

V. K. GAUTAM
ADVOCATE

Name MANISH KUMAR
Designation Ex. E.
Signature
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

774

Certificate No.	: IN-UP10625644243781S
Certificate Issued Date	: 21-Oct-2020 05:01 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0115072560518115S
Purchased by	: MESSERS ASTEROID SHELTERS HOMES P LTD
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.2B/INS-5,SECTOR-2B, VASUNDHARA, GHAZIABAD,UP
Consideration Price (Rs.)	:
First Party	: MESSERS CHANDRA LAXMI HOSPITAL LIMITED
Second Party	: MESSERS ASTEROID SHELTERS HOMES P LTD
Stamp Duty Paid By	: MESSERS ASTEROID SHELTERS HOMES P LTD
Stamp Duty Amount(Rs.)	: 1,67,32,000 (One Crore Sixty Seven Lakh Thirty Two Thousand only)



Verified By

Registration Clerk
Ghaziabad

Sub Registrar
Ghaziabad

Please write or type below this line

For Chandra Laxmi Hospital Ltd.

Mullesh Kumar

Director

For Asteroid Shelters Homes Pvt. Ltd

Aman Kumar Agarwal

Authorized Signatory

LB 0012816284

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd. 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.

SHIL



0015818588



उत्तर प्रदेश UTTAR PRADESH

FR 574492

-2-

SALE DEED

SALE DEED FOR.....RS.23,90,50,000/-

STAMP DUTY.....RS.01,67,33,600/-

BRIEF DETAIL OF PLOT

V-Code	:	0454, Page No.17.
Type of Land	:	Institutional-cum-Hotel
Mohalla/Gram	:	Vasundhara (Ghaziabad)

For Chandra Laxmi Hospital Ltd.
Mullesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd
Amar Kumar Agrawal
Authorized Signatory

सं० 15 दिनांक 26/10/2020
 स्टाम्प प्रयोग हेतु
 स्टाम्प का नाम व पता
 स्टाम्प की अवधि
 जिनकी कुल स्टाम्प विक्रय
 ता० १०/१०/२०२० ता० ३१-३-२०२३
 (१०/१०/२०२०) अर्थात् ३१-३-२०२३

सेट्टोस्ट रोजर्स होम्स एंजली
 निवासी - मल्लिकार्जुन
 तेलुगु

आवेदन सं०: 202000739073628

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7749

वर्ष: 2020

प्रतिफल- 239050000 स्टाम्प शुल्क- 16733600 बाजारी मूल्य - 239050000 पंजीकरण शुल्क - 2390500 प्रतिनिधिकरण शुल्क - 120 योग
 : 2390000

श्री. मे० एस्टेरोइड शेल्टर्स होम्स प्रा० लि० द्वारा
 अमर कुमार अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री शंकर लाल अग्रवाल
 व्यवसाय : नौकरी
 निवासी: वार्ड न०. 13, नारायणी भवन, बारगढ़, उड़ीसा

Amar Kumar Agrawal



श्री. मे० एस्टेरोइड शेल्टर्स होम्स प्रा० लि० द्वारा अमर कुमार अग्रवाल अधिकृत
 पदाधिकारी/ प्रतिनिधि
 ले यह लेखपत्र इस कार्यालय में दिनांक
 28/10/2020 एवं 04:01:43 PM बजे
 निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हनुमत - प्रसाद
 उप निबंधक सदर चतुर्थ
 गाजियाबाद
 28/10/2020

पिजय . सिंह
 निबंधक लिपिक



उत्तर प्रदेश UTTAR PRADESH

-3-

FR 574493

Detail of Plot	:	Institutional-cum-Hotel Plot No.2B/INS-5, Sector-2B, Vasundhara, Ghaziabad, Tehsil and District-Ghaziabad, U.P.
Area measuring	:	3848.88 Sq. Mtrs.
Status of Road	:	45 Mtrs. Wide
Circle Rate	:	Rs.62,100/-Per Sq. Mtr.
Total Cost on Which Stamp Duty Paid:	:	Rs.23,90,50,000/-
Stamp Duty	:	Rs.01,67,33,600/-
Consideration	:	Rs.23,90,50,000/-
Number of Pages	:	18
Vendor/Seller	:	Itself

Boundaries of the Plot under Sale:

East : Road 12 Mtrs. Wide
West : Road 45 Mtrs. Wide

North : Plot No.2B/INS-4
South : Plot No.2B/INS-6

For Chandra Laxmi Housing Pvt. Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd.
Amar Kumar Agrawal
Authorised Signatory

