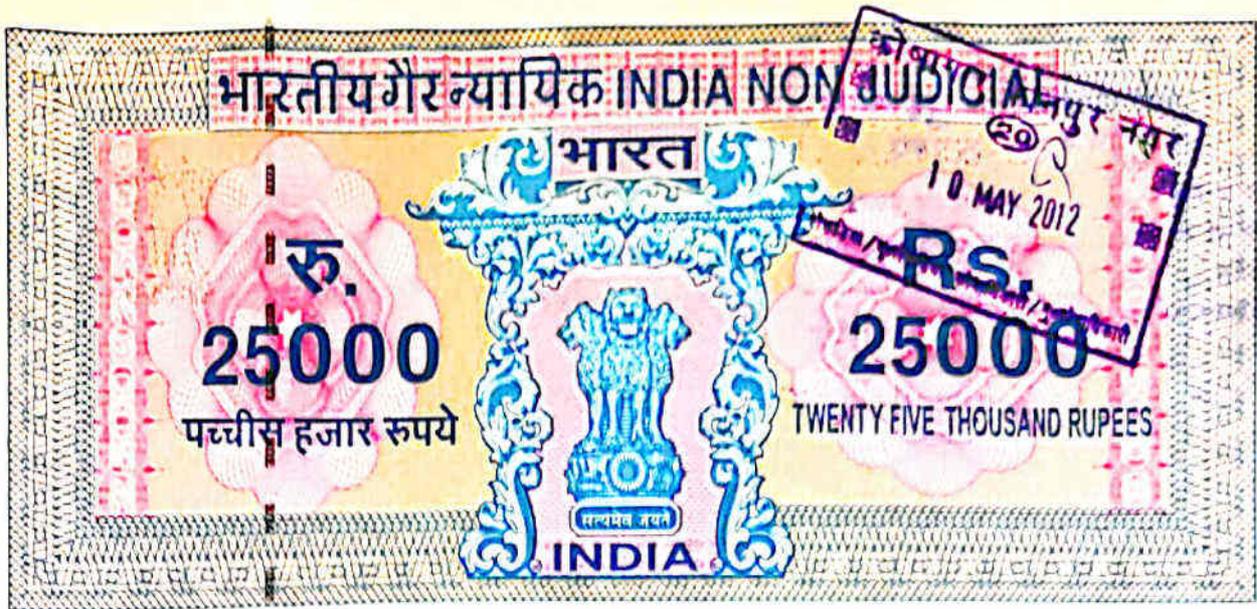
Nagar on the said sale consideration. The first party / Vendor is alone

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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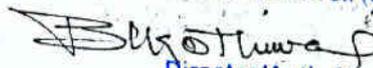
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and exclusive owner of the property hereby by sold, No other person is

owner in the said property in any manner what so ever.

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth. Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

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NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 3,68,40,000/- (Rupees

Three Crores Sixty Eight Lacs Forty Thousand Only) paid by

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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the Second party / Vendee to the First party / Vendor as per

details given at the foot of this deed receipt where of the First

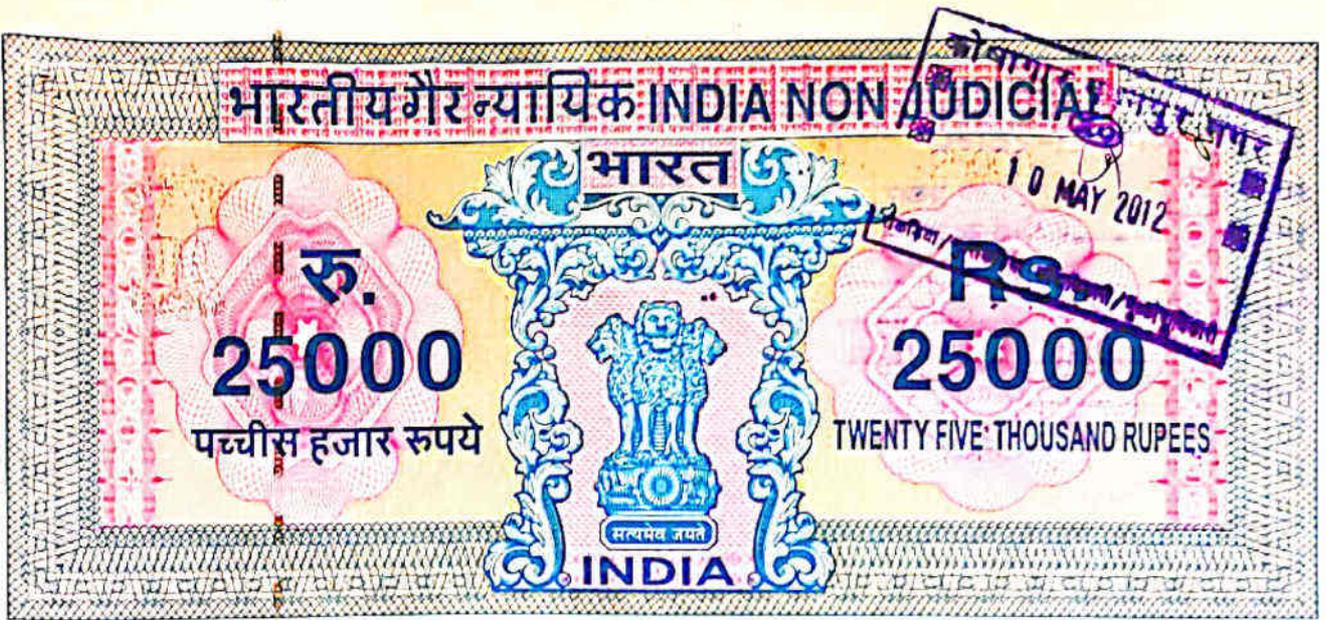
Party / Vendor do hereby admit and acknowledge, the First Party /

For Chetana Buildwell (P) Ltd.

