

3



INDIA NON JUDICIAL

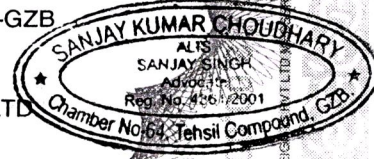


IN-UP89524584578728V

Government of Uttar Pradesh

e-Stamp

RAJ KUMAR GUPTA
 LICENSE NO. 11
 TEHSIL, GHAZIABAD



Certificate No. : IN-UP89524584578728V
 Certificate Issued Date : 17-Aug-2023 11:56 AM
 Account Reference : NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUP1400030463248804324491V
 Purchased by : MESSERS WINDSOR PARADISE HEIGHTS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : AGRICULTURE LAND IN KHASRA NO.527MIN VILLAGE NOOR NAGAR GHAZIABAD
 Consideration Price (Rs.) :
 First Party : BALA DEVI
 Second Party : MESSERS WINDSOR PARADISE HEIGHTS PVT LTD
 Stamp Duty Paid By : MESSERS WINDSOR PARADISE HEIGHTS PVT LTD
 Stamp Duty Amount(Rs.) : 1,33,00,000
 (One Crore Thirty Three Lakh only)

सत्यमेव जयते

Verified By

Registration Clerk
 Ghaziabad

Looked By

Sub Registrar-I
 Ghaziabad

IN-UP89524584578728V

Please write or type below this line

जाला देवी

For Windsor Paradise Heights Pvt. Ltd.

Auth. Signatory

IRD 0008694825

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.sholestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

Auth. Signatory

विक्रय पत्र

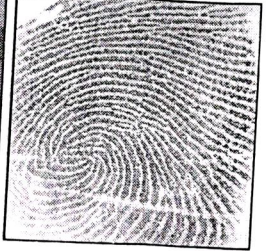
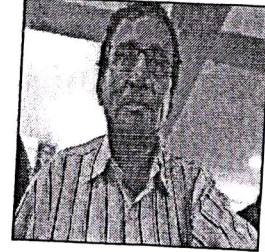
बही सं०: 1

रजिस्ट्रेशन सं०: 8585

वर्ष: 2023

प्रतिफल- 1900000000 स्टाम्प शुल्क- 13300000 बाजारी मूल्य - 1900000000 पंजीकरण शुल्क - 1900000 प्रतिलिपिकरण शुल्क - 80 योग : 1900080

श्री मैसर्स विंडसर पैराडाइस हाईट्स प्रा लि द्वारा
श्याम सुन्दर महेश्वरी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री नागरमल महेश्वरी
व्यवसाय: अन्य
निवासी: 92 फर्स्ट फ्लोर नियर यमुना स्पोर्ट्स काम्प्लेक्स विज्ञान विहार दिल्ली



श्री, मैसर्स विंडसर पैराडाइस हाईट्स प्रा लि द्वारा श्याम सुन्दर महेश्वरी अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक 17/08/2023
एवं 04:42:05 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शुभम कुमार प्रभारी
उप निबंधक :सदर चतुर्थ
गाजियाबाद
17/08/2023

निबंधक लिपिक
17/08/2023

प्रिंट करें

Digitized by

BOUNDARIES OF LAND:-

EAST : Land of Khasra No. 526
WEST : Part of Khasra No. 527
NORTH : Road 45 meter wide
SOUTH : Land of Khasra No. 495 & 491

**SALE DEED FOR
STAMP DUTY PAID**

Rs. 19,00,00,000/-

Rs. 1,33,00,000/-

DETAILS OF LAND:-

Agriculture Land, measuring 0.6707 Hectare i.e. 6707 Square Meter in Khasra No. 527Min, situated at Village NOOR NAGAR, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.). (Hereinafter called the "SAID LAND").

अभि फरी

For Windsor Paradise Heights Pvt. Ltd.