16

26/10/2020

नं. 16 दिनांक 26/10/2020
 स्तम्भ किस वयोव्यव हेतु
 स्तम्भ के नाम व पता
 स्तम्भ का आवेदन सं. 202000739073628
 रजिस्ट्रीकरण अधिकारी का नाम व पता
 रजि. नं. 2017 जल की अवधि 31-3-2021
 जल नं. 77

लेख 2017 2020 के अनुसार
 रजि. नं. 2017 जल की अवधि 31-3-2021
 दिनांक 26/10/2020

पहरी सं. 1

रजिस्ट्रेशन सं. 2749

वर्ष: 2020

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

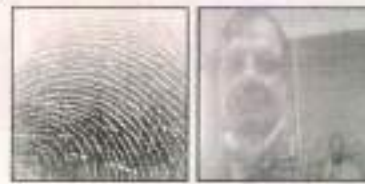
श्री मै० चन्दा लक्ष्मी हॉस्पिटल लि० के द्वारा मुकेश कुमार
 अग्रवाल, पुत्र श्री कैलाश चन्द

निवासी: फ्लैट नं० 59, आशीर्वाद अपार्टमेंट्स, प्लॉट
 नं० 74, पटपडगंज, आई पी एक्सटेंशन, ईस्ट दिल्ली,
 दिल्ली

व्यवसाय: व्यापार

Mr. Kesh Kumar

क्रेता: 1



श्री मै० एस्टेरोइड शेल्टर्स होम्स प्रा० लि० के द्वारा अमर
 कुमार अग्रवाल, पुत्र श्री शंकर लाल अग्रवाल

निवासी: वार्ड नं० 13, नारायणी भवन, बारगड, उडीसा

व्यवसाय: नौकरी

Amar Kumar Agrawal

ने निष्पादन स्वीकार किया। जिनकी पहचान
 पहचानकर्ता: 1



श्री इंंदर, पुत्र श्री श्रीचन्द

निवासी: विलेज-रईसपुर, गाजियाबाद

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री मनोज सिंह, पुत्र श्री पारस नाथ सिंह

निवासी: 284, अट्टा, सेक्टर-27, नोएडा

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

हनुमत - प्रसाद
 उप निबंधक: सदर द्युर्ध
 गाजियाबाद

विजय सिंह
 निबंधक लिपिक



उत्तर प्रदेश UTTAR PRADESH

-4-

FR 574494

Vendor/Seller Description:

M/S CHANDRA LAXMI HOSPITAL LIMITED (PAN-AACCC4097J) HAVING ITS REGISTERED OFFICE AT FLAT NO.59, ASHIRWAD APARTMENTS, PLOT NO.74, PATPARGANJ, I.P. EXTENSION, EAST DELHI, DELHI-110091, THROUGH ITS DIRECTOR DR. MUKESH KUMAR AGRAWAL S/O SHRI KAILASH CHAND, R/O FLAT NO.59, ASHIRWAD APARTMENTS, PLOT NO.74, PATPARGANJ, I.P. EXTENSION, EAST DELHI, DELHI-110091. ADHAR NO.7054 9027 4031.



V.K. GAN

Mukesh Kumar

For Mukesh Kumar Hospital
For Chandra Laxmi Hospital

For Asteroid Shelters Homes Pvt. Ltd

Amar Kumar Agarwal
Authorized Signatory



17

26/10/2026

दिनांक
स्टाम्प प्रयोग हेतु
स्टाम्प का नाम व पता
स्टाम्प की प्रकृति
रजिस्ट्रार स्टाम्प विवेकता
पत्र नं 2017 का की अतिरिक्त 31-3-2026
नं 17 नवीन नवीन नवीन

पत्र नं 82 श्री 025 दीर्घा प्रगति
विनिर्माण मिनट विनिर्माण





उत्तर प्रदेश UTTAR PRADESH

-5-

FR 574495

Vendee/Purchaser Description:

M/S ASTEROID SHELTERS HOMES (P) LTD. (PAN-AALCA7165Q), HAVING ITS REGISTERED OFFICE AT UNIT NO. 105, FIRST FLOOR, LSC, VARDHMAN'S SIDHANT SHOPPING PLAZA, SAVITA VIHAR, DELHI-110092, THROUGH ITS AUTHORIZED SIGNATORY SHRI AMAR KUMAR AGRAWAL SON OF SHRI SHANKAR LAL AGRAWAL, R/O WARD NO.13, NARAYANI BHAWAN, BARGARH, ORISSA-768028. ADHAR NO.2967 1439 9553



GANTAM
ADVOCATE

DETAIL OF PLOT UNDER SALE:

INSTITUTIONAL-CUM-HOTEL PLOT BEARING NO.2B/INS-5, AREA MEASURING 3848.88 SQ. MTRS., SITUATED AT SECTOR-2B, VASUNDHARA, GHAZIABAD, TEHSIL AND DISTRICT-GHAZIABAD, U.P.

