

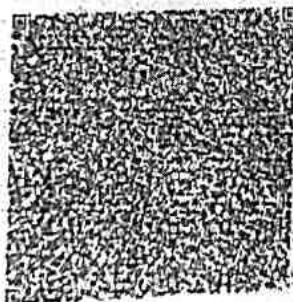


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP0087228003943511
Certificate Issued Date : 04-Feb-2016 03:23 PM
Account Reference : SHCIL (E) upshcil01, GHAZIABAD, UP-028
Unique Doc. Reference : SOBIN-UP-UP-SHCIL010104960412832311
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
JAIPURJA SUNRISE GREENS VILLAGE SHAMPUR 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

Locked

(Chandra Mohan)
Registration Clerk
Sub-Office, Ghaziabad

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

Please write or type below this line

For SMV Agencies Pvt. Ltd.

Authorised Signatory

For Divyansh Homes Pvt. Ltd.

Director

0000364601

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.upstamp.gov.in Any discrepancy in the details on the Certificate should be reported to the Sub-Registrar, Ghaziabad.

2

BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential

Ward / Paragana : 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.

#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

विक्रेता

Book No. :

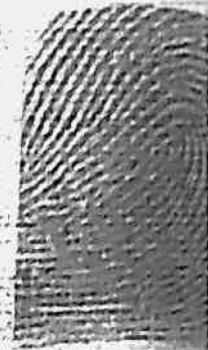
Year

2013

Registration No.

119

उपरी २० एसडी एसपी जी० द्वारा जारी किया गया
सर्वप्रमाण पत्र
११९०० गंगावली मण्डल, धौलपुर जिला
गंगावली मण्डल



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. 02 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 Valbhav Developers Private Limited through its General Attorney M/s SMV Agencies Private Limited through its authorized signatory Mr. Ilesh Patwa S/o Sh. S.C. Patwa vide 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. Ilesh Patwa S/o Sh. S.C. Patwa vide 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 24.01.2012 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, administrators, nominees and assigns)

for SMV Agencies Pvt. Ltd.
Authorised Signatory

For Duro Build Private Limited
Authorised Signatory

कता

Registration No.

719

Year

2015

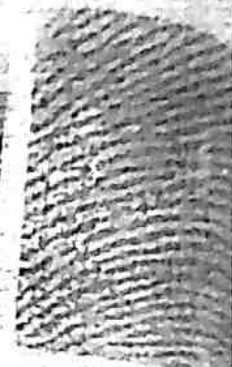
Block No.

0201 AO दिवांगत होमा द्वारा धन्यजीत पाठक

हउ भीम उमर हाम

द-70 काशीनगर दिल्ली

प्राचार/अन्तर्देशी



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. 52 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 Valbhav 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. Patwa vide 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. Patwa vide 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. 56 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, administrators, nominees and assigns)

for SMV Agencies Pvt. Ltd.

Authorized Signatory

for District Jalandhar, Punjab

5

IN FAVOUR OF

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** hereinafter referred to as the "Vendee" of the Second Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their executors, administrators, successors and assigns).

WHEREAS under the leadership of **M/s SMV Agencies Private Limited** (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia **M/s Vibhu Drinks Private Limited, M/s Jaipuria Duro Build Private Limited, M/s SMV Realtors Private Limited, M/s Surya Valbhav Developers Private Limited, M/s Jaipuria Advance Technologies Private Limited, M/s Jaipuria Cosmetics Private Limited, M/s Jaipuria Leo Software and System Private Limited, M/s Exponent Conbuild Private Limited** as constituent company(s), who purchased several pieces of land including the subject matter of this Deed, in Revenue village Shahpur Bambeta Tehsil and District Ghaziabad under various Sale Deeds duly registered with the office of Sub-Registrar Ghaziabad with the view to set up and develop thereon an Integrated Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O. No.2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to **M/s SMV Agencies Pvt. Ltd.**, as a Private Developer (P.D.) under category 'A' for the purpose Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

AND WHEREAS the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

For SMV Agencies Pvt. Ltd.