Auth. Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 8585

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

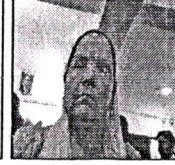
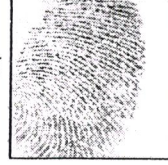
श्रीमती बाला देवी, पत्नी श्री जगत सिंह

निवासी: हाउस नं-8/111 सैक्टर-8 चिरंजीव विहार गाज़ियाबाद

व्यवसाय: अन्य

क्रेता: 1

बाला देवी



श्री मैसर्स विंडसर पैराडाइस हाईट्स प्रा लि के द्वारा श्याम
सुन्दर महेश्वरी, पुत्र श्री नागरमल महेश्वरी

निवासी: 92 फर्स्ट फ्लोर नियर यमुना स्पोर्ट्स कॉम्प्लेक्स
विज्ञान विहार दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

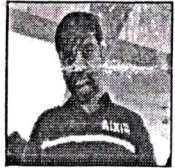
श्री सचिन त्यागी, पुत्र श्री जगत सिंह

निवासी: हाउस नं-8/111 सैक्टर-8 चिरंजीव विहार गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Sachin Tyagi

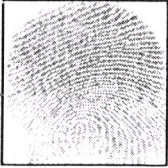


श्री सन्दीप कुमार, पुत्र श्री जगत सिंह

निवासी: हाउस नं-8/111 सैक्टर-8 चिरंजीव विहार गाज़ियाबाद

व्यवसाय: अन्य

Sandeep Kumar



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।
टिप्पणी:

शुभम कुमार प्रभारी
उप निबंधक : सदर चतुर्थ
गाज़ियाबाद
17/08/2023

निबंधक लिपिक गाज़ियाबाद
17/08/2023

प्रिंट करें

4

THIS DEED OF SALE IS MADE AT GHAZIABAD (U.P.) on this 17th day of August, 2023 between **Mrs. BALA DEVI W/o Shri Jagat Singh**, PAN AXFPD0431J and AADHAAR No. 8185 0878 6531, R/o Village Nangola, presently residing at House No. 8/111, Sector-8, Chiranjeev Vihar, Ghaziabad, Uttar Pradesh-201002 hereinafter called the **VENDOR** (which expression shall mean and include his heirs, successors, executors, administrators, legal representatives, attorneys and assignees as) of the **ONE PART**;

AND

M/s WINDSOR PARADISE HEIGHTS PVT LTD, a company incorporated under the Companies Act, 1956 and having its registered office at B-4/3035, Vasant Kunj, New Delhi – 110 070, (PAN: AADCW3755E) through its authorized signatory vide resolution Dated 30.06.2023 Mr. **SHYAM SUNDER MAHESHWARI** (Aadhar No. No. 3843 7295 3419) S/o Sh. Nagarmal Maheshwari R/o 92, First Floor, Near Yamuna Sports Complex, Vigyan Vihar, Delhi-110092, hereinafter referred to as the '**VENDEE**', which expression shall mean and include successors, executors, administrators, legal representatives, attorneys and assignees as **SECOND PART**;

श्रीमती बाला देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory.

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Whereas Vendor is owner by transferable right/ Bhumidhar owner of the said Land.

And whereas the Vendor is the sole owner, occupier and in absolute possession of **Agriculture Land, measuring 0.6707 Hectare i.e. 6707 Square Meter in Khasra No. 527Min, situated at Village NOOR NAGAR**, Pargana Loni, Tehsil & Distt. Ghaziabad and have absolute right to deal with the said Land described herein above in any manner the Vendor like and that the Vendor have the full power and rights to alienate, transfer and sell the same and is entitled to execute this SALE DEED.

And whereas the Vendor have not conferred any rights of tenancy or otherwise in the aforesaid **Agriculture Land, measuring 0.6707 Hectare i.e. 6707 Square Meter in Khasra No. 527Min, situated at Village NOOR NAGAR**, Pargana Loni, Tehsil & Distt. Ghaziabad by any document whatsoever, and that the Land is fully in possession of the Vendor.