For Chandra Laxmi Hospital Ltd.

Mukesh Kumar Director

For Asteroid Shelters Homes Pvt. Ltd
Amar Kumar Agrawal
Authorized Signatory



18

26/10/2026

दिनांक.....

स्टांप किस प्रयोजन हेतु.....

स्टांप किस नाम व पता.....

स्टांप की शर्तें.....

जिम्मेदार कुंभार स्टांप विक्रेता

यह स्टांप 20/10/2026 की अवधि 31-3-2027

तक वैध रहेगा।

सेक्टर 52 के 2वें दोस्त जगदीश

होम विंगर
(2010)





उत्तर प्रदेश UTTAR PRADESH

-6-

FR 574496

SALE DEED:

This Sale Deed is executed at Ghaziabad, on this 28th day of October, 2020, by **M/s CHANDRA LAXMI HOSPITAL LIMITED**, HAVING ITS REGISTERED OFFICE AT FLAT NO.59, ASHIRWAD APARTMENTS, PLOT NO.74, PATPARGANJ, I.P. EXTENSION, EAST DELHI, DELHI-110091, THROUGH ITS DIRECTOR DR. MUKESH KUMAR AGRAWAL S/O SHRI KAILASH CHAND, R/O FLAT NO.59, ASHIRWAD APARTMENTS, PLOT NO.74, PATPARGANJ, I.P. EXTENSION, EAST DELHI, DELHI-110091, DULY AUTHORIZED BY THE BOARD OF DIRECTORS, VIDE BOARD RESOLUTION DATED 24.08.2020, hereinafter called the VENDOR.

.....IN FAVOUR OF.....

M/S ASTEROID SHELTERS HOMES (P) LTD. (PAN-AALCA7165Q), HAVING ITS REGISTERED OFFICE AT UNIT NO. 105, FIRST FLOOR, LSC, VARDHMAN'S SIDHANT SHOPPING PLAZA, SAVITA VIHAR, DELHI-110092, THROUGH ITS AUTHORIZED SIGNATORY SHRI AMAR KUMAR AGRAWAL SON OF SHRI SHANKAR LAL AGRAWAL, R/O WARD NO.13, NARAYANI BHAWAN, BARGARH, ORISSA-768028, DULY AUTHORIZED BY THE BOARD OF DIRECTORS, VIDE BOARD RESOLUTION DATED 12.10.2020, hereinafter called the VENDEE.

For Chandra Laxmi Hospital Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd.
Amar Kumar Agrawal
Authorized Signatory

14

28/10/2026

सं. १६ दिनांक.....
स्टाम्प प्रयोग हेतु.....
स्टाम्प प्रदाता का नाम व पता.....
स्टाम्प की धारिता.....
रजनीश कुमार स्टाम्प विक्रेता
गा. नं. 307, ला. 10 की अंकित 31-3-2021
सं. नं. 72, रा. नं. 10, कानपुर-208002

से 22/157 श्री लक्ष्मी प्रहारी
श्री लक्ष्मी सुविधा निधि
दिनांक





उत्तर प्रदेश UTTAR PRADESH

-7-

FR 574497

The expressions 'VENDOR' and 'VENDEE' shall mean and include their respective heirs, successors, executors, representatives, administrators and legal assigns.

WHEREAS the Vendor is the absolute owner and in physical possession of INSTITUTIONAL-CUM-HOTEL PLOT BEARING NO.2B/INS-5, AREA MEASURING 3848.88 SQ. MTRS., SITUATED AT SECTOR-2B, VASUNDHARA, GHAZIABAD, TEHSIL AND DISTRICT-GHAZIABAD, U.P., HEREINAFTER CALLED THE SAID PLOT, WHICH IS BOUNDED AS UNDER:-

EAST	:	ROAD 12 MTRS. WIDE
WEST	:	ROAD 45 MTRS. WIDE
NORTH	:	PLOT NO.2B/INS-4
SOUTH	:	PLOT NO.2B/INS-6

BY VIRTUE OF SALE DEED DATED 31.03.2012, DOCUMENT REGD. AT NO.11694, IN BOOK NO.I, VOLUME NO.20447, PAGES FROM 255 TO 282, DATED 02.04.2012, DULY REGD. WITH THE OFFICE OF SUB-REGISTRAR-IV, GHAZIABAD.