Director/Auth Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

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Vendor hereby convey, transfer and sell to Second Party /

Vendee, part of arazi No. 317Min and 317Min admeasuring 4115

Sq. Mts. and Arazi No. 318Min admeasuring 0.2025 Hec. = 2025

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth. Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

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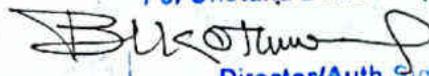
75

Sq. Mts. Total admeasuring 6140 Sq. Mts. situated at Singhpur

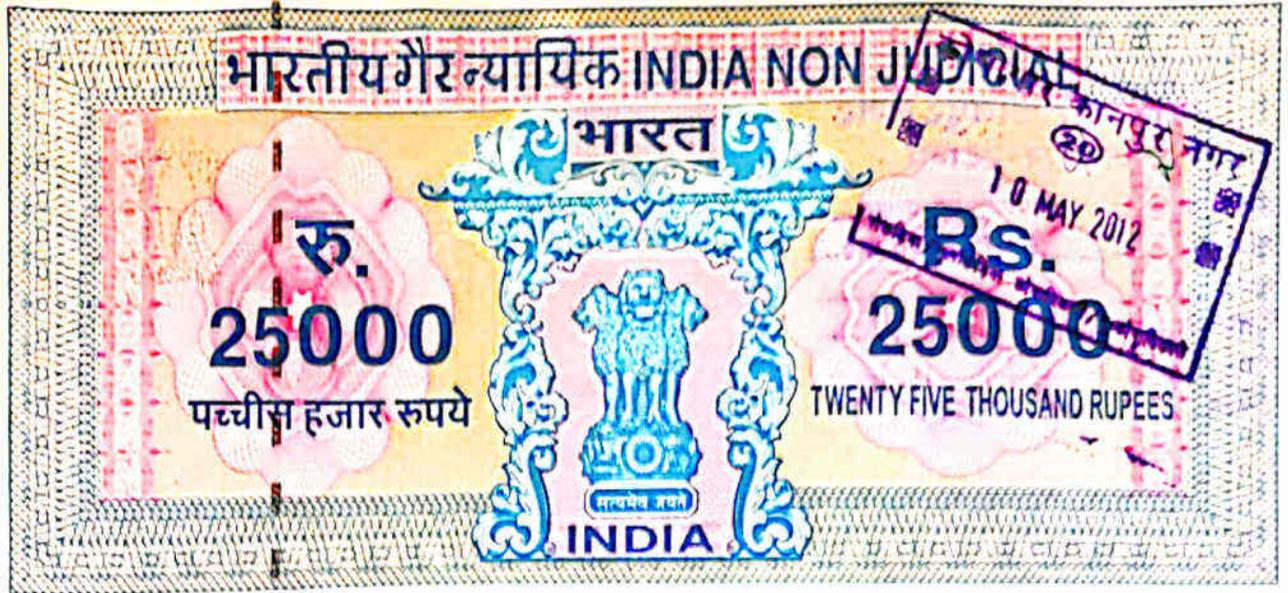
Kachhar Kanpur Nagar IN THE SHAPE OF OPEN LAND detailed

and bounded at the foot of this deed and shown in the map

For Chetana Buildwell (P) Ltd. Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth. Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

10 MAY 2012

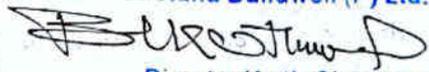
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attached to this deed with all easements and appurtenances

available to the Vendor/Seller.

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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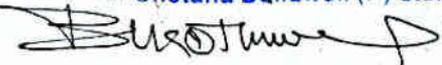
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2. TO HAVE and TO HOLD the same UNTO the Vendee/Purchaser

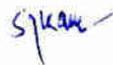
is absolute owner of the property free from all encumbrances, lien

and charges.

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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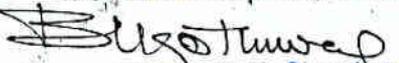
3. That the Vendor/Seller hereby covenant with the

Vendee/Purchaser that the Vendee/Purchaser may at all times

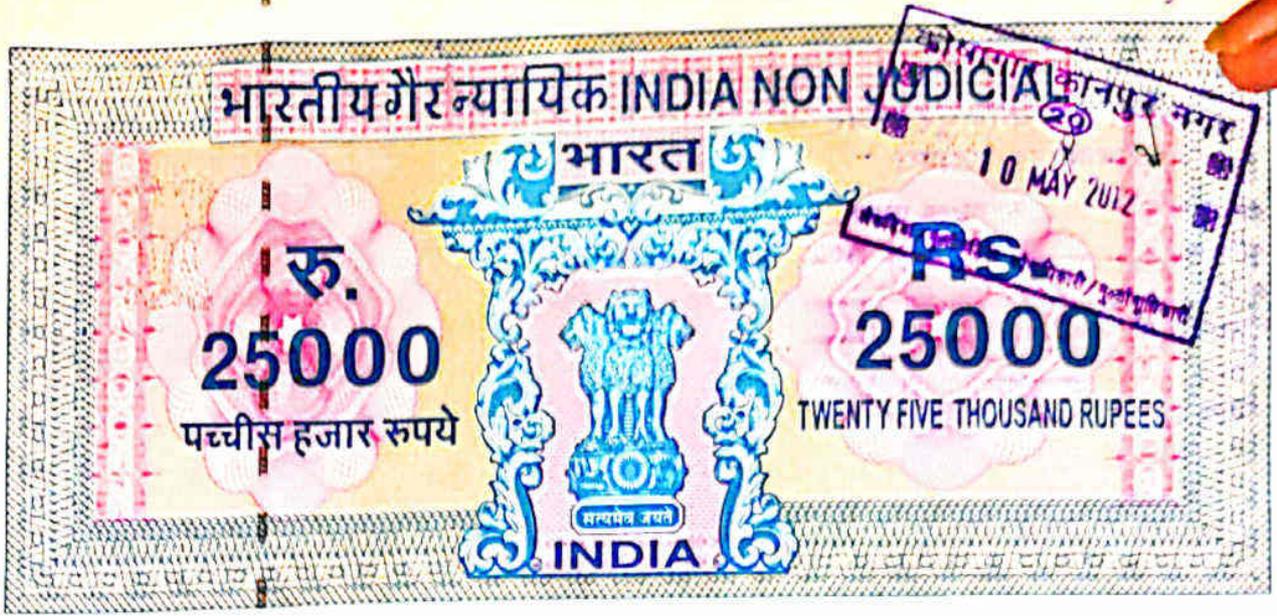
here in after possess and enjoy the said property hereby sold and

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

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conveyed to vendee without any obstruction or hindrance from the

side of the Vendor/Seller or any person claiming under or through

company or anybody else.

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.

