



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00872280039435N
Certificate Issued Date : 04-Feb-2015 03:29 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPURSHCIL0101049664128320N
Purchased by : MESSERS DIVYANSH HOMES PVT LTD
Description of Document : Article 23 Conveyance
Property Description : LAND MEASURING-17710 SQ MTR GH PLOT NO-2 BLOCK-H
JAIPURIA SUNRISE GREENS VILLAGE SHAHPUR BEMHETA GZB
Consideration Price (Rs.) : 25,68,00,000
(Twenty Five Crore Sixty Eight Lakh only)
First Party : MESSERS SMV AGENCIES PVT LTD
Second Party : MESSERS DIVYANSH HOMES PVT LTD
Stamp Duty Paid By : MESSERS DIVYANSH HOMES PVT LTD
Stamp Duty Amount (Rs.) : 1,28,54,000
(One Crore Twenty Eight Lakh Fifty Four Thousand only)



Verified By

(Chandra Mohan)
Registration Clerk
Sub-Registrar, Ghaziabad

Locked By

(Sanjay Shrivastava)
Sub-Registrar
Sub-Registrar, Ghaziabad

ORIGINAL ORIGINAL ORIGINAL ORIGINAL

.....Please write or type below this line.....

For SMV Agencies Pvt. Ltd.
Authorised Signatory

For Divyansh Homes Pvt. Ltd.
Director

XM 0000364601

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
Checking the legitimacy is on the users of the certificate.
from the Competent Authority

2

BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential

Ward / Paragna : Dasna

Mohalla / Village : Shahpur Bamheta

Description of Property : 17710 sq.mtr. or 1.7710 Hect. pertaining to Khasra Nos. 1461 (Area 0.0740 hect.), 1501 (Area 0.0220 hect.), 1502 (Area 0.1780 hect.), 1503 (Area 0.4680 hect.), 1504 (Area 0.0850 hect.), 1505 (Area 0.0650 hect.), 1506 (Area 0.2520 hect.), 1507 (Area 0.2250 hect.), 1512 (Area 0.2834 hect.), and 1582 (Area 0.1186 hect.) falling in plot GH Plot No.2 in H Block in the Township known as "Jaipuria Sunrise Greens", situated at Village Shahpur Bamheta, Ghaziabad

Area of Property : 17710 Sq. Meter

Status of Road : 24 Meter Wide

Sale Consideration : Rs 25,68,00,000/-

Govt. Circle Rate : Rs. 14500/- per Sq. Meter

PARTICULAR OF VENDOR:-

M/s SMV AGENCIES PVT. LTD., a Company incorporated under the provisions of Company Act, 1956 having its registered office at 1862, Mahalaxmi Market, chandni chowk, Delhi-110006 represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26-12-14 (PAN No. AAACS3405J)

For SMV Agencies Pvt. Ltd.

Authorized Signatory

For Divyansh Homes Pvt. Ltd

Director

256,800,000.00 / 256,800,000.00

प्रतिफल मालियत
श्री मै0 दिव्यांश होम्स द्वारा चन्द्रजीत पाठक
पुत्र श्री स्व भीम सैन शर्मा
व्यवसाय व्यापार/अन्य/स्त्री
निवासी म्यादा ए-76 कान्तीनगर दिल्ली
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 4/2/2015
वजे निबन्धन हेतु पेश किया। समय 4:44PM

विक्रय पत्र

10,000.00

फॉर्म रजिस्ट्री

100

नकल व प्रति शुल्क

10,100.00

योग

5,000

शब्द लगभग



रजिस्ट्रीकरण अधिकारी के

उप निबन्धक, प्रथम

गाजियाबाद

4/2/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनगशि रु. प्रलेखानुसार एक
विक्रेता केला

श्री मै0 एस0 एम0 वी0 द्वारा शशोक वाष्णी
पुत्र श्री राजकुमार वाष्णी
पेशा व्यापार/अन्य/स्त्री
निवासी 1862 महालक्ष्मी मार्केट चांदनी चौक
दिल्ली



श्री मै0 दिव्यांश होम्स द्वारा चन्द्रजीत पाठक
पुत्र श्री स्व भीम सैन शर्मा
पेशा व्यापार/अन्य/स्त्री
निवासी ए-76 कान्तीनगर दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री नवीन गुप्ता