For Chandra Laxmi Hospital Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd

Amar Kumar Agarwal
Authorised Signatory

20

26/02/2020

दिनांक.....
स्टाम्प किस इकाई में है.....
स्टाम्प को क्या नाम दिया गया.....
स्टाम्प की श्रेणी.....
राजनीश कुमार स्टाम्प विक्रेता
लागू नं० 207, लागू की अवधि 31-3-2021
पिन कोड 72, राजनीश कुमार स्टाम्प विक्रेता

हेरिगोस्ट प्रैमियर पोस्टल प्रोडक्ट लि.
100 लिमीटेड एजिन्सिया प्रोप्राया
दिल्ली





उत्तर प्रदेश UTTAR PRADESH

FR 574498

-8-

WHEREAS Uttar Pradesh Avas Evam Vikas Parishad allotted an Institutional Plot bearing No.2B/INS-5, area measuring 3848.88 Sq. Mtrs., situated at Sector-2B, Vasundhara, Ghaziabad, Tehsil & District-Ghaziabad, U.P. to M/s CHANDRA LAXMI HOSPITAL LIMITED, vide its Letter No.302/San. Pra. Ghaziabad, Dated 04.02.2010.

AND WHEREAS THEREAFTER, a "Rent Installment Purchase Agreement" dated 30.03.2011 has been executed by Uttar Pradesh Avas Evam Vikas Parishad in respect of the above said Plot in favour of M/s CHANDRA LAXMI HOSPITAL LIMITED, as Regd. Document No.7061, in Book No.I, Volume No.17311, at pages from 387 to 425, Dated 31.03.2011 which is duly registered with the office of Sub-Registrar-IV, Ghaziabad.

AND WHEREAS THEREAFTER, Uttar Pradesh Avas Evam Vikas Parishad, delivered the vacant physical possession of the said Plot of land No.2B/INS-5, area measuring 3848.88 Sq. Mtrs., situated at Sector-2B, Vasundhara, Ghaziabad, Tehsil & District-Ghaziabad, U.P. to M/s CHANDRA LAXMI HOSPITAL LIMITED, vide its Physical Possession Letter No.543/Possession Letter/G-24/07, Dated 30.04.2011.

For Chandra Laxmi Hospital Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd
Anand Kumar Agarwal
Authorized Signatory

कम सं. 21 दिनांक 26/10/2020

स्टाफ विकास प्रयोजन हेतु

स्टाफ विकास का नाम व पता

स्टाफ की वर्गीकरण

रजनीश कुमार स्टाफ विकास

नॉ. 207 का की अवधि 31-3-2021

नॉ. 72 नवगणित सामान्यतः

हेतु 37 और 2 के अंतर्गत प्रविष्टि
मिस्री सावित्री विद्या
दिल्ली





उत्तर प्रदेश UTTAR PRADESH

-9-

FR 574499

AND WHEREAS THEREAFTER, Uttar Pradesh Avas Evam Vikas Parishad, executed a Sale Deed in respect of the aforesaid plot of land in favour of M/s CHANDRA LAXMI HOSPITAL LIMITED which is duly registered with the office of Sub-Registrar-IV, Ghaziabad, as Regd. Document No.11694, in Book No.1, Volume No.20447, at pages from 255 to 282 on 02.04.2012.

AND WHEREAS UP Govt. launched a "Tourism Policy-2018", vide its Notification No.465/Eight-1-18-59 vividh/2018, Lucknow, dated 25.05.2018 to encourage the Tourism and Masses Entrepreneurship and permitted to construct the Hotel on allotted Institutional Plots. Thereafter the Vendor has got approved/sanctioned MAP/PLAN from Uttar Pradesh Avas Evam Vikas Prishad, Lucknow, vide letter No.1218/Va.Ni-5/online/2020, dated 09.06.2020 for the construction of the Hotel on the said Institutional Plot in terms of the "UP Govt. Policy-2018".

For Asteroid Shelters Homes Pvt. Ltd

Amrinder Kumar Aggarwal
Authorised Signatory

For Chandra Laxmi Hospital Ltd.
Murkesh Kumar
Director

22 26/02/2020

दिनांक.....
स्वयं कृत प्रयोजन हेतु.....
स्वयं कृत का नाम व पता.....
स्वयं कृत की पंजीकृत.....
स्वयं कृत कुमार स्वयं कृतिका 100
ला 207, ला की आवधि 31-3-2019
सं 77

हेस्टोस्ट ग्रैन्ड्स वॉल्व्स वॉल्व्स
नियामी सचिवा विवर
मि 08





उत्तर प्रदेश UTTAR PRADESH

-10-

FR 574500

AND WHEREAS on the basis of above said facts, the above said Company M/s CHANDRA LAXMI HOSPITAL LIMITED, having its registered office at Flat NO.59, Ashirwad Apartments, Plot No.74, Patparganj, I.P. Extension, East Delhi, Delhi-110091, is the absolute owner of above said Plot of land and it has full-right to use, hold, enjoy, sell and mortgage the same in any manner, its like without any hindrance or claim from any person or from anywhere.