[Signature]
Director, Authorizatory

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

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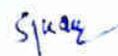
80

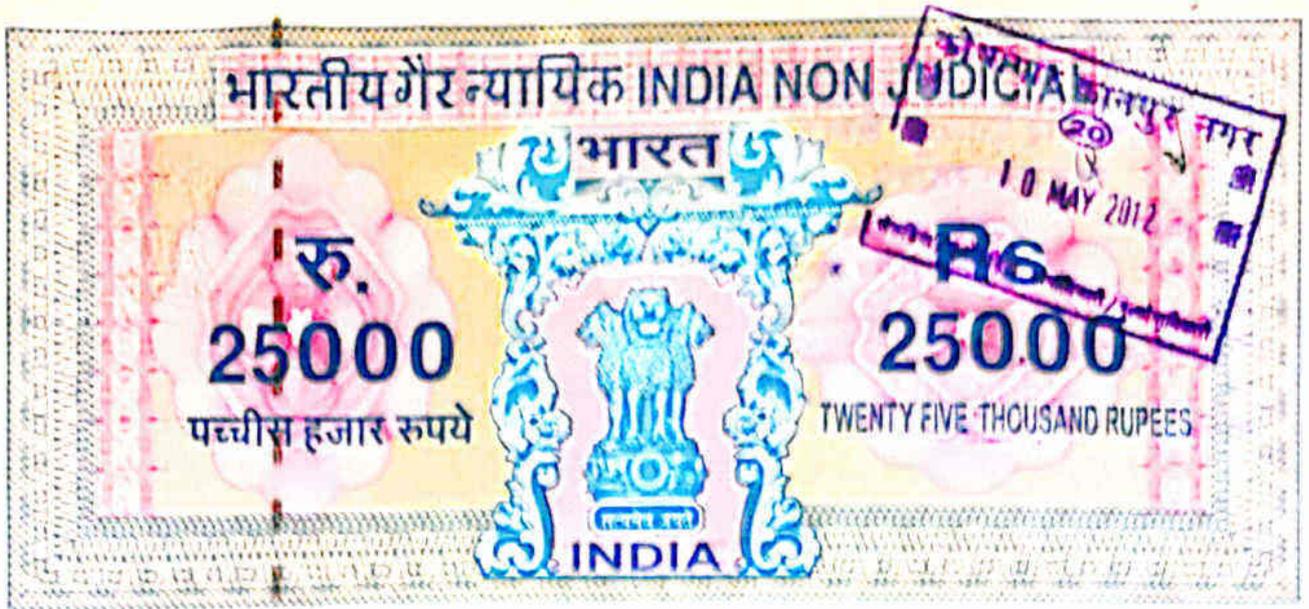
4. That the Vendor/Seller is not in any manner prohibited by any court of law or revenue or any other authorities from selling or transferring the said property and the same is not under any

For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

10 MAY 2012

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scheme of acquisition. The property hereby sold is free from all

encumbrances, lien and charges and the Vendor/Seller have full

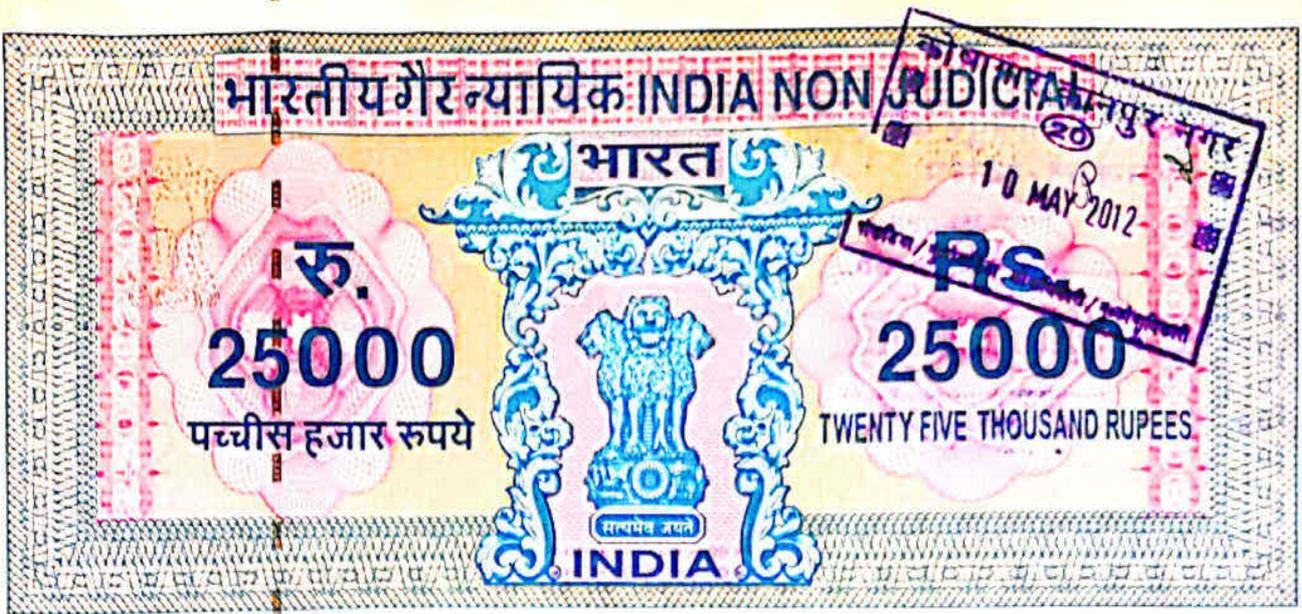
right to sell and transfer the same. The Vendor/Seller alone is the

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auth Signatory


Director



उत्तर प्रदेश UTTAR PRADESH

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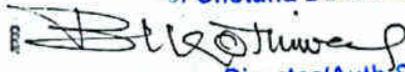
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owner of the property hereby sold and there is no one else to

claim any right, title or interest in the demised property. In case

anything contrary to above is found the Vendor/Seller hereby

For Chetana Buildwell (P) Ltd.


Director/Auth: Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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undertakes to keep the Vendee/Purchaser duly indemnified

against all losses etc. suffered or incurred by it. Any liabilities or

dues of any department / authorities prior to the date of this deed

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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shall be the sole responsibility of the Vendor / Seller to pay the

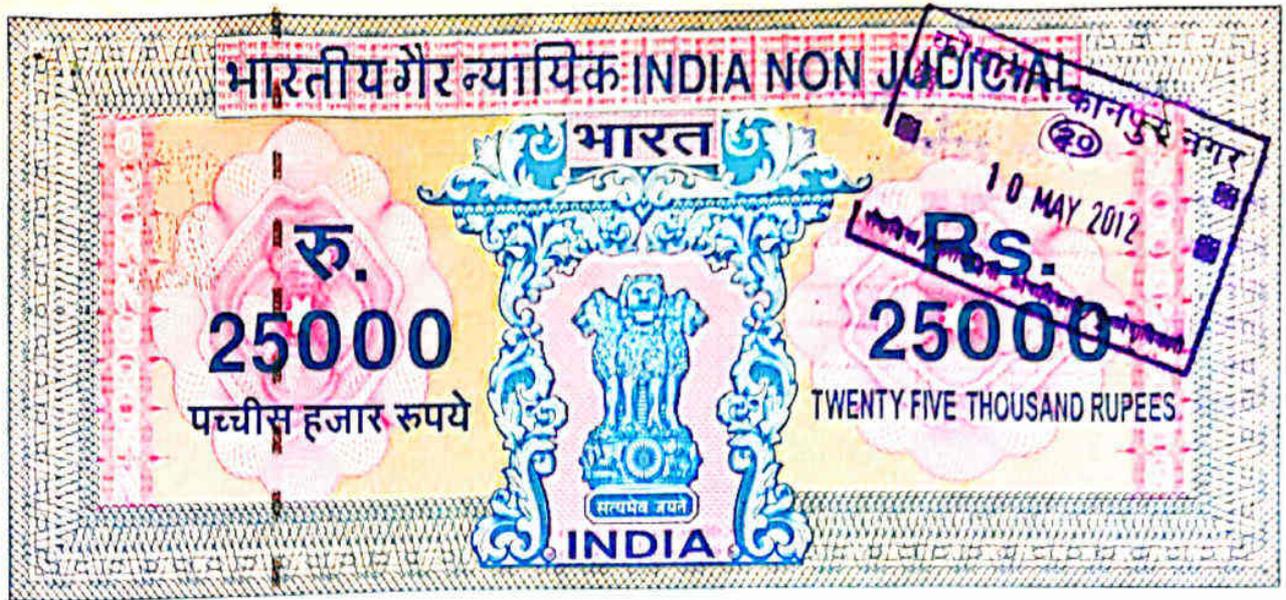
same.

