

Name: PRAKASH JHA
Designation: Asstt. Manager
Signature: *Praha*
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad

4175



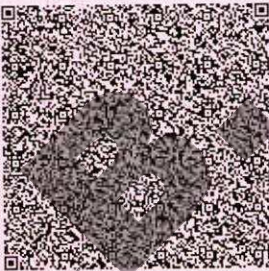
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP04235964074808Q
Certificate Issued Date : 06-Mar-2018 02:43 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0105094558056538Q
Purchased by : MESSERS R B INFRAESTATE PVT LTD
Description of Document : Article 23 Conveyance
Property Description : FREEHOLD VACANT LAND MEASURING 1105 SQ MTR IN
KHASRA NO.540M VILLAGE NOOR NAGAR GHAZIABAD
Consideration Price (Rs.) :
First Party : SUDAN KUMAR
Second Party : MESSERS R B INFRAESTATE PVT LTD
Stamp Duty Paid By : MESSERS R B INFRAESTATE PVT LTD
Stamp Duty Amount(Rs.) : 13,09,000
(Thirteen Lakh Nine Thousand only)



Verified By

(Vineet Kumar)
R.C., Sadar Ind
Ghaziabad

LOCKED BY
Gandhi
S.R.O.-IIInd
Ghaziabad

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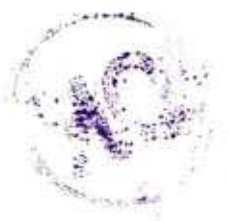
Gandhi

For R.B. Infraestate Pvt. Ltd.
Vineet Kumar
Director

UP 0002839538

SHCIL

R.B. SALE DEED





उत्तर प्रदेश UTTAR PRADESH

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CF 475793

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e-stamp Certificate No. IN-UP04235964074808Q

BRIEF PARTICULARS OF SALE DEED

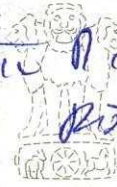
1. V-Code :- 0183/Serial No. 51
2. Mohalla / Village :- Village Noor Nagar, Ghaziabad
3. Details of Property :- Freehold Vacant Land bearing Khata No. 02005 Khasra No. 540M measuring 1105 sq. mtrs. (0.1105 hectare) situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) (As per Attached Map).
4. Status of Road :- Chakroad 8 feet wide
5. Sale consideration :- Rs. 1,88,00,000/-
6. Govt. circle rate :- Rs. 17,000/- per sq. mtr.

[Signature]

For R.B. Infrastructure Pvt. Ltd.
[Signature]
Director

9 APR 2018

क्रम संख्या: 79 स्थिति:
 स्टाम्प क्रय करने का प्रयोजन:
 स्टाम्प क्रय का नाम व पूरा पता: हाउस नं. 5, फाईस नं. 460, शाली, दिल्ली 110017
 स्टाम्प की धनराशि:
 विशाल गौयल - स्टाम्प विक्रेता
 लाईसेंस नम्बर 460
 लाईसेंस की अवधि 31 मार्च 2018
 चैम्बर नं. 44, त सील कम्पाउन्ड, गाजियाबाद



विशाल शर्मा

प्रतिफल- 18800000 स्टाम्प शुल्क- 1316000 बाजारी मूल्य - 18800000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री मैसर्स आर बी इन्फ्राएस्टेट प्राइवेट लिमिटेड द्वारा
 विशाल शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री स्व भगवान दास शर्मा
 व्यवसाय : अन्य
 निवासी: 7365 प्रेम नगर शक्ति नगर दिल्ली



श्री, मैसर्स आर बी इन्फ्राएस्टेट प्राइवेट
 लिमिटेड द्वारा

विशाल शर्मा अधिकृत
 पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
 09/04/2018 एवं 04:23:15 PM बजे
 निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी उप निबन्धक
 उप निबन्धक : सदर द्वितीय
 गाजियाबाद





उत्तर प्रदेश UTTAR PRADESH

BD 698458

Page 3

Boundary of Land measuring 1105 sq. mtrs. in Khasra No. 540

EAST : Remaining Land of Khasra No. 540
WEST : Land of Khasra No. 524
NORTH : Land of Khasra No. 538
SOUTH : Land of Khasra No. 544

PARTICULARS OF VENDOR :-

Mr. SUDAN KUMAR (Pan : ADLPK2863R) S/o Shri MAANGE RAM R/o R-9/222, Raj Nagar Ghaziabad.