AND WHEREAS the Vendor has agreed to sell, transfer and convey its rights, interests and titles in the above said PLOT to the Vendee for a total sale consideration of Rs.23,90,50,000/- (Rupees Twenty Three Crore Ninety Lac Fifty Thousand Only) and the Vendee has also agreed to purchase the same, for the said price, free from all sorts of encumbrances.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said amount of Rs.23,90,50,000/- (Rupees Twenty Three Crore Ninety Lac Fifty Thousand Only), which the Vendor has received from the Vendee in full and final settlement and the Vendor hereby

For Chandra Laxmi Hospital Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd.
Aman Kumar Agarwal
Authorised Signatory

23 26/10/2026

सं. सं. दिनांक
स्टाम्प प्रयोजन हेतु
स्टाम्प की कीमत का नाम व पता
स्टाम्प की बरतारी
रजनीश कुमार स्टाम्प विक्रेता
प्लॉट नं० 207, लॉक की अवधि 31-3-2021
प्लॉट नं० 72, गहरील कम्पार्टमेंट मुजिंदार

हर दोस्त मैन्डरी दोस्त प्रतिक
मिपरी मिनिंग विद्या
मिपरी





उत्तर प्रदेश UTTAR PRADESH

FR 574501

-11-

acknowledges the receipt of the said amount, before the Sub-Registrar-IV, Ghaziabad, at the time of registration and execution of this Sale Deed.

THE DETAIL OF PAYMENT ARE AS UNDER:-

- (i) Rs.4,21,81,250/- (Rupees Four Crores Twenty One Lakh Eighty One Thousand Two Hundred and Fifty Only) vide RTGS (UTR No. PUNBR52020081714536528) dated 17-08-2020 through PNB, Brij Vihar, Ghaziabad.
- (ii) Rs.2,72,93,750/- (Rupees Two Crores Seventy Two Lakh Ninety Three Thousand Seven Hundred Fifty only) vide RTGS (UTR No. PUNBR52020081814561671) dated 18-08-2020 through PNB, Brij Vihar, Ghaziabad.
- (iii) Rs.4,96,25,000/- (Rupees Four Crores Ninety Six Lakh Twenty Five Thousand only) vide RTGS (UTR No. PUNBR52020082014596089) dated 20-08-2020 through PNB, Brij Vihar, Ghaziabad.
- (iv) Rs.3,57,30,000/- (Rupees Three Crores Fifty Seven Lakh Thirty Thousand only) vide RTGS (UTR No. PUNBR52020082114622852) dated 21-08-2020 through PNB, Brij Vihar, Ghaziabad.

For Chandra Laxmi Ltd.
Mukesh Kumar
Director

For Asteroid Shellars Homes Pvt. Ltd
Aman Kumar Agrawal
Authorised Signatory

24 26/02/20

म.सं. विभाग
स्टाम्प विभाग के लिए
स्टाम्प का नाम व पता
स्टाम्प की श्रेणी
रजनीश कुमार स्टाम्प विक्रेता
गा.नं. 287, ला.नं. की ओर 31-3-20
पिन कोड 72, दहलीज प्रशासन

हस्ताक्षर श्री. रजनीश कुमार
निवासी - सोनिया मिशन
दिल्ली





उत्तर प्रदेश UTTAR PRADESH

-12-

FR 574502

- (v) Rs.90,00,000/- (Rupees Ninety Lakh only) vide Cheque No. 333079 dated 20/11/2020 drawn on PNB, Brij Vihar, Ghaziabad.
- (vi) Rs.92,00,000/- (Rupees Ninety Two Lakh only) vide Cheque No. 333080 dated 20/12/2020 drawn on PNB, Brij Vihar, Ghaziabad.
- (vii) Rs.94,00,000/- (Rupees Ninety Four Lakh only) vide Cheque No. 333081 dated 20/01/2021 drawn on PNB, Brij Vihar, Ghaziabad.
- (viii) Rs.96,00,000/- (Rupees Ninety Six Lakh only) vide Cheque No. 333082 dated 20/02/2021 drawn on PNB, Brij Vihar, Ghaziabad.
- (ix) Rs.4,52,27,125/- (Rupees Four Crore Fifty Two Lakh Twenty Seven Thousand One Hundred Twenty Five only) vide Cheque No. 333083 dated 20/03/2021 drawn on PNB, Brij Vihar, Ghaziabad.
- (x) TDS Payment of Rs. 11,70,000/- (Rupees Eleven Lakh Seventy Thousand only) vide E-Tax Acknowledgment No.AH2604722 dated 30/09/2020.
- (xi) TDS Payment of Rs. 6,22,875/- (Rupees Six Lakh Twenty Two Thousand Eight Hundred Seventy Five only) vide E-Tax Acknowledgment No. AH3134364 dated 19/10/2020.