Authorized Signatory

For Divyansh Homes Pvt. Ltd.

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AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition imposed by the Ghaziabad Development Authority;

AND WHEREAS the Detailed Project Report (D.P.R.) of the said Township of the Vendor has been sanctioned by the Ghaziabad Development Authority;

AND WHEREAS the Licensee is developing the Township known as Jaipuria Sunrise Greens at Village Shahpur Bamhola, Ghaziabad, U.P. The layout plan of the Township has been approved by the Ghaziabad Development Authority. The said township is divided into various plots for Group Housing and other purposes;

AND WHEREAS the land pertaining to this sale deed is falling in the developed plot GH-02 of the Township known as Jaipuria Sunrise Greens and the layout plan of said plot GH-02 has been sanctioned by the Ghaziabad Development Authority vide its letter Ref: 17/M.P/2014 dated 29.09.2014 vide sanction map no. 65/zone 5-2014-15 dated 01.07.2014;

AND WHEREAS as per the Authority/Power given by the other constituent of the consortium, the lead party i.e. M/s SMV Agencies Pvt. Ltd. is entitled to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. and receive the sale consideration on behalf of constituents.

AND WHEREAS the lead party i.e. M/s SMV Agencies Pvt. Ltd. has empowered its authorized signatory Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY authorized vide resolution dated 26-12-14 to execute the sale deeds.

for SMV Agencies Pvt. Ltd.

Authorized Signatory

For Development Authority



Rakesh K.

TEHSIL GHAZI

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreement including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title & other papers, agreements, documents etc. pertaining to the said Township and has fully satisfied about the right, title and interest of the Vendor in respect of the land of the Township and they have fully understood all limitations and obligations in respect of it.

AND WHEREAS the Vendor has agreed to sell and transfer and admeasuring 17710 sq.mtr. or 1.7710 Hect. Comprising of Tower No. D1 To D5 and CH-2 as per the approved plan of GH-62 falling in undivided and Impartible land bearing Khasra Nos 1461 (Area 0.0740 hect.), 1501 (Area 0.0220 hect.), 1502 (Area 0.1730 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 GH Plot No. 2 in the Township known as "Jaipuria Sunrise Greens" Block, situated at village Shahpur Bamheta, Ghaziabad, U.P. shown and marked in Red colour in the Plan attached hereto (hereinafter referred to as the said Site/Land) with all rights of the said Site/Land to the Vendee free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs 25,68,00,000/- (Rupees Twenty Five crore **Sixty Eight Lacs only**). To construct and develop the said Site/Land in accordance with sanction layout and to the extent it is depicted on the plan Annexed hereto. It will not be treated as sub division and the Vendee shall not be entitled for constructing the boundary wall making sub division of GH-02 the said land is laying vacant.

For SMD Agencys Pvt. Ltd.

Authorized Signatory

For Divyansh Homes Pvt. Ltd.



Rakesh

AND WHEREAS the Vendor has represented to the Vendee that the said Site/Land is freehold land and that the Vendor has full title in respect of the said Site/Land and has full right, power and authority to sell and transfer the said Site/Land.

AND WHEREAS the Vendee has seen all the documents of title and other relevant papers/agreements etc. pertaining to the Township including the said Site/Land and has fully satisfied himself about the right, title & interest of the Vendor in respect of the same.

AND WHEREAS the Vendor has decided to sell the said Site/Land to the Vendee absolutely and forever and the Vendee has agreed to purchase the same on following terms and conditions.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER

1. That the Vendee has paid to the Vendor sale consideration of Rs. 6,50,00,000/- (Rupees Six Crore Fifty Lac Only, out of Total Sale Consideration of Rs. 25,68,00,000/- (Rupees Twenty Five Crore Sixty Eight Lac only) at the time of Agreement to Sell and remaining consideration of Rs. 19,18,00,000/- (Nineteen Crore Eighteen Lac Only) as full & final payment of Sale Consideration for the said Site/Land, the details of which are given below:-

For SMD Agencies Pvt. Ltd.