PARTICULARS OF VENDEE :-

M/s R.B. INFRAESTATE PRIVATE LIMITED (PAN : AAFCR2180L) registered office at 7365, Prem Nagar, Shakti Nagar, Delhi through its Director Mr. VISHAL SHARMA S/o Late Shri BHAGWAN DASS SHARMA R/o 7365, Prem Nagar, Shakti Nagar, Delhi.

[Handwritten signature]

For R.B. Infraestate Pvt. Ltd.
[Handwritten signature]
Director

E9 APR 2018

क्र. 80
29
विधि
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रय का नमूना प्रस्तुत
स्टाम्प की धनराशि

आर बी इन्फ्रास्टे



विशाल गोयल - स्टाम्प विक्रेता

साईस नम्बर 460

साईस की अवधि 31 मार्च 2018

निष्पादन लेखपत्र वादा सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री सुदन कुमार, पुत्र श्री मांगे राम

निवासी: R-9/202 राज नगर गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री मैसर्स आर बी इन्फ्रास्टेट प्राइवेट लिमिटेड के द्वारा विशाल शर्मा, पुत्र श्री स्व भगवान दास शर्मा

निवासी: 7365 प्रेम नगर शक्ति नगर दिल्ली

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान-

पहचानकर्ता : 1

श्री मोनू, पुत्र श्री बाली

निवासी: 316 गाँव नूर नगर -3 गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री रोशन लाल, पुत्र श्री अशोक कुमार

निवासी: 466A कमला कवाटर गाजियाबाद

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे

नियमानुसार लिए गए हैं।

टिप्पणी:

रजिस्ट्रार वित्त

प्रभारी उप निबन्धक

उप निबन्धक : सदर द्वितीय
गाजियाबाद



उत्तर प्रदेश UTTAR PRADESH

BD 698459

Page 4

SALE DEED

Total Sale Consideration Rs. 1,88,00,000/-

Stamp Duty @ 7% Rs. 13,16,000/-

DETAILS OF PROPERTY : -

Freehold Vacant Land bearing Khata No. 02005 Khasra No. 540M measuring 1105 sq. mtrs. (0.1105 hectare) situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) (As per Attached Map).

THIS DEED OF SALE is executed at Ghaziabad on this 9th day of April in the year 2018 by Mr. SUDAN KUMAR S/o Shri MAANGE RAM R/o R-9/202, Raj Nagar Ghaziabad 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).

[Handwritten Signature]

For R.B. Infraestate Pvt. Ltd.
[Handwritten Signature]
Director

81

9 APR 2018

क्रम संख्या 28 तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पूरा पता साधु कोट-615112

स्टाम्प की धनराशि 1000

विशाल गौयल - स्टाम्प विक्रेता

लाइसेंस नम्बर 460 विशाल

लाइसेंस की अवधि 31 मार्च 2014

घेम्बर नं० 44, त सील कम्पाउण्ड, गाजियाबाद



R.B. SALE DEED



IN FAVOUR OF

M/s R.B. INFRAESTATE PRIVATE LIMITED registered office at 7365, Prem Nagar, Shakti Nagar, Delhi through its Director Mr. VISHAL SHARMA S/o Late Shri BHAGWAN DASS SHARMA R/o 7365, Prem Nagar, Shakti Nagar, Delhi 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).

AND WHEREAS Mr. SUDAN KUMAR S/o Shri MAANGE RAM R/o R-9/202, Raj Nagar Ghaziabad have purchased the above said Land measuring 0.11051 hectare in Khata No. 927, Khasra No. 540 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) from Mr. SHAURAJ S/o Shri KHACHERU R/o Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) by registered Sale Deed executed on dated 03.05.2010 entered in Book No. 1, Volume No. 3998 on Pages 1 to 46 Document No. 3608 on dated 03.05.2010 duly registered with the office of Sub-Registrar-II, Ghaziabad.

