



उत्तर प्रदेश UTTAR PRADESH

31AC 640015

मैट्रिकल पर स्थाप्त 1430, 000/- करोड़ का छात्र बोर्ड

Cost 102

SUB-REGISTRAR-II
NOIDA

24 MAR 2014

क्रमांक ७७ स्टाम्प विक्री की विवि

स्टाम्प छार्क करने का प्रबोजन *Certified Copy* -

स्टाम्प केता का नाम व शूरा पता

स्टाम्प जी बवरारी

शिव कुमार नोवेल (स्टाम्प विक्रेता)

लाइ नं १०२/२००६ लाइ की अवधि ३३-०३-२०१७

उप-निकालक कार्यालय यारिम नोएल (३००७)

R.S.GARG. Adv. NOIDA
Ch. no. 25, Sector-33, NOIDA -





SALE DEED



Sale consideration

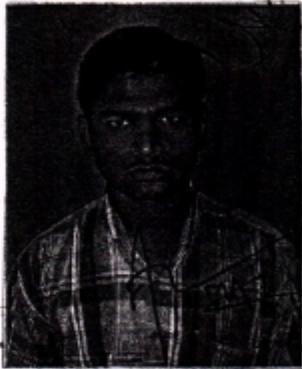
: Rs.1,43,00,000/-

Stamp duty

: Rs.14,30,000/-

Circle Rate

: Rs.2200/- per Sq. Mt.



Details of Land

Residential land measuring 2-11-8-0 Bigha Pukhta (Two Bigha Eleven Biswa Eight Biswansi) in Khasra No.527/4 of Khata No.297 or 7774 sq. yds. (6500 sq.mts.) situated at Village MOHIUDDIN PUR KANAWANI, Paragna Loni, Tehsil Dadri, District Gautam Budh Nagar hereinafter referred to as the said land.

This SALE DEED is made and executed at NOIDA on this 12th day of May, 2005, Between **M/S DUDHESWAR BUILDERS**, II-C/135 NEHRU NAGAR, GHAZIABAD U.P. through its Authorized partners and Signatories **SHRI PAWAN KUMAR** son of **SHRI SATPAL** resident of II-C/135 NEHRU NAGAR GHAZIABAD U. P. and **SHRI VINEET GOEL** son **SHRI DHANESH GOEL** resident of C-88 LOHIA NAGAR GHAZIABAD U.P. of the FIRST PART, hereinafter called the VENDOR

AND **M/s. NIHO CONSTRUCTION LTD.** having its registered office at X-22, First Floor, Hauz Khas, New Delhi through its Authorized Signatory **MISS SEEMA NAIR** D/o Shri R.C. Nair resident of 438, GururamDas Nagar, Laxmi Nagar Delhi-92, of the SECOND PART hereinafter called the VENDEE (the expression and words of the VENDOR and the VENDEE shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and legal representatives respectively.

Shreeji

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WHEREAS the VENDOR aforesaid is the lawful and actual owner and in possession of land comprised in and pertaining to khata no.297 khasra no. 527/4 (2-11-8-0 Bigha Pukhta) situated in village MOHIUDDIN PUR KANAWANI Tehsil DADRI district GAUTAM BUDH NAGAR U.P. which was acquired by the VENDOR from SMT. SHAMA SURI wife of SHRI.G.SAGAR SURI resident of 14-C, 6 Tilak Marg, New Delhi which was registered in the office of sub-registrar through SALE DEED duly registered in office of Sub-Registrar NOIDA on dated 01.07.2003 and 17.05.2004 hereinafter referred to as the said land.

AND WHEREAS the VENDOR aforesaid is desirous to sell the said land in favor of the VENDEE for the total sale consideration of Rs.1,43,00,000/- (Rupees One Crore Forty Three Lacs only) and the VENDEE has also agreed to acquire the same for this very amount.

AND WHEREAS Miss Seema Nair D/o SHRI R.C. Nair of the VENDEE company is duly authorized to purchase the said land, make payment of the consideration and to take possession on behalf of the VENDEE vide resolution passed by its Board of Directors in its meeting held on 5th May, 2005.