For Chandra Laxmi
Mukul Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd.

Amar Kumar Agarwal
Authorized Signatory

25 26/08/20

दिनांक
स्थान जिला प्रयोजन हेतु
स्थान का नाम व पता
स्थान की क्षमता
रजपति कुमार स्थान विवेता
वा 207 का की मिति 21.3.2019
नं 72 मन्त्रीय विभाग

उद्देश्य 207 की क्षमता हेतु

पता. लखनऊ
दिनांक





उत्तर प्रदेश UTTAR PRADESH

-13-

FR 574503

And the Vendor do hereby grant, convey, transfer, assign and sell unto the Vendee by way of absolute sale, the said PLOT more fully and particularly described above, together with all the easements, liberties, privileges, advantages and appurtenances whatsoever appertaining to the said PLOT or any part thereof and all the estate, rights, title and interest, claim and demand whatsoever of the Vendor into or upon the said PLOT TO HAVE AND TO HOLD unto the Vendee and for the use of the Vendee, absolutely and forever, free from all encumbrances and claims and from hereinafter the Vendee have full right to use, hold, enjoy, sell, mortgage & transfer the same in any manner, it likes without any hindrance or claim from the Vendor or others.

2. That the Vendor shall pay all the dues, demands, taxes, charges, etc. upto the date of execution of this Sale Deed and thereafter the same shall be paid by the Vendee.

For Chandra Laxmi Pvt. Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd

Amer Kumar Agarwal
Authorized Signatory

26 26/6/08

अव. सं. दिनांक

स्टाम्प बिना प्रवीजन के

स्टाम्प जेता का नाम व पता

स्टाम्प की धारता

रजनीश कुमार स्टाम्प विक्रेता 100

ला० नं० 207, ला० की अविधि 31-3-2024

ला० नं० 72 भारतीय कम्युनिकेशन मंत्रालय

मिस्ट्री डी.के.एस. चौक, पुराना
राजनीश कुमार स्टाम्प विक्रेता
दि. 26/6/08





उत्तर प्रदेश UTTAR PRADESH

-14-

FR 574504

3. That the Vendee can get the said PLOT mutated in its own name with any Govt., Municipal Committee, Uttar Pradesh Avas Evam Vikas Parishad, Revenue records or any other departments on the basis of this Sale Deed.
4. That the Vendee has full rights to construct the Building/Project on the said plot as per sanctioned Map at its own cost and expenses and also it has rights to get modified/revised the sanctioned Map from Uttar Pradesh Avas Evam Vikas Prishad,
5. That the Vendor has handed over the vacant physical possession of the above said PLOT to the Vendee on the spot and the Vendee hereby acknowledges the same.
6. That the Vendor has handed over all the original documents of the said PLOT to the Vendee on the spot.
7. That the Vendor covenants with the Vendee that the Vendor is the sole and absolute owner of the said PLOT hereby conveyed, having a valid, subsisting and marketable title over the same.

For Chandan Lal
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd
Aman Kumar Agarwal
Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

-15-

FR 574505

8. That all the expenses for registration of this Sale Deed such as stamp duty, registration fee, typing charges, Advocate fee, etc. have been paid and borne by the Vendee.
9. That the Vendor has left with no rights, interest and title in the said PLOT after execution of this Sale Deed.
10. That the Vendee has paid the stamp duty as per prescribed Sector-Rate of the concerned authority.
11. That the Vendor declares that the said PLOT hereby conveyed is free from all sorts of encumbrance i.e. sales, mortgages, transfers, court injunctions, attachments, disputes, gifts, wills, exchanges etc. charge, titles, actions-at-law and the said PLOT is not the subjects matter of any pending litigation in any court of Law or Tribunal and if it is ever proved otherwise the Vendor shall be liable for the same.