For Chetana Buildwell (P) Ltd.

[Signature]
Director, Authority

For Galaxy Real Estate Developers & Builders (P) Ltd.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

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5. That In case property or any part of property goes out of hands of

Vendee/Purchaser the Vendor/Seller hereby undertakes to keep

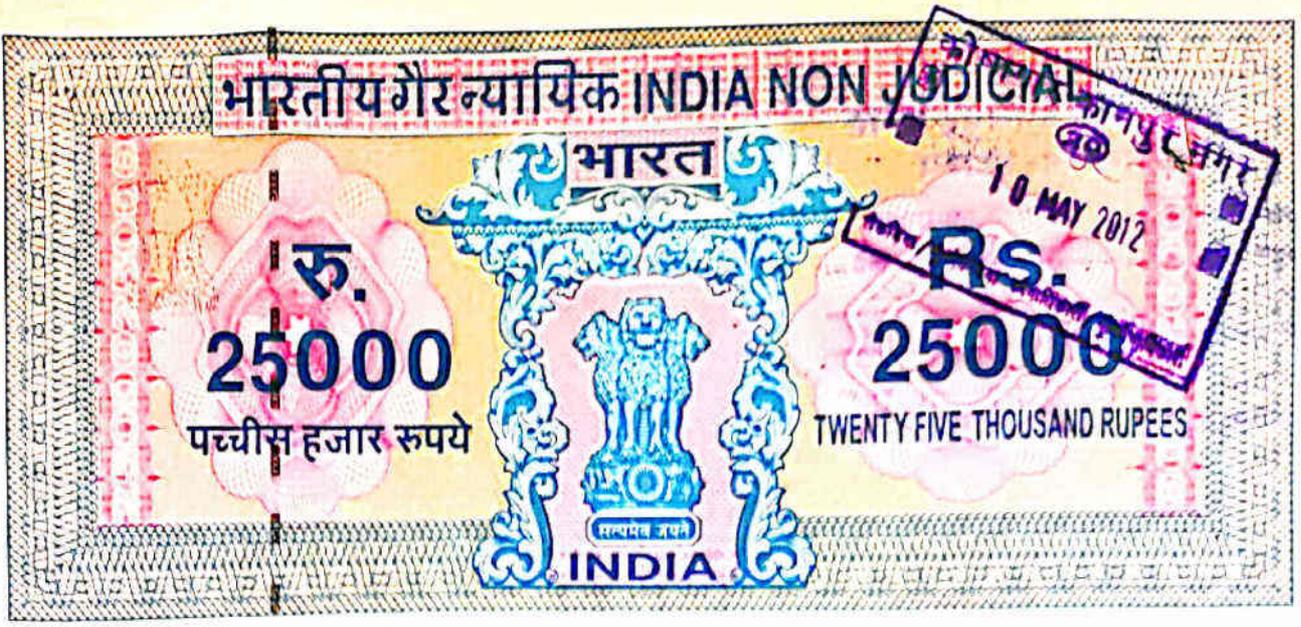
For Chetana Buildwell (P) Ltd.


Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

10 MAY 2012

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the Vendee/Purchaser duly indemnified against all losses etc.

suffered or incurred by it.

For Chetana Buildwell (P) Ltd.

[Signature]
Director/Auth Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

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6. That the Vendor/Seller has handed over vacant and peaceful

possession of the said property to the Vendee/Purchaser and the

Vendee/Purchaser is now the full and absolute owner of the same

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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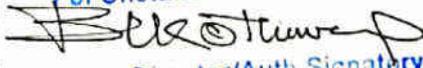
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with all rights and title in respect thereof. The Vendee / Purchaser

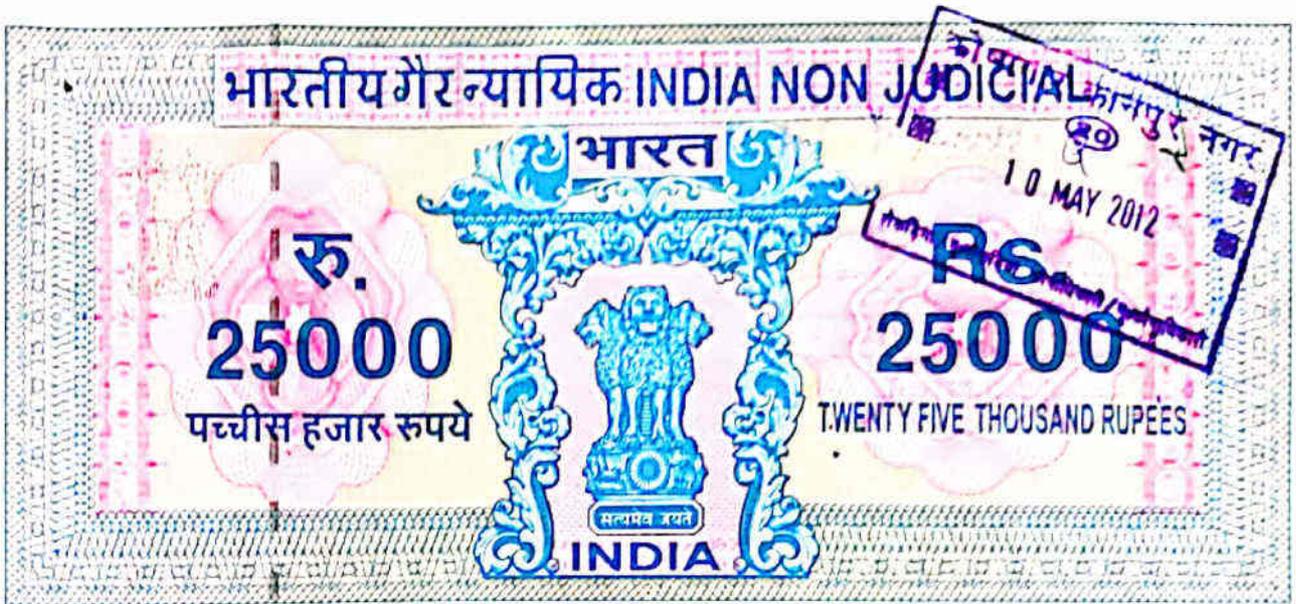
is authorized and empowered to get its name mutated in the

relevant records of revenue Authorities and Municipal Authorities

For Chetana Buildwell (P) Ltd.

Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

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and other records as owner of the said property at its own

expenses and to do other acts for the benefits of property. If any

consent will require then Vendor / Seller shall furnish in writing to

For Chetana Buildwell (P) Ltd.

Director/Auth Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

10 MAY 2012

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the competent Authorities in favour of Vendee/Purchaser. The

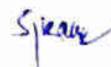
Vendee/Purchaser shall be entitled to sell, mortgage, Transfer or

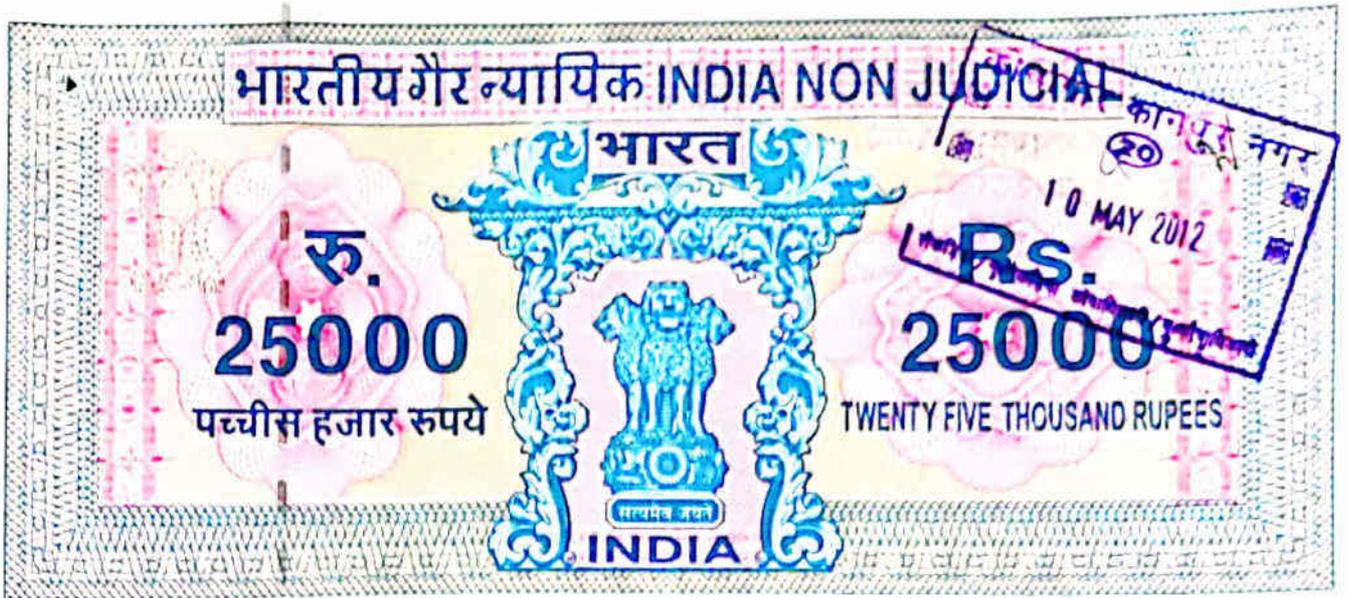
assign or otherwise deal with the property hereby sold as absolute

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

10 MAY 2012

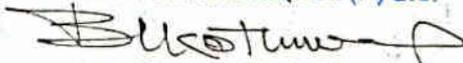
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owner thereof and the Vendor/Seller has no objection of any sort

in respect thereof.

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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7. That the stamp duty, registration charges and all other expenses

and contingencies about the sale deed is borne and paid by the

Vendee/Purchaser only.

For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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8. That the Vendor/Seller and all persons, agents claiming through it

shall at the request and cost of the Vendee/Purchaser do and

execute all such acts and deeds as may be reasonably required

For Chetana Buildwell (P) Ltd.

For Galaxy Real Estate Developers & Builders (P) Ltd.

Director/Auth Signatory

Director



उत्तर प्रदेश UTTAR PRADESH

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for more effectively securing the property hereby sold the

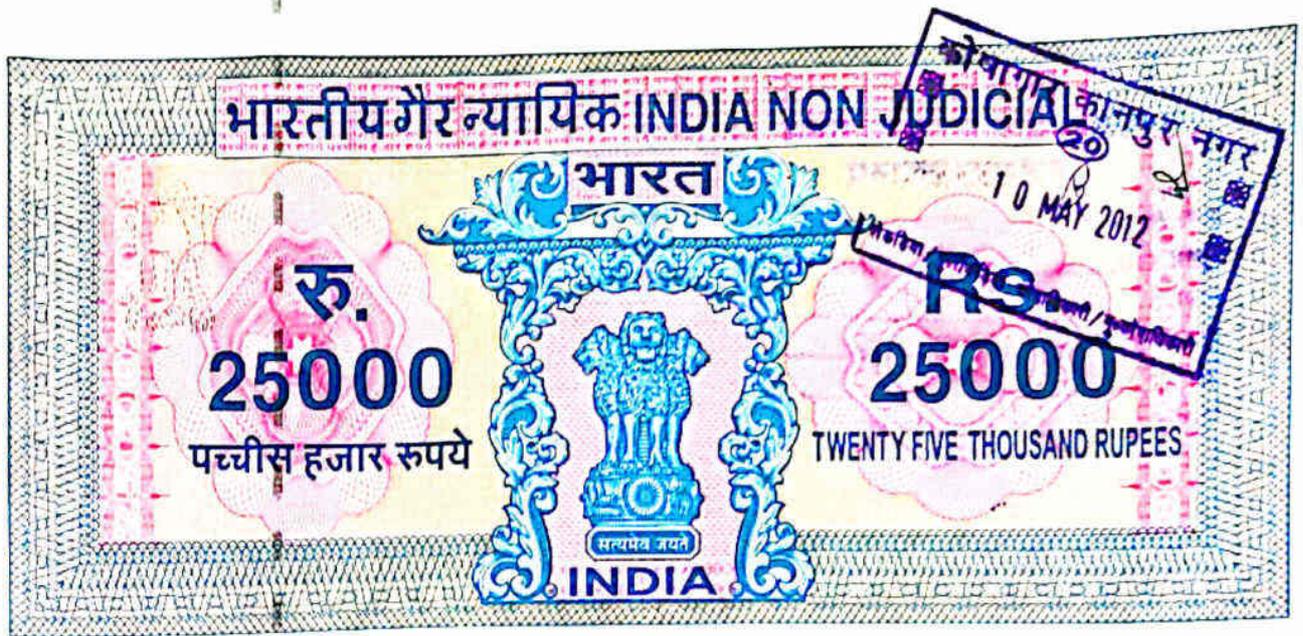
Vendee/Purchaser.

