



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00231633457330M  
Certificate Issued Date : 28-Jan-2014 11:24 AM  
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0100262240892809M  
Purchased by : SURYANSH BUILD MART PVT LTD  
Description of Document : Article 23 Conveyance  
Property Description : KHASRA NO-230, JUPITER ENCLAVE, VILLAGE-BHANGEL  
BEGUMPUR, NOIDA  
Consideration Price (Rs.) : 80,00,000  
(Eighty Lakh only)  
First Party : ANURODH TRADING PVT LTD  
Second Party : SURYANSH BUILD MART PVT LTD  
Stamp Duty Paid By : SURYANSH BUILD MART PVT LTD  
Stamp Duty Amount(Rs.) : 4,00,000  
(Four Lakh only)



-----Please write or type below this line-----



*a Sharma*



*Chandra*

0000040033

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

(2)

**SALE DEED**

Sale consideration	: Rs. 80,00,000/-
Stamp duty	: Rs. 4,00,000/-
Covered area	: NIL
Corner Plot	: yes
	(Rate increased by 5%)
Circle rate per sq. mtrs	: Rs. 18,000/- for land

(According Circle Rate list on Page No. 25 V. Code No. 0208 Rate is Rs. 18,000/- per sq. mtrs by which the stamp duty has paid (the property is situated in old abadi of village BHANGEL BEGAMPUR TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR, U.P. so the segment is not applicable.

This SALE DEED is made and executed at NOIDA on this 29<sup>TH</sup> day of JANUARY 2014, Between **M/s ANURODH TRADING PVT LTD. (PAN-AADCA8833D)** At room No. 914, KRISHNA BUILDING, 224, AJC BOSE ROAD, KOLKATA-17 through its Authorized Signatory **SHRI ADITYA VIKRAM SHARMA (PAN-CAVPS7657A)** Son of SHRI SHAMBHU DAYAL SHARMA, resident of 161, CHITTARANJAN AVENUE, KOLKATA-7, of the one part, hereinafter called the VENDOR.

M/s ANURODH TRADING PVT LTD.



(Authorized Signatory)

M/s SURYANSH BUILD MART PVT LTD



(Authorized Signatory)





(3)

AND

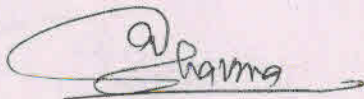
**M/s SURYANSH BUILD MART PVT. LTD. (PAN-AATCS4474J)**, through its authorized signatory **SHRI JOGINDER KUMAR SINGH (PAN-BCLPS8640G)** Son of SHRI RANVIR SINGH CHAUHAN, resident of A-21, HINDON VIHAR, BAROLA, NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P.. of the second part, hereinafter called the VENDEE.

(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).

Whereas the Vendor aforesaid is the actual and absolute/lawful owner and in possession of RESIDENTIAL FREE HOLD VACANT PLOT No. 5, LAND AREA MEASURING 500 SQ. YARDS i.e. 418.05 SQ. MTRS COMPRISING KHASRA NO. 230 SITUATED AT JUPITER ENCALVE, NEAR MAHARISHI ASHRAM, VILLAGE BHANGEL BEGAMPUR, TEHSIL DADRI DISTRICT GAUTAM BUDH NAGAR-U.P. hereinafter referred to as PROPERTY and which is bounded as under:-

EAST BY : RASTA 22' WIDE  
WEST BY : RASTA 30' WIDE  
NORTH BY : RASTA 20' WIDE  
SOUTH BY : PROPERTY OF JAI BHAGWAN

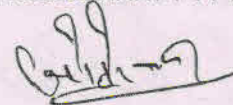
M/s ANURODH TRADING PVT LTD.



(Authorized Signatory)



M/s SURYANSH BUILD MART PVT LTD



(Authorized Signatory)



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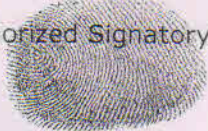
AND WHEREAS the Vendor aforesaid had acquired the property by virtue of SALE DEED which was executed by B.D. SHARMA Son of SHRI R.P. SHARMA, resident of G-44, SECTOR-56, NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P. General attorney of SHRI GAJRAJ Son of SHRI DHARAM PAL, resident of VILLAGE HAZIPUR, NOIDA, vide GPA duly registered in the office of Sub-Registrar KARNAL, GHODNA, IN BOOK NO. IV, Volume No. 3on pages 469 to 474 as Document No. 643 dated 21.05.2007 and the SALE DEED Duly registered in the office of Sub-Registrar NOIDA, vide Book No. I, Volume No. 1813 on pages 359 to 406 as Document No. 632 dated 24.02.2010 and SHRI GAJRAJ Son of SHRI DHARAM PAL, resident of VILLAGE HAZIPUR, NOIDA had acquired the said property by virtue of SALE DEED which was executed by MAHARISHI VED VIGYAN VIDHYA PEETH, through its Authorized Signatory SHRI VINOD DIXIT son of SHRI SARVAN KUMAR DIXIT, resident of MAHARISHI NAGAR, VILLAGE BHANGEL BEGAMPUR, NOIDA, and the same was duly registered in the office of Sub-Registrar NOIDA, vide Book No. I, Volume No. 930 on pages 253 to 334 as Document No. 1189 dated 29.03.2007.

And whereas the Vendor aforesaid is sound and disposing mind, without undue influence, coercion or fraud, and for his personal requirement and necessities has agreed to sell and the vendee has agreed to purchase the above mentioned property, with all rights and titles thereto for the total sale consideration of Rs. 80,00,000/- (Rupees Eighty Lakh only) and the Vendee has also agreed to acquire the same legally for this very amount.