Authorised Signatory

For the Vendor

# 94			
Sr.No	Cheque No.	Drawn On	Amount (Rs.)
1	UTR No. VIJBH 14217026006	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
2	UTR No. VIJBH 14258000662	Vijaya Bank, Patpar Ganj Delhi	Rs. 1,50,00,000/-
3	774005	Vijaya Bank, Patpar Ganj Delhi	Rs. 1,00,00,000/-
4	UTR No. VIJBH 14303030362	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
Sr. No. 1 to 4 has been paid at the time of Agreement to Sell			
5	774042	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
6	774043	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
7	774044	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
8	774045	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
9	774046	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
10	774047	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
11	774048	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
12	774049	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
13	774050	Vijaya Bank, Patpar Ganj Delhi	Rs. 2,00,00,000/-
14	774051	Vijaya Bank, Patpar Ganj Delhi	Rs. 92,32,000/-
15	TDS Challan No. 10748	Vijaya Bank dt. 10.10.2014	Rs. 3,53,000/-
16	TDS Challan No. 10065	Vijaya Bank, dt. 15.11.2014	Rs. 3,00,000/-
17	TDS Challan No. 10260	Vijaya Bank dt. 04.02.2015	Rs. 19,11,435/-
		Total Amount	Rs. 25,58,00,000/-

for SMP Agencies Pvt. Ltd.

Authorized Signatory

- # 10 #
2. The Vendor does hereby grant, sell, convey and transfer the said Site/Land on ownership basis to the Vendee free from all encumbrances. Now the Vendee is the owner of the said site/land the Vendee can mortgage the said site/land to avail the loan/finances from the Banks/Financial Institutions for the project.
 3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site/Land in favour of any one. The Vendor has neither given any security or surety for any one on the basis of the said Site/Land nor entered into any Agreement of the said Site/Land with any person and has no any court case or arbitration or any other legal proceedings pending at any place in respect of the said Site/Land.
 4. That the Vendor has assured the Vendee that the said Site/Land is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal suits, encumbrances etc. and the Vendor is fully competent to execute the same.
 5. That the Vendee confirms that they have satisfied and verified the title and interest of the Vendor in respect of the said Site/Land in the said Township and that they have fully understood all the limitations and obligations in respect of it.
 6. The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Site/Land or in any other manner whatsoever by the Vendee if any.
 7. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendor shall be liable to pay the same for the GH-02 and the entire township before the date of transfer of the said Site/Land. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendee shall be liable to pay the same for the said Site/Land and on pro-rata basis for the entire township after the date of transfer of the said Site/Land.

for SMP Agencio Pvt. Ltd

Authorised Signatory

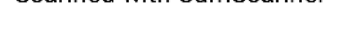
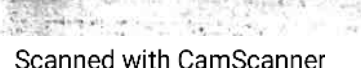
12

14. That the Vendee and / or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) Township Maintenance Charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like series and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell/Flat buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/Flat Buyers/Subsequent transferees etc. The said township maintenance charges will be 20% of the prevailing maintenance charges of the flat/ apartment of the said site or as per the prevailing rates for the township maintenance.
15. That the services for effluent drainage from STP and single point electrical load connection shall be provided up to the one common point at boundary of the Plot GH-02 by the Vendor. These services will be completed at least six months before completion of construction of any of its tower by the Vendee and the Vendor shall be responsible for the distribution of the services mentioned above inside the boundary of said Site/Land at its own cost.
16. That the Vendor will provide uninterrupted connectivity to all the inhabitants of the said site/land (on 24 meters wide road at all times and the Vendee and its subsequent transferee(s) will also be allowed to use all the common facilities and other services of the entire H block and other blocks of the township without any hindrance from the Vendor.

for SM12 Agency Pvt. Ltd.