For Chetana-Buildwell (P) Ltd.
[Signature]
Director/Authorized Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

[Signature]

Director



उत्तर प्रदेश UTTAR PRADESH

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Mode of Payment : Total Sale Consideration of Rs.3,68,40,000 /-

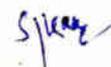
1. Rs. 50,00,000/- paid through cheque No. 131781 dated 22/04/2012

2. Rs. 21,00,000/- paid through cheque No 131776 dated 16/04/2012

For Chetana Buildwell (P) Ltd.


Director/Authorized Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.



Director



उत्तर प्रदेश UTTAR PRADESH

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6. Rs. 36,40,000/- paid through cheque No 131716 dated 10/05/2012

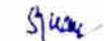
All drawn on YES Bank PADAM TOWER Branch Kanpur Nagar

Now nothing is due.

For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell Pvt

Director/Author


Director



उत्तर प्रदेश UTTAR PRADESH

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Boundaries of part of arazi No. 317Min and 317Min admeasuring 4115

Sq. Mts. and Arazi No. 318Min admeasuring 0.2025 Hec. = 2025 Sq.

For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell (P) Ltd.


Director, Chetana Buildwell (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

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Mts. Total admeasuring 6140 Sq. Mts. situated at Singhpur Kachhar

Kanpur Nagar. In the shape of open land.

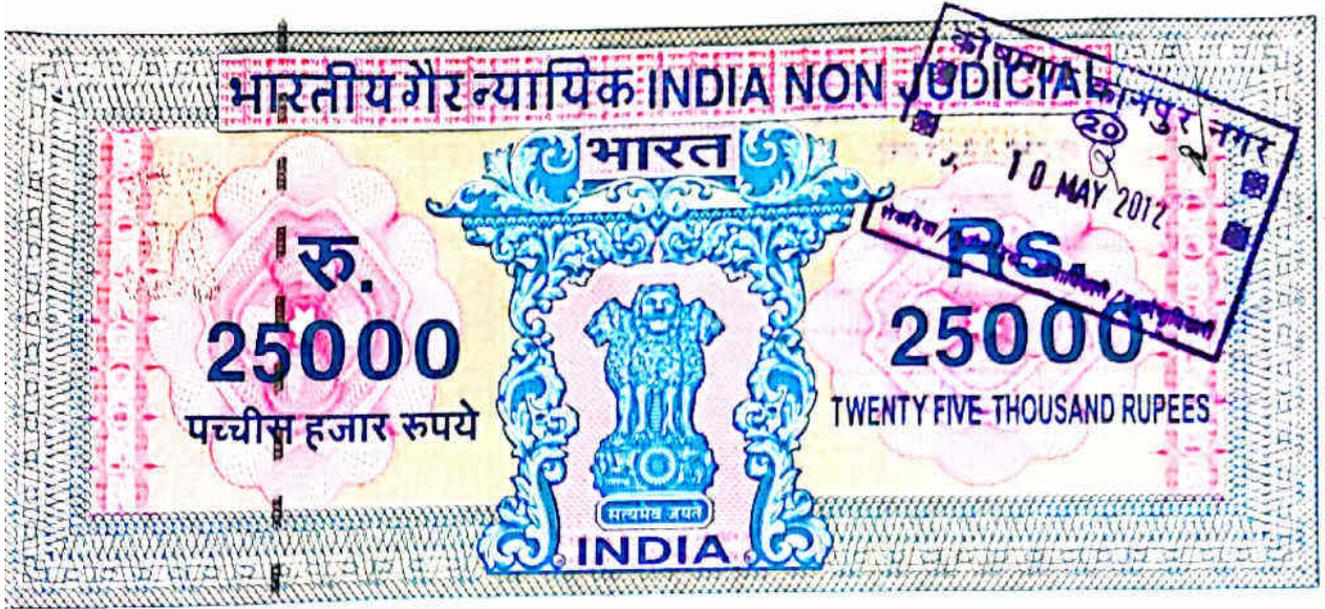
North : Arazi No. 320, 319 and 96

For Chetana Buildwell (P) Ltd

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director/Auditor


Director



उत्तर प्रदेश UTTAR PRADESH

B 853572

B 853572

100

South : Arazi No. 318 (part), and 317 (part)