आमा देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory



And whereas the Vendor in sound and disposing mind and without undue influence, coercion or fraud and for her legal requirements and necessities have agreed to sell, transfer, convey and assign and the Vendee have agreed to purchase the entire aforesaid land along with the rights, titles and interests easements and privileges for a total consideration of **Rs.19,00,00,000/- (Rupees Nineteen Crores Only)** as per the terms and conditions agreed by and between the parties, which are being recorded hereunder to avoid any dispute and intricacies in future.

गति मी देती

For Windsor Paradise Heights Pvt. Ltd.

Auth. Signatory



NOW THIS SALE DEED WITNESSETH AS UNDER: -

1. That the VENDOR has already received the sales consideration amount from the VENDEE, details as under:

SN	Cheque/ RTGS No.	Amount	Bank Details
1	R52023071300635598 (Dt. 13-07-2023)	70,00,000.00	ICICIBANK, Rajnagar, Ghaziabad
2	293691 (Dt. 14-07-23)	21,00,000.00	PNB, Brij Vihar Ghaziabad
3	000573 (Dt. 09-08-23)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
4	000574 (Dt. 09-08-23)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
5	000575 (Dt. 09-08-23)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
6	000576 (Dt. 09-08-23)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
7	000579 (Dt. 09-08-23)	90,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
8	000586 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
9	000587 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
10	000588 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
11	000589 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
12	000590 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad

बाला देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory

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13	000591(Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
14	000592 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
15	000593 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
16	000594 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
17	000595 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
18	000596 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
19	000597 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
20	000598 (Dt. 01-07-24)	1,00,00,000.00	ICICI BANK, Rajnagar, Ghaziabad
	TDS	19,00,000.00	
	TOTAL	19,00,00,000.00	

Rs. 19,00,000/- paid as TDS, vide Challan Sr. No. 07825, dt.16-08-2023 has been deducted as TDS@1% under section 194-IA of the total sale consideration amount by the VENDEE and the TDS Challan / Certificates has been handed over to the VENDOR).

आमा देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory

2. That the Vendor hereby assure the Vendee and declare that they are the sole & absolute owner of the abovementioned Land, which is ancestral Land and the said Land under sale is free from all kinds of encumbrances till now such as land revenue charges, sale, gift, lien, disputes, litigations, court attachment, injunction, stay order, acquisition proceedings, Will, Trust, Exchange, Lease, legal flaws, claims etc. loan from any department and there is no defect of any kind in the title of the Vendor and if proved otherwise or due to any legal defect in the title of the Vendor if the said agriculture Land under sale in whole or any part thereof, goes out of the possession of the Vendee or the Vendee sustain any loss in this regard then the Vendor shall be liable to indemnified the Vendee to the extent of loss sustained by the Vendee along with all other expenses incurred by the Vendee in this regard and VENDEE is fully entitled to recover all the losses/damages suffered in this connection from the VENDOR or his/her/ their legal heirs can get it enforced through court of law by specific performance of suit at the risk at the cost of VENDOR.
3. That the Vendor with his free will, sound mind, good health and without any pressure of anyone, hereby sells, conveys, transfers and assign the above said Land in the name of the Vendee free from all encumbrances, to have and to hold the same by the Vendee absolutely.
4. That the VENDOR has delivered the actual physical vacant possession (with present crops and one tube well) of the above said land to the VENDEE Agriculture Land, measuring 0.6707 Hectare i.e. 6707 Square Meter in Khasra No. 527Min, situated at Village NOOR NAGAR, Pargana Loni, Tehsil & Distt. Ghaziabad and the VENDEE has occupied the same land on the spot.

41241 2/21

For Windsor Paradise Heights Pvt. Ltd.