NOW THIS SALE DEED WITNESSTH AS UNDER :-

That the VENDOR herein doth by way of absolute sale hereby sell, convey and assign to the VENDEE the said land being residential land measuring 2-11-8-0 Bigha Pukhta (Two Bigha Eleven Biswa Eight Biswansi) in Khasra No.527/4 of Khata No.297 or 7774 sq. yds. (6500 sq.mts.) Situated at Village MAHIUDDIN PUR KANAWANI, Paragna Loni, Tehsil Dadri, District Gautam Budh Nagar and the VENDEE shall hereinafter become the absolute owner of

De-meeting

Not



the same and shall enjoy all rights of ownership and possession of the said land.

That the total sale consideration of the said residential land has been settled as Rs.1,43,00,000/- (Rupees One Crore Forty Three Lacs only) between **both the parties**.

That the VENDOR aforesaid has received an amount of Rs.1,43,00,000/- (Rupees One crore forty three lacs only) from the VENDEE aforesaid, the receipt which of the VENDOR aforesaid hereby acknowledges. The payment has been made in the following manner: -

MODE OF PAYMENT

Payment received vide cheque no.583527 dt.12-05-2005
Rs.1,43,00,000/- (Rupees One Crore Forty Three Lacs only)
drawn on Vijaya Bank, Hauz Khas, New Delhi Branch

That now there is no balance due towards the VENDEE to be paid to the VENDOR aforesaid in respect of the above said residential land.

That the VENDOR aforesaid assures that VENDEE that the title of the above said residential land is absolutely clear, marketable and free from all sorts of encumbrances such as charges, sale lien, gift, pledge, loan, dispute, mortgage, attachment, injunction, exchange and decree of any court of law, if it is proved otherwise the VENDOR shall be liable and responsible for the same.

That the ~~VENDOR assures the VENDEE~~ that there is no agreement to sell executed by the VENDOR in favour of any body else in respect of the said residential land.

U. Mehta




S. Mehta





That the VENDOR aforesaid has handed over that vacant and actual physical possession of the said residential land to the VENDEE aforesaid on the spot.

That the said residential land is far away from the main road.

That the VENDOR does not belongs to SC/ST.

That the VENDEE shall be entitled to use the same in any manner, but according to byelaws.

That the VENDEE is at liberty to get the said land mutated in his own name, in the revenue authority-Records, over which the vender shall have no objection.

That the circle rate of the above said residential land is Rs.2200/- (Rupees Two thousand two hundred only) per sq. mt. as fixed by the collector, G.B. Nagar.

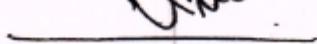
That the VENDOR aforesaid assures the VENDEE that the above said residential land is not under acquisition of any concerned authority/NOIDA.

That the said land is not situated on any main road and the said land is situated on 24 mts. Wide road being developed by the previous Land Lord Smt. Shama Suri through her Developer Company Delhi Auto & General Finance Co. Pvt. Ltd., having its registered office at Asaf Ali Road, New Delhi, Director Shri G Sagar Suri S/o Late Shri. Udho Ram Suri resident of 14-C, Sagar Apartments, 6 Tilak Marg, New Delhi.

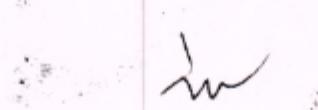
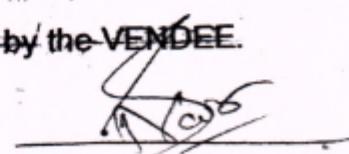
That stamp duty and other expenses for preparation, execution and registration of this sale deed have been borne and paid by the VENDEE.



Q. Baw



Vineet





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Details of PAN No.

PAN No. of M/s. DUDHESHWAR BUILDERS is AADFD 3614L.

PAN No. of M/s. NIHO CONSTRUCTION LTD. is AABCN 8530G.