पुत्र श्री स्व जीया राम गुप्ता

पेशा व्यापार/अन्य/स्त्री

निवासी एस यू-8 पीतमपुरा दिल्ली

व श्री अमित कुमार

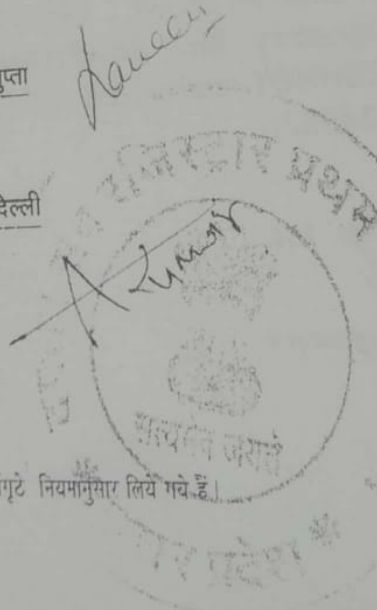
पुत्र श्री धर्मपाल

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के

उप निबन्धक, प्रथम
गाजियाबाद

3

PARTICULAR OF VENDEE:-

M/s DIVYANSH HOMES PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at A-76, Kanti Nagar, Delhi-110051 represented through its Director **Mr. CHANDERJEET PATHAK S/o Late Sh. BHIM SEN SHARMA** authorized vide resolution dated 10.12.2014 (PAN No. AADCD6029N)

SALE DEED

Total Sale Consideration Rs 25,68,00,000/-

Total Stamp Duty Paid Rs 1,79,90,000/-

The Stamp Duty paid was adjudicated by Shri G. P. SINGH, Assistant Commissioner (Stamp) Ghaziabad vide his Order No. 190 dated 21.01.2015 passed under Section 31 of Indian Stamp Act 1899.

Stamp Duty of Rs. 51,36,100/- has been paid by the Vendee with the Agreement to Sell dated 31.12.2014, Document No. 10152 entered into Book No. 1, Volume No. 12600 on pages 1 to 30 Reg. with the Office of Sub-Registrar-I, Ghaziabad, the balance Stamp Duty of Rs. 1,28,54,000/- has been paid with this Sale Deed.

THIS DEED OF SALE is executed at Ghaziabad on this 04th day of February in the year 2015 by **M/s SMV AGENCIES PVT. LTD.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26-12-14 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and its constituents **M/s Vibhu Drinks Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no.59 book no. 4, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no. 95 book no. 4, on dt 14.11.2014 duly registered with the office of

For SMV Agencies Pvt. Ltd.
Authorized Signatory

For Divyansh Homes Pvt. Ltd.
Director

Registration No.:

719

0101 मे0 एस0 एम0 वी0 द्वारा राशंक वाघोय
राजकुमार वाघोय
1862 महालक्ष्मी मार्केट वांदनी चौक दिल्ली
व्यापार/अन्य/स्त्री

विक्रेता

Year :

2,015

Book No. :

1



4

sub-registrar, District Jalandhar, Punjab and **M/s Jaipuria Duro Build Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 62 book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s SMV Realtors Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 60, book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Surya Vaibhav Developers Private Limited** through its General Attorney M/s SMV Agencies Private Limited through its authorized signatory Mr. Itesh Patwa S/o Sh. S.C. Patwavid document no./Vasika no. 64 book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney M/s SMV Agencies Private Limited through its authorized signatory Mr. Itesh Patwa S/o Sh. S.C. Patwavid document no./Vasika no. 96 book no. 04, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab, and **M/s Jaipuria Advance Technologies Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 55 book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Jaipuria Cosmetics Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 52 book no. 4, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Jaipuria Leo Systems & Software Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 54, book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Exponent Conbuild Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 94, book no. 04, on dt 14 11 2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab hereinafter referred to as the "**Vendor**" of the First Part (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns)

For SMV Agencies Pvt. Ltd.
Authorised Signatory

For Divyansh Homes Pvt. Ltd

Director

क्रेता

Registration No. : 719

Year : 2,015

Book No. :

0201 मै0 दिव्यांश होम्स द्वारा चन्द्रजीत पाठक

स्व भीम सैन शर्मा

ए-76 कान्तीनगर दिल्ली

व्यापार/अन्य/स्त्री