Auth. Signatory

5. That the expenses of this sale Deed, including the cost of stamp paper as well as the registration charges of this sale deed have been paid and borne by the Vendee.
6. That Purchaser has specifically agreed and contracted with Seller if Buyer is unable to make timely payment as per its contract buyer ownership ceases.
7. That all the dues, demands, land revenue charges, taxes including Land tax and any other charges/outgoings etc. if any regarding above said land up to the date of execution and registration of this sale deed shall be cleared/paid by the Vendor. And thereafter the same shall be paid by the Vendee.
8. That the Vendee shall get the above said Land mutated in their own name in the records of the concerning authorities at their own expenses. The Vendor shall be liable to sign on all such papers in connection with the transfer proceedings of the said Land in name of the Vendee in the records of the concerned departments. All the expenses of the transfer proceedings shall be borne by the Vendee.
9. That the VENDOR admits that she has been left with no right, title, interest, claim, or lien of any nature whatsoever in the said land, hereby sold, and the VENDEE has become the absolute owner thereof, for all intents and purposes, who now shall be fully competent to use and enjoy the same as well as to transfer or alienate the same, or any part thereof, by way of sale, mortgage, gift, personal Will, lease, collaboration or otherwise in the manner they like, without any objection from either the VENDOR or anybody else claiming under or in trust for them.

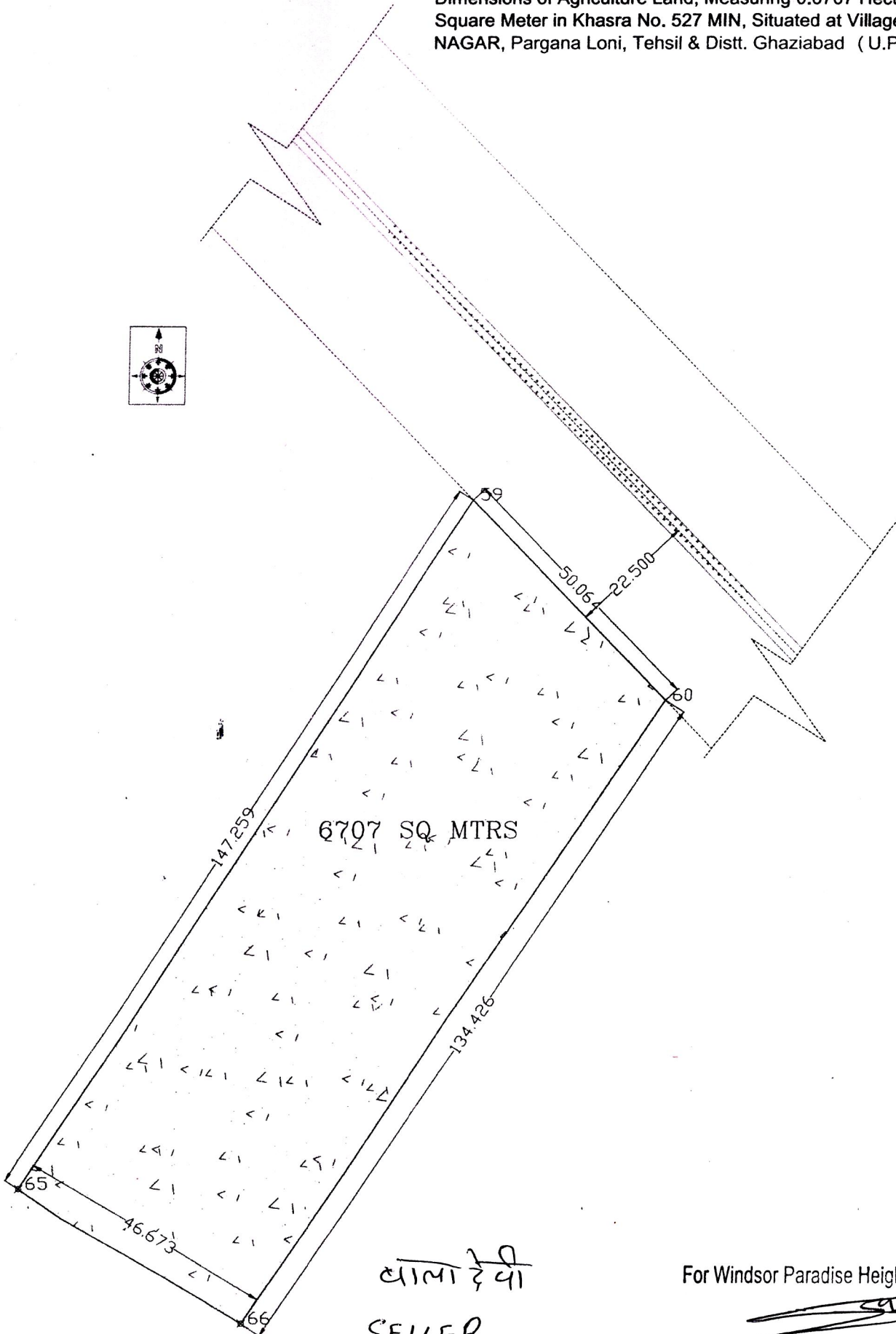
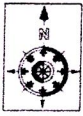
आमा देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory