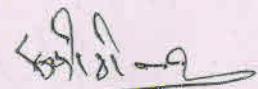
M/s ANURODH TRADING PVT LTD.



(Authorized Signatory)



M/s SURYANSH BUILD MART PVT LTD



(Authorized Signatory)





(5)

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the total sale consideration of the said residential property has been settled at Rs. 80,00,000/- (Rupees Eighty Lakh only) in between both the parties.
2. That the Vendor aforesaid has received a sum of Rs. 80,00,000/- (Rupees Eighty Lakh only) from the Vendee as full and final sale consideration amount of the said property, the receipt of which the Vendor hereby acknowledges. The payment has been made in the following manner: -

<u>MODE OF PAYMENT</u>	<u>AMOUNT</u>
RTGS UTR NO. UTIBH4027089318	
Dated 27.01.2014	Rs. 20,00,000/-
Vide Cheque No. 148080 dated 03.02.2014	Rs. 20,00,000/-
Vide Cheque No. 148081 dated 05.02.2014	Rs. 20,00,000/-
Vide Cheque No. 148082 dated 12.02.2014	Rs. 19,20,000/-
All drawn on MAHAMEDHA URBAN CO.OPERATIVE BANK LTD	
TDS CHALLAN No. 0510308, BSR No. 42814	Rs. 80,000/-
Dated 29.01.2014	

Total Rs. 80,00,000/-  
=====

3. That there is no balance due towards the vendee to be paid to the vendor in respect of the said Property.
4. That the Vendor aforesaid has assured the Vendee that the abovesaid property is free from all sorts of encumbrances such as mortgage, sale, gift, lien, agreement, dispute, injunction, litigation, bank or private loans, securities, guarantee, attachment with any decrees of any Hon'ble court of law and otherwise if proved otherwise in future, the Vendor shall be liable and responsible for the same and the Vendee shall have the right to recover all his/her/their losses and damages from the other movable and immovable properties of the Vendor with legal interest thereon.

M/s ANURODH TRADING PVT LTD.

(Authorized Signatory)



M/s SURYANSH BUILD MART PVT LTD

(Authorized Signatory)



(6)

5. That the actual, peaceful, vacant physical possession of the said property has been handed over by the Vendor to the Vendee on the spot at the time of execution of this sale deed.
6. That the Vendor assures the Vendee that there is no Agreement to Sell executed by the Vendor in favour of anybody else in respect of the said residential property.
7. That the Vendor aforesaid has sold the said residential property to the Vendee aforesaid.
8. That the Vendor has transferred all the rights, title and interest in the said property unto the Vendee by virtue of this sale deed.
9. That the Vendee shall be entitled to use the same in any manner But, according to the bye-laws of the concerned authority/Society.
10. That the Vendee is at liberty to get the said property mutated in his / her / their own name, in the Revenue Authority-records, over which the Vendor shall have no objection.
11. That the said residential property is not connected with any Waqf Board, Gram Sabha, LMC etc and is the sole property of the Vendor.
12. That the said property is about 100 MTRS far away from the main road.

M/s ANURODH TRADING PVT LTD.



(Authorized Signatory)



M/s SURYANSH BUILD MART PVT LTD



(Authorized Signatory)

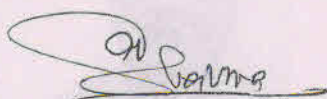




(7)

13. That the vendor aforesaid assures the vendee that the above-said residential property is not under acquisition of any concerned authority/ NOIDA and the Vendor has not obtained the compensation against the said property from the Noida authority/ concerned authority, so there is no need of map.
14. That the photographs of the said property is being produced by the Vendor / Vendee and for which both the parties shall be liable and responsible in all respect and this Sale Deed is being prepared as per documents presented by the Vendor/ Vendee and verbal awareness of the Vendor/Vendee.
15. That the stamp duty is being paid by the Vendor at the rate of Rs. 18,000/- per sq. Mtrs for land which is fixed by the District Collector concerned.
16. That after execution of this SALE DEED the Vendee will be the sole and absolute owner of whole property.

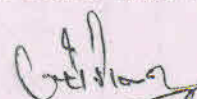
M/s ANURODH TRADING PVT LTD.



(Authorized Signatory)



M/s SURYANSH BUILD MART PVT LTD



(Authorized Signatory)



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(8)

IN WITNESSES WHEREOF: the Vendor and the Vendee have set their respective hands on this SALE DEED on the day, month and the year first above written in the presence of the following witnesses:

WITNESSES :-

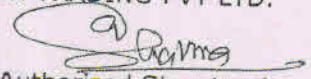
1.

VENDOR

M/s ANURODH TRADING PVT LTD.



PRASHANT SHARMA  
S/o SH. B. D. SHARMA  
R/o G-44, SECTOR-56  
NOIDA

  
(Authorized Signatory)

2.

VENDEE

M/s SURYANSH BUILD MART PVT LTD



SHYAM SINGH CHAUNAN  
S/o SHRI MALKHAN SINGH CHAUHAN  
R/o A-23, NATHU COLONY  
BAROLA, NOIDA

  
(Authorized Signatory)

DRAFTED BY  
RAVINDER KUMAR (BITTOO)

DEED WRITER, NOIDA  
LIC No. 123, Valid upto.....

Sign. 



आज दिनांक 18/02/2014 को

वही सं. 1 जिल्द सं. 4222

पृष्ठ सं. 377 से 394 पर क्रमांक 662

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
वी०के०यादव

उप-निबंधक तृतीय

नौएडा

18/2/2014