For Chand...
Mukesh Kumar
Hospital Ltd.
Director

For Asteroid Shelters Homes Pvt. Ltd

Amar Kumar Agnewal
Authorized Signatory

क्र.सं. 28 दिनांक 26/10/02

स्वयं चिह्न प्रयोजन हेतु

स्वयं चिह्न का नाम व पता

स्वयं चिह्न का पता

रजनीश कुमार स्वयं चिह्न

पता नं० 207 भाग की अवधि 31-3-2003

पता नं० 72 नवनील कल्याणपुर

इससे 52 रोजर्स होम प्रोविडेंट
मिशन लिमिटेड
पि नं० 1





-16-

उत्तर प्रदेश UTTAR PRADESH

FR 574506

12. That the Vendor undertakes to indemnify and keep the Vendee indemnified for ever against any loss, damage or expenses which the Vendee may sustain or be put to or incur by reason of any defect or flaw in the title of the Vendor to convey the above mentioned PLOT or by reasons of any encumbrance founds to be subsisting on the titles as on date.
13. That the Vendor has not entered into an Agreement for the sale and purchase regarding the said PLOT with any person, prior to this Deed.
14. That all the terms and conditions of "Rent Installment Purchase Agreement" and Sale Deed, both executed in favour of Vendor, will remain as it is and acting and binding upon the Vendee.
15. That the PLOT under sale has been mentioned in this Sale Deed is the same as per plan attached

For Chandra L. Hospital Ltd.
Mukesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd

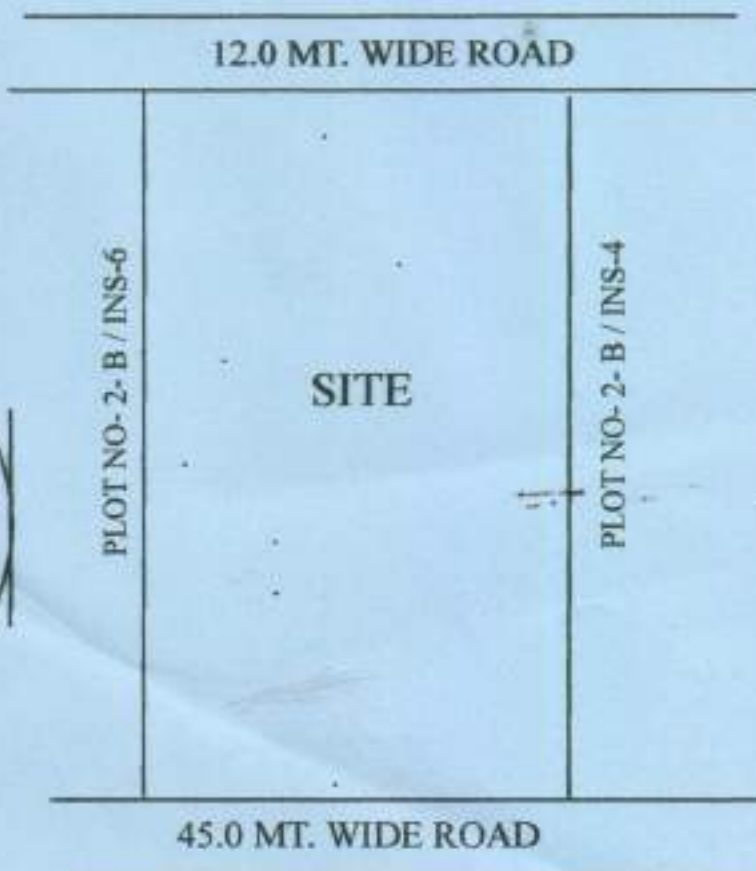
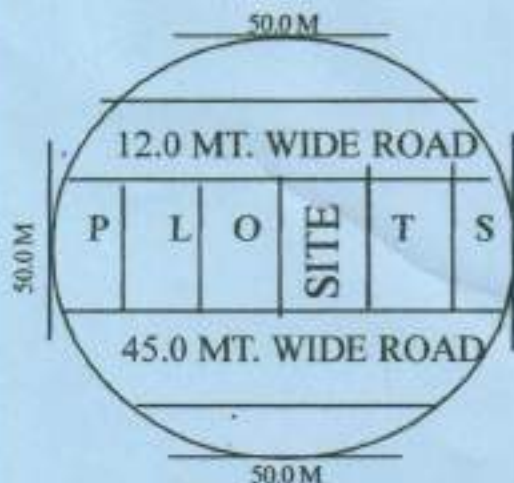
Amit Kumar Agarwal
Authorized Signatory

A photograph of a makeshift fence made of corrugated metal and green plastic sheeting, with a blue sky and a utility pole in the background. The fence is constructed from vertical panels of weathered metal, some of which are partially covered by green plastic sheeting. The ground in the foreground is sandy and covered with sparse green vegetation. A utility pole is visible on the right side of the image.