DETAILS OF LAND:-

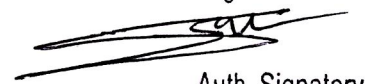
Dimensions of Agriculture Land, Measuring 0.6707 Hectare i.e. 6707 Square Meter in Khasra No. 527 MIN, Situated at Village NOOR NAGAR, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P)



बाला देवी

SELLER

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory

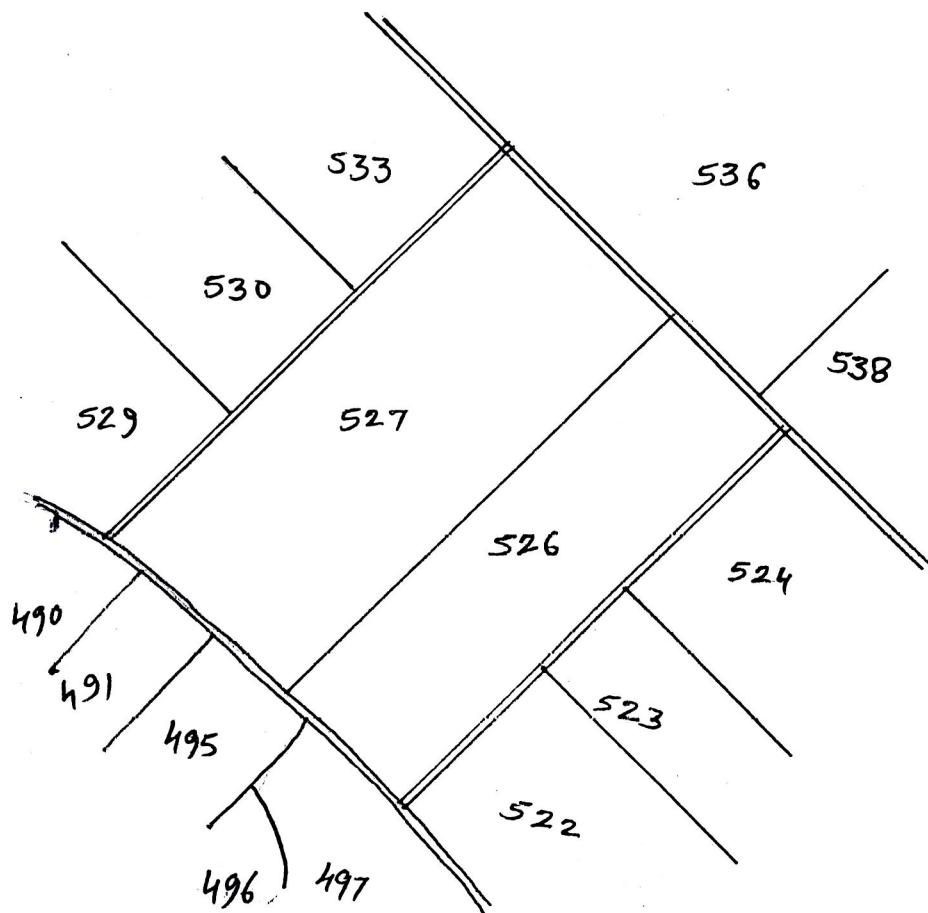
PURCHASER

SITE PLAN OF AGRICULTURE LAND

KH. NO- 527 MIN VILL. NOOR NAGAR

PARG- LOHI, TEH. & DISTT. GHAZIABAD U.P

AREA= 0-6707 HECTOR



For Windsor Paradise Heights Pvt. Ltd.