East : Arazi No. 316

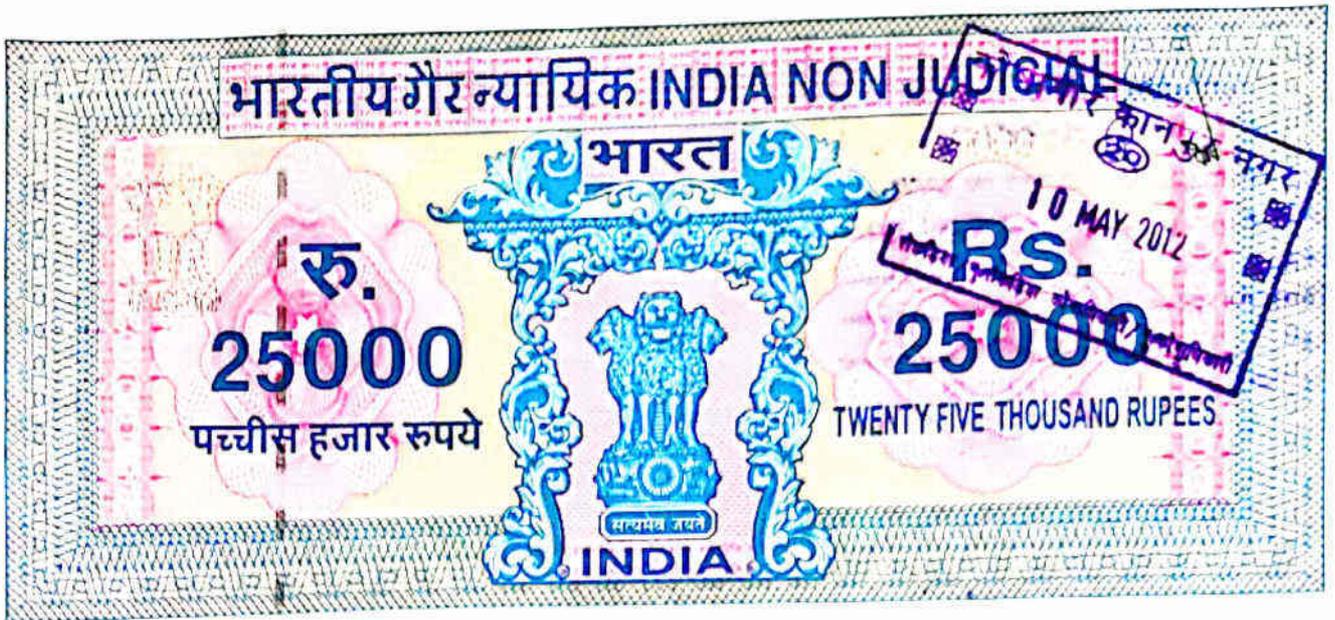
West : 30 Mts. Wide road

For Chetana Buildwell (P) Ltd.

Director/Auth. Signator

For Galaxy Real Estate Developers & Builders (P) Ltd

Signature



उत्तर प्रदेश UTTAR PRADESH

B 853573

B 853573

101

Finger Prints of Seller Sri Bhanwar Lal Kothiwal as Director of M/s

Chetna Buildwell Pvt. Ltd.

Right :

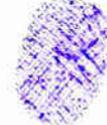
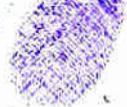
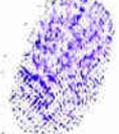
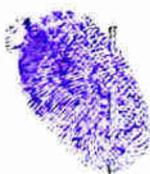
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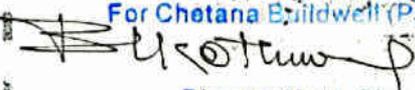
Index

Middle

Ring

Small



For Chetana Buildwell (P) Ltd.

Director/Aut. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.





उत्तर प्रदेश UTTAR PRADESH

B 853574

B 853574

102

Left :

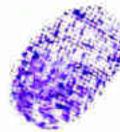
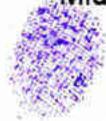
Thumb

Index

Middle

Ring

Small



For Chetana Buildwell (P) Ltd.


Director/Author Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

B 853495

B 853495

24
103

Finger Prints of Purchaser Sri Sanjay Kumar Jain Director of M/s
Galaxy Real Estate Developers & Builders Pvt. Ltd.

Right:

Thumb

Index

Middle

Ring

Small



For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell (P) Ltd.


Director/Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

X 278252

104

Left :

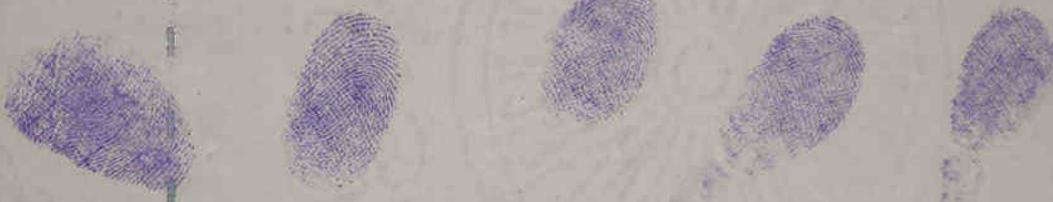
Thumb

Index

Middle

Ring

Small



For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell (P) Ltd.

Director/Auth Signatory

Director

कोषागार कानपुर नगर
जमरत-व्यापार

क्रम संख्या 20... स्टांप का प्रकार...
मूल्य रु०... 2579000

नाम...
पिता/पति का नाम...
पता...
दिनांक... 11/5/12

ने निष्पादन स्वीकार किया...
जिनकी पहचान श्री विजय प्रकाश गुप्ता
पुत्र श्री एस०पी०गुप्ता
पेशा व्यापार

निवासी 117/एच-1/600 पाण्डु नगर कानपुर
व श्री विनय मोदी
पुत्र श्री आई०पी०मोदी
पेशा व्यापार
निवासी 7/85 तिलक नगर कानपुर

ने की।
प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



M. Shankar -
मानवेन्द्र शास्त्री
उप निबन्धक (जोन-2)
कानपुर नगर।
11/5/2012





उत्तर प्रदेश UTTAR PRADESH

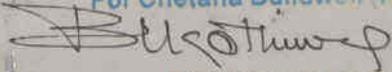
X 278251

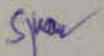
105

IN WITNESS WHEREOF the parties hereto have set and
subscribed their respective hands on the day, month and year first
above mentioned.

For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell (P) Ltd.


Director/Auth Signatory


Director

कोषागार काठपुर नगर

नमर १-२०००

क्र. संख्या (20) स्तर का प्रकार.....
मूल्य रु०..... ३५७९०००
नाम.....
पिता/पति का नाम.....
पता.....
दिनांक..... ११/५/१२

36,840,000.00/ 33,770,000.00 10,000.00 50 10,050.00 2,500
फीस रजिस्ट्री नकल व प्रति शुल्क योग अक्ष लगभग

प्रतिफल मालियत
श्री /श्रीमती मेसर्स चेतना बिल्डवेल प्रा०लि०द्वारा भंवर लाल कोठीवाल
पुत्र / पत्नी श्री स्व०बिहारी लाल कोठीवाल
पेशा व्यापार
निवासी स्थायी 7/194ए तिलक नगर कानपुर
अस्थायी पता
ने यह लेखपत्र इन कार्यालय में दिनांक 11/5/2012 समय 6:12PM
बजे निदम्य हेतु पेश किया।

Bhottam



M. Shankar
मानवेन्द्र शास्त्री
उप निबन्धक (जोन-2)
कानपुर नगर।
11/5/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता *Bhottam*
श्री/श्रीमती मेसर्स चेतना बिल्डवेल प्रा०लि०द्वारा
भंवर लाल कोठीवाल
पुत्र/पत्नी श्री स्व०बिहारी लाल कोठीवाल
पेशा व्यापार
निवासी 7/194ए तिलक नगर कानपुर



क्रेता
श्री/श्रीमती मेसर्स गैलेक्सी रि०इ०डेव०एण्ड
बिल्डर्सप्रा०लि०द्वारासंजयकुमारजैन
पुत्र/पत्नी श्री स्व०एस०सी०जैन
पेशा व्यापार
निवासी 111/98ए अशोक नगर कानपुर





उत्तर प्रदेश UTTAR PRADESH

X 278250

106

WITNESSES

1. *Vijai Prakash*
Vijai Prakash Gupta
S/o Mr. S. P. Gupta
117/H-1/600,
Pandu Nagar, Kanpur.