IN WITNESSES WHEREOF: -

Both the parties hereto have set their respective hands on this SALE DEED at NOIDA, on this 12th day of MAY 2005, in the presence of the following witnesses: -

WITNESSES: -



मारत सिंह राठा बहू

1. इलम ट्राई डो 56
अम्बिकर बो गाडियाल
(मा का)

VENDOR

VENDEE



महेश कुमार शर्मा
विवेक नगर
पटना बिहार
प्रधान

महेश कुमार शर्मा
विवेक नगर
पटना बिहार
प्रधान



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ENDOR: - M/S DUDHESWAR BUILDERS through Partners
 Sh. Paawan Kumar Singh, Satpal ~~11-C/135~~ 11-C/135
 Nehru Nagar, GBD & Vineet Goel Singh Chauhan
 Goel Kt. C-88 Laxmi Nagar GBD

VENDEE: - M/S NIHO CONSTRUCTION LTD Through Miss Suresh
 Nair & Sh. R.C. Nair Rd 438, Gururam Das
 Nagar, Laxmi Nagar Delhi-92

DETAILS OF LAND: - Residential land 6500 Sq. Mts
 (2-11-8) Bigha Pataka) situated at
 Village, Mohiddinpur, Panawani, Noida
 Thadriatali - GB. Nagar
 Khasra No. — 527/4



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Presented with document
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 S.R. NOIDA



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199 दिन 12 May 2005 रु 2500/- Nihon Construction Ltd. x-22, first floor
Houz Khas New Delhi द्वारा अपर्याप्त रोकड़ी जैसा व्यापक गांव लून नगर गोदाप

200 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

201 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

202 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

203 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

204 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

205 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

206 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

207 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

208 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

209 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

210 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

211 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

212 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

213 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

214 दिन 12 May 2005 रु 2500/- स्थाप नं 199 में शामिल किया है अपर्याप्त (मौजू)

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नं० २४७ दि० १२ मार्च २००५ रु० २५०००/- स्थाप्य नं० १९९ में शामिल किया है अपठीन (पृ० १०)

नं० १५७ दि० २८/४/२०१५ रु० १५००५ स्टाप्प नं० १२९ में शामिल किया है द्विपटी (म०)

नं० २५९ दिन १२ मार्च २००५ रु० २५००० स्थाप नं० १२९ में शामिल किया है अपठीत (मौ०)

नं० 250 दि० 12 मार्च 2005 रु० 2500/- स्टाम्प नं० 199 में शामिल किया है। उपरीत (मा०)

नं० २५ दि० २००५ रु० २९०८ स्थाप नं० १९९ में शामिल किया हॉ शुपरीत (भौ)

नं० २५२ दि० १२ मार्च २००५ रु० २५०००। स्थाप नं० १९९ मे० शामिल किया है दूषपठेत (म० १०)

नं० २५३ दि० १२ मार्च २००५ रु० २५०००५ स्वाम्य नं० १९९ मे० सामिल किया है० अधिक० (मो०)

254 दि 12 मार्च 2025 दर 500/- = 199 रुपये (मौजूदा)

नं० २५२ दि० १२ मार्च २००५ दृष्टिकोण स्थाप नं० १९९ में शामिल किया हॉ अपठीत (म० ७१९)

ਬਈ ਜਾਣ ਗੋਲਕੁ 12074. ਕੋਈ 730 ਬੇਜਾਂ 2965
 ਪੇਟ ਆਡੀ ਵਿਨਾਕ 13.5.2005 ਕੋ ਕਾਨੀਕੁ ਕੋ ਗਡੀ 5d-
 ਤੀਂ ਪਾਂਥ ਪਾਂਥ 3 ਤੀਂ 10 ਨੀਵੀਂ 100 (੩੦)

नं० दि० ५६१ - २०१८ स्थाप्य नं० सत्य खंडन अधिकारी (म०)

नं० दि० रु० स्टाप्प नं० मैं शामिल किया हू० (मात्रा)

पढ़ा

संग्रहा

सत्य प्रतिलिपि

स० र० H नौएडा