बिम्बि देवी

Auth. Signatory

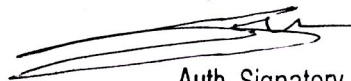
SELLER

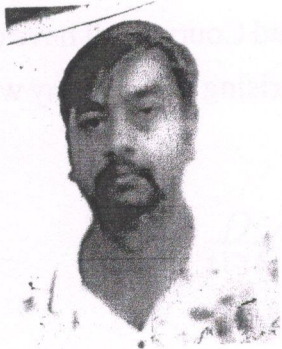
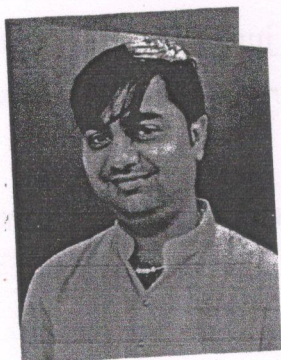
PURCHASER

10. That the parties hereto and their nominees and legal heirs will be bound to all the terms and conditions of this SALE DEED.
11. That the VENDOR has specifically agreed and covenants with the VENDEE that they shall do all acts, deeds and things which are necessary and requisite to convey absolute and marketable title in respect of said Land in favour of the VENDEE or their nominees as and when required.
12. That the VENDOR has agreed if any KURRA BANDI is required shall be executed by the VENDOR ASAP at her own cost.
13. That the VENDOR hereby declares and represents that the said land is not the subject matter of any HUF or any family matter and that no part of the said land is owned by any minor.
14. That the contents of this SALE DEED have been read over to both the parties and also to translated the same in Hindi version and both the parties have understood the same and fully acquainted about this transaction of the above said land/Land.
15. That the transaction has taken place at Ghaziabad and as such Ghaziabad Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this SALE DEED.

बिमी देवी

For Windsor Paradise Heights Pvt. Ltd.


Auth. Signatory



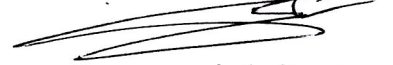
NOTE:-

1. The said Land is situated 1 K.M. away from the G.T Road however the said land is situated at 45 meter road.
2. The said land is currently being used for agricultural purposes.

The parties have set their hands to these presents at Ghaziabad on the day, month and year first above written in presence of following witnesses.

जाला देवा

For Windsor Paradise Heights Pvt. Ltd.



Auth. Signatory

For Windsor Paradise Heights Pvt. Ltd.

ॐ ११११११

VENDOR

Auth. Signatory

VENDEE

WITNESSES:-

1. Sh. Sachin Tyagi S/o Sh. Jagat Singh

R/o House No. 8/111, Sector-8, Chiranjeev Vihar, Ghaziabad

2. Sandeep Kumar S/o Sh. Jagat Singh

R/o House No. 8/111, Sector-8, Chiranjeev Vihar, Ghaziabad

3. Sh. Rajesh Kumar Jodhani S/o Sh. Parmanand Jodhani

R/o D-255, Vivek Vihar, Delhi-110095

DRAFTED BY:-

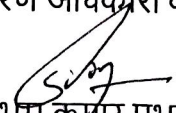
SANJAY KUMAR CHAUDHARY Alias **SANJAY SINGH (ADVOCATE)**, Registration No. 4361/2001 Chamber No. 64, TEHSIL COMPOUND GHAZIABAD (U.P.).



आवेदन सं०: 202300739063226

बही संख्या 1 जिल्द संख्या 42438 के पृष्ठ 219 से 248 तक क्रमांक
8585 पर दिनांक 17/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शुभम कुमार प्रभारी
उप निबंधक : सदर चतुर्थ
गाजियाबाद
17/08/2023