Authorized Signatories

For the Vendor



- For SAMP Agencies, Inc. Lia.

Authorized Signatory

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23. The Vendor Shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/Flat Buyers or between the Vendee and any other Agency etc. involved in the connection with said Site/Land or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.
24. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site/Land and in the area within the said Site/Land.
25. That the Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the land/flats/Apartments and applicable rule regulations or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
26. That the Vendee shall be bound by all terms and conditions of this Deed.
27. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferees Resident Welfare Association (RWA) jointly and severally.
28. That the expenses towards payment of stamp duty, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.

For SMD Agencies Pvt. Ltd

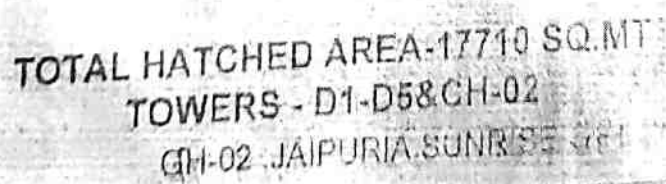
Authorized Signatory

For Divyanshi Homes Pvt. Ltd


Director



65/ONE-5/2014 15.1-97-2014



VENDOR

VENDEE

15 #
29. That the High Court of Allahabad and the Courts subordinate at Ghaziabad shall have jurisdiction in all matters arising out of touching and/or concerning of this Deed,

IN WITNESS WHEREOF, the Vendor and Vendee have signed & executed this Sale Deed on the day, month year first above written in the presence of the following witnesses.

For SMV Agencies Pvt. Ltd.

For Divyansh Homes Pvt.

Authorized Signatory

VENDOR

VENDEE

WITNESSES :-

1



Rakesh K.

TEHSIL, GHAZIABAD

2



Rakesh K.

TEHSIL, GHAZIABAD

Naveen Gupta
S/o Late Sh. Jia Ram Gupta
R/o SU-8 Pitampura Delhi.

Amit Kr. Singh
Sh. Dharam Pal
Ch. No. 12, Tehsil Com. GEB,

DRAFTED BY :- 
RAKESH KUMAR SHARMA (ADVOCATE)
Registration No. 5294/86, Chamber No. 12,
TEHSIL COMPOUND GHAZIABAD (U.P.).

भारतीय स्टाम्प अधिनियम की धारा 32 (2) का प्रमाण

धारा 31 भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्रावधानों के अन्तर्गत आवेश दिनांक 21.01.2015 के अनुसार प्रसंगत विलेख पर रु० 1,79,00,000-का स्टाम्प शुल्क रूक चुका गया, जिसमें से पक्षकार द्वारा इच्छासंगतता महाशयता वगैरह संख्या 10152/33.12.14 पर 51,36,100- तथा शेष 1,28,54,000-विकय विलेख पर दिनिपूर्वक अदा कर दिया गया है।
दिनांक 04-02-2015

सहायक आयुक्त स्टाम्प
गजियाबाद

आज दिनांक 04/02/2015

तहसील 1 जिल्ला सं 12672

पृष्ठ सं 59 में पृष्ठ सं 90 पर केसांक 719

रजिस्ट्रीकृत किया गया।

जिस्ट्रीकरण अधिकारी के हस्ताक्षर

द्वि मूल्य त 16152 सं 2014 पर मूल्य
स्टाम्प शुल्क जमा कर 5135900/-
पक्ष प्रतिकर पर देय नगद/ बैंक चेक
पंजाब बैंक अकाउंट नं 1171

उप निबन्धक, प्रथम
गजियाबाद
1/2/2015

राज्य सरकार गजियाबाद
जिल्ला
प्रतिनिधि राजेश कुमार
सहायक प्रभार 16 मार्च 2015

