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उत्तर प्रदेश UTTAR PRADESH

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मैल पर स्वयं 1430/000 रुपये का रुका किया गया।

[A large, sweeping blue ink signature or flourish is written across the page, starting from the right and curving around to the left.]

[Handwritten signature/initials in blue ink.]

SUB-REGISTRAR-II
NOIDA

24 MAR 2014

क्रमांक ११ स्टाम्प विक्रेता की विधि

स्टाम्प कब करने का प्रयोजन Certified Copy

स्टाम्प केता का नाम व पूरा पता

स्टाम्प की बनरशि शिव कुमार मोदल

शिव कुमार मोदल (स्टाम्प विक्रेता)

लाभ नं० १०२/२००६ लाभ की अवधि ३३-०३-२०१४

उप-निबन्धक कार्यालय यरदिह भोयडा (३०७३)

R.S.GARG. Adv. No 12A
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.

[Signature]

[Signature]

Sale Deed 1,43,00,000/-

5000/-
5000/-
कुं श्रीमा नायर
कुं श्रीमा नायर

438 गुरुनराम दास नगर लक्ष्मी नगर दिल्ली

13/5/05

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13.5.05



14300000/-
पवन कुमार पुत्र श्री सरपाल
व विनीत जयल डी.पी.
भारत सिंह राठी
इलम सिंह
56 अम्बेडकर रोड गांधीबाद
धनैश कुमार
राम अक्लर
बैरपुर दादरी गांधीबाद

गांधीबाद नगर गांधीबाद
C-88 लोहा
से कुं श्रीमा नायर डी.पी.

Signature

Signature

13.5.05

Signature


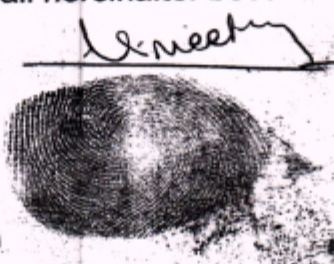
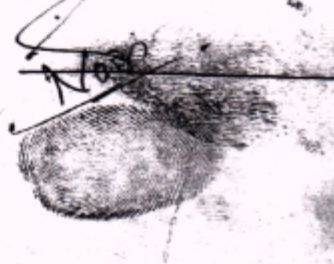
WHEREAS the VENDOR aforesaid is the lawful and actual owner and in possession of land comprised in and pertaining to khata no.297 khasra no. 527/4 (2-11-8-0 Bigha Pukhta) situated in village MOHIUDDIN PUR KANAWANI Tehsil DADRI district GAUTAM BUDH NAGAR U.P. which was acquired by the VENDOR from SMT. 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



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

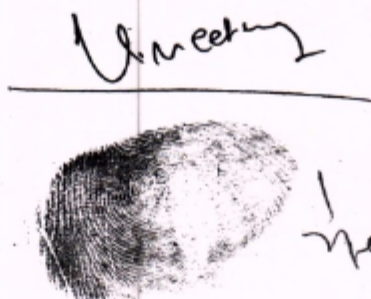
Payment received vide cheque no.583527 dt.12-05-2005
Rs.1,43,00,000/- (Rupees One Crore Forty Three Lacs only)
drawn on Vijaya Bank, Hauz Khas, New Delhi Branch

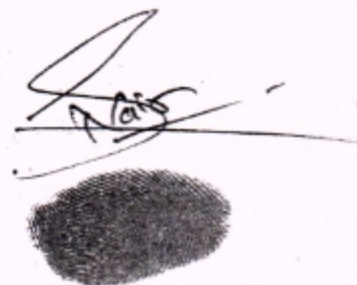
That now there is no balance due towards the VENDEE to be paid to the VENDOR aforesaid in respect of the above said residential land.

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.









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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.


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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: -



1. भारत सिंह राठी बंशी
इलाहाबाद No 56
अम्बेडकर रोड गाजिपुराद
(आ. का.)

2. एन.ए. कुमार श्री. रामकृष्ण
16/10/2005/ 11/5/05
अम्बेडकर रोड



VENDOR

[Signature]

VENDEE

[Signature]

[Signature]
महेश कुमार राठी
बे. का. 16/5/05
मी. 16/5/05



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ENDOR:- M/S DUDHESWAR BUILDERS through Partners
 Sh. Pawan Kumar Shah. Satpal R/o 11-C/135
 Nehru Nagar GBD & Vineet Goel Shah Charanesh
 Goel R/o E-88 Lohia Nagar GBD.

VENDEE:- M/S NIHO CONSTRUCTION LTD through Miss. Sunita
 Nair S/o Sh. R.C. Nair R/o 438, Gauram Das
 Nagar, Laxmi Nagar Belli-92

DETAILS OF LAND:- Residential Land 6500 Sq mtr
 (2-11-8) Bagha Puteh situated at
 Village, Mohaddipur Banawan P/20m
 Thadri Dist:- GB. Nagar
 Khasra No. = 527/4



Q. An

Presented with document
 No. 2965 of 200
 S.R. NOIDA



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- नं० 199 दि० 12 May 2005 रू० 25000/- Nihon Construction Ltd. X-22 first floor
Hauz Khas New Delhi SD अपरीत रोडिया किंवा धर्मा धर्मा रोडिया नं० 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 200 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 201 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 202 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 203 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 204 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 205 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 206 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 207 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 208 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 209 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 210 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 211 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 212 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 213 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)
- नं० 214 दि० 12 May 2005 रू० 25000/- 199 में शामिल किया ह० अपरीत (मौ०)

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नं० २५६ दि० १२/०४/२००९ रू० २५०००/- स्लाम्प नं० १९९ में शामिल किया ह० अपरीत (मौ०)

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नं० दि० स्तम्भ नं० में शामिल किया ह० (मौ०)

सुना ✓



सं० र० II नीएडा