**SITE PLAN OF PLOT NO- 2-B / INS - 5 IN SECTOR- 2- B SITUATED AT-
VASUNDHARA TEHSIL AND DISTRICT- GHAZIABAD (U.P.)**

PLOT AREA = 3848.88 SQYDS



For Chandra Laxmi Hospital Ltd.
Mukesh Kumar Director

For Asteroid Shelters Homes Pvt. Ltd.

Amit Kumar Agarwal

RAM SUDHAN
ARCHITECT & ENGINEER
PLANNER & VALUER'S
LIC No. 83, 4-Hood/Wagam Flat
BESED ON DRG ON SUPPLIED BY OWNER

SELLER

PURCHASER





उत्तर प्रदेश UTTAR PRADESH

-17-

FR 574510

1. Circle Rate is Rs.62,100/-, according to the Govt. Circle Rate, mentioned at Page No.17, serial No.4 and V-Code-0454,
2. The Plot is two side open which is described at page no.68, serial no.12, according to this, the stamp duty will be paid 8% extra of the circle rate which comes Rs.67068/- per sq. mtr.

Rebate:

As per the office of Collector of Ghaziabad, rebate on circle rate has been described at page no.72, serial no.35, thus the rebate on area wise of the land has been mentioned as under:-

Plot Area = 3848.88 Sq. Mtr.

- a. There is no rebate upto 1000 sq. mtr.
thus it comes : $1000 \text{ sq. mtrs.} \times \text{Rs.}67068.00 = \text{Rs.}6,70,68,000.00$
- b. There is 10% rebate on next 1500 sq. mtr.
thus it comes : $1500 \text{ sq. mtr.} \times \text{Rs.}60,361.20 = \text{Rs.}9,05,41,800.00$
- c. There is 15% rebate on next 1348.88 sq. mtr.
thus it comes : $1348.88 \text{ sq. mtr.} \times \text{Rs.} 57007.8 = \text{Rs.}7,68,96,681.26$

Total value of the Plot as per the Govt. Circle Rate Rs.23,45,06,481.26

Stamp duty paid on sale consideration amount of Rs.23,90,50,000/- = Rs.1,67,33,700

For Chandra Laxmi Hospital Ltd.

Mullesh Kumar
Director

For Asteroid Shelters Homes Pvt. Ltd

Aman Kumar Agarwal
Authorised Signatory

सं 31 दिनांक 26/02/2020

स्वामि विरा प्रयोजन हेतु
स्वामि विरा का नाम व पता
स्वामि की शक्तियाँ
जन्मदिन 20/01/1980
पता 20/01/1980 का अवधि 31-3-2020
पता 22 नवम्बर 2020 तक

एस्टेट्स डेम्स प्रा. लि.
गिवाली सजिला विहाल
गिवाली - 110001







उत्तर प्रदेश UTTAR PRADESH

FR 574507

-18-

IN WITNESSES WHEREOF the Vendor and Vendee have subscribed their signatures to this Deed on this day, month and year first above written.

WITNESSES:

1. Shri Manoj Singh
S/o Shri Paras Nath Singh
R/o House No.284, Atta Sector-27,
Noida, Gautam Buddha Nagar,
Uttar Pradesh-201301

Aadhar No: 7487 8914 7470



V.K. GAUTAM
VENDOR
ADVOCATE

For Chandra Laxmi Hospital Ltd.
Mullesh Kumar
Director



V.K. GAUTAM
VENDEE
ADVOCATE

For Asteroid Shelters Homes Pvt. Ltd

Amit Kumar Agrawal
Authorized Signatory

2. Shri Inder
S/o Shri Srichand
R/o Village-Raeespur, Ghaziabad
Uttar Pradesh.

VENDEE

DRAFTED BY
V. K. GAUTAM
21, Laxmi Nagar
Ghaziabad

30 दिनांक 26/10/2020
 पृष्ठ संख्या 00
 स्टांप किंग प्रोजेक्ट हेतु
 स्टांप प्रीत कल नाम व पता
 स्टांप की धारणा
 जनीश कुमार स्टांप डिस्ट्री
 रा. 207 ल. की अविधि 31-3-2020
 00 हावरा 19 दिसंबर

आवेदन सं०: 202000739073628

बही संख्या 1 जिल्द संख्या 39426 के पृष्ठ 265 से 312 तक
 क्रमांक 7749 पर दिनांक 28/10/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हनुमन्त - प्रसाद

उप निबंधक : सदर चतुर्थ

गाजियाबाद

28/10/2020