[Signature]
Vendor/Seller

For Galaxy Real Estate Developers & Builders (P) Ltd.

For Chetana Buildwell (P) Ltd.

[Signature]
Director/Auth. Signatory

[Signature]
Director

कोषागार कानपुर शहर

जन्म-रहस्य

क्रम संख्या 20 रास्य का प्रकार.....

मूल्य रु० मिल रास्य रु० 57900/-

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक उस्तादर विक्रेता

Registration No.:

11/5/12 2613

Year :

2012

Book No. :

1

0101 मेसर्स चेतना बिल्डवेल प्रा०लि०द्वारा भंवर लाल कोठीवाल
स्व०बिहारी लाल कोठीवाल
7/194ए तिलक नगर कानपुर
व्यापार





उत्तर प्रदेश UTTAR PRADESH

X 278249

107

For Chetana Buildwell (P) Ltd.

Director/Auth Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

Director

2.


VINAY MODI
S/o Shri J. P. Modi
7/85 Tilak Nagar
Kanpur

Vendee/Purchaser

Drafted by


(BHARAT BHATNAGAR)
Advocate

कोषागार कानपुर शहर
नगरपालिका-रुम्मा

क्रम संख्या 20 सामान का प्रकार.....
मूल्य रु०..... शामिल स्वाम्य रु०.....
नाम.....
पिता/पति का नाम..... 2579000L
धर्म.....
दिनांक..... 11/5/12

हस्ताक्षर
क्रेता

Registration No. : 2613

Year : 2012

Book No. : 1

0201 मेसर्स गैलेक्सी रिडोडेव0एण्ड बिल्डर्सप्रा0लि0द्वारासंजयकुम
स्व0एस0सी0जैन
111/98ए अशोक नगर कानपुर
व्यापार



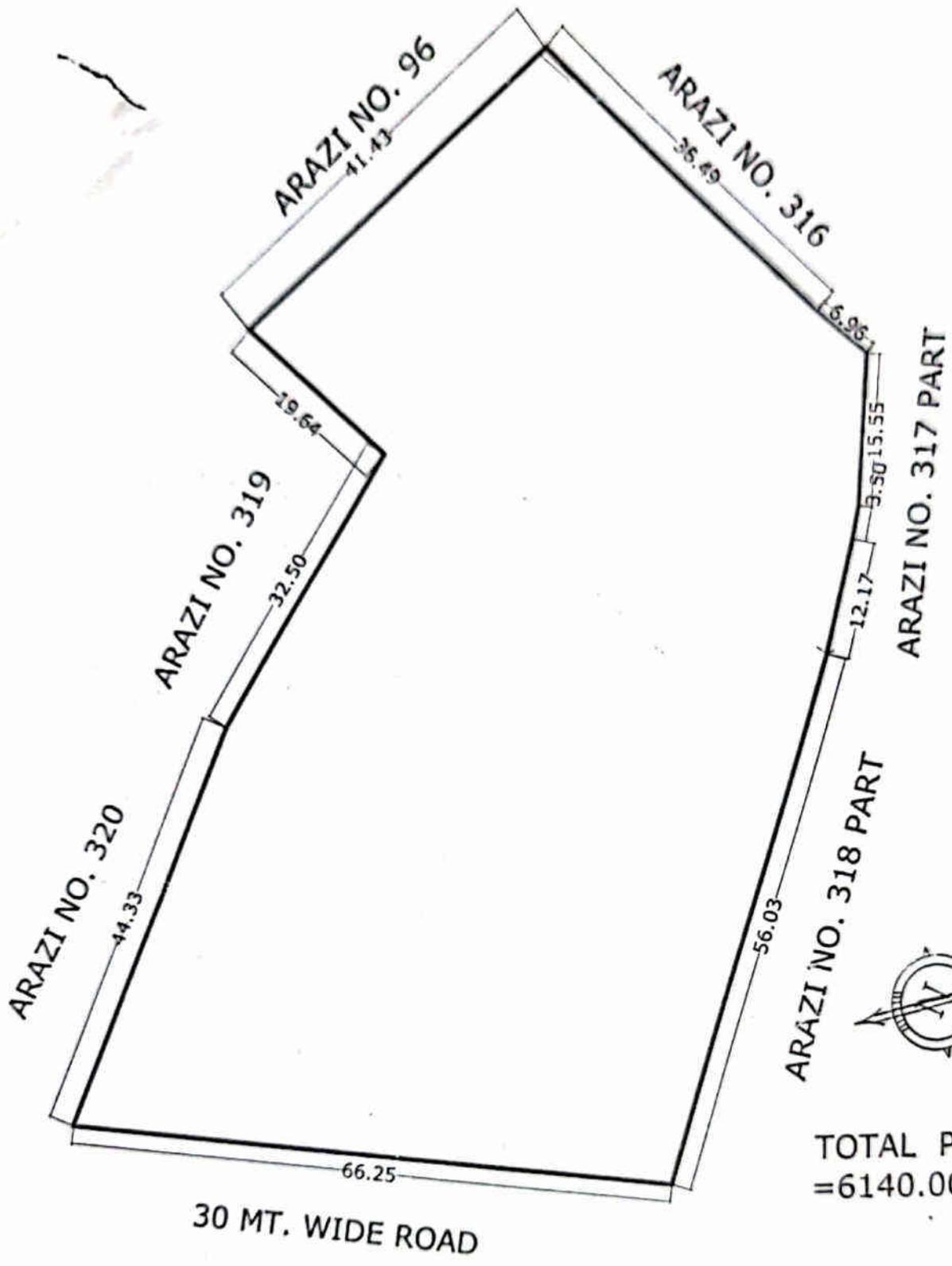


For Chetana Buildwell (P) Ltd.

B. S. G. S. S.
Director/Auth. Signatory

For Galaxy Real Estate Developers & Builders (P) Ltd.

S. K. S.
Director



TOTAL PLOT AREA
= 6140.00 SQMT.

PLAN OF ARAZI NUMBERS 317 PART AND
318, SINGHPUR KACHHAR, KANPUR NAGAR

N.T.A

Case No:- 847/12-13
आदेश दि०:- 26/04/13
N.T. शर्मा

आज दिनांक 11/05/2012 को
वही सं. 1 जिल्द सं. 5407
पृष्ठ सं. 1 से 218 पर क्रमांक 2613
रजिस्ट्रीकृत किया गया ।

M. Shankh-
मानवेंद्र शास्त्री
उप निबन्धक (जोन-2)
कानपुर नगर ।
11/5/2012