AND WHEREAS the Vendor absolute owner of Freehold Vacant Land bearing Khata No. 02005 Khasra No. 540M measuring 1105 sq. mtrs. (0.1105 hectare) situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) (As per Attached Map) and have full rights to use, hold enjoy, sell & transfer the same in any manner they like without any hindrance or claim from any person.

For R.B. Infraestate Pvt. Ltd.
[Signature]
Director

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R.B. SALE DEED



AND WHEREAS the Vendor has represented to the Vendee that the said land is freehold in nature and they have clear and marketable title in respect of the said land and free from all kind of encumbrances and has full right, power and authority to sell and transfer the said land.

AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers etc. pertaining to the said land and has fully satisfied himself about the right, title & interest of the Vendor in respect of the same.

AND WHEREAS the Vendor has agreed to sell and transfer the Freehold Vacant Land bearing Khata No. 02005 Khasra No. 540M measuring 1105 sq. mtrs. (0.1105 hectare) situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) (As per Attached Map) with all rights of the said land to the Vendee, free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 1,88,00,000/- (Rupees One Crore Eighty Eight Lakh only).

AND WHEREAS the Vendor has decided to sell the said land to the Vendee and the Vendee has agreed to purchase the same on following terms and conditions.

AND WHEREAS the said land is situated in Village Noor Nagar which is not approved by GDA and Builders Colony.

For R.B. Infraestate Pvt. Ltd.
Director

R.B. SALE DEED



NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. That the Vendee has paid to the Vendor a sum of Rs. 1,88,00,000/- (Rupees One Crore Eighty Eight Lakh only) as full & final payment of Sale Consideration for the said land.

DETAIL OF PAYMENTS :-

UTR No. NTBLR52017121500064	dt. 15.12.2017	Rs. 5,00,000/-
UTR No. NTBLR52017121800065775	dt. 18.12.2017	Rs. 15,00,000/-
UTR No. NTBLR52017122200067051	dt. 22.12.2017	Rs. 14,75,000/-
UTR No. NTBLR52018012400077211	dt. 24.01.2018	Rs. 15,00,000/-
UTR No. NTBLR52018012400078279	dt. 30.01.2018	Rs. 15,00,000/-
UTR No. NTBLR52018020100079328	dt. 01.02.2018	Rs. 18,25,000/-
UTR No. NTBLR52018022700087281	dt. 27.02.2018	Rs. 9,00,000/-
UTR No. NTBLR52018022700087283	dt. 27.02.2018	Rs. 35,00,000/-
UTR No. NTBLR52018022700087284	dt. 27.02.2018	Rs. 40,00,000/-
UTR No. NTBLR520180405009947	dt. 05.04.2018	Rs. 19,12,000/-
of Nainital Bank.		
TDS		Rs. 1,88,000/-

2. The receipt of the aforesaid total sale consideration Rs. 1,88,00,000/- (Rupees One Crore Eighty Eight Lakh only) the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer on ownership basis unto the Vendee free from all encumbrances the said land.

For R.B. Infraestate Pvt. Ltd.

 Director

R.B. SALE DEED



3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said land in favour of any one. The Vendor has neither given any security or surety for any one on the basis of the said land nor has the Vendor entered into any Agreement to Sell in respect of the said land with anyone else nor is any court case or arbitration or any other legal proceedings pending at any place in respect of the said land.
4. That the Vendor has assured the Vendee that the said land is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same
5. 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 and applicable rule, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
6. That the Vendor hereby declares and assures the Vendee that they are the rightful owner of the land transferred under the sale deed and has the absolute right to dispose off, sell and transfer the same and that the said land is free from all encumbrances whatsoever. The Vendor agrees that if at any time the title of land in the Vendor is found to be defective, that is if the land is subject to any lien, mortgage or any encumbrances, the Vendor shall refund to the Vendee the amount paid by the Vendee to the Vendor as sale consideration together with all losses and expenses, and interest incurred or borne by the Vendee in that connection.

[Handwritten signature]

For R.B. Infraestate Pvt Ltd
[Handwritten signature]
Director



[Handwritten signature]
Rakesh Kumar Sharma
ADVOCATE

CHAZIARAD (U.P.)



R.B. SALE DEED



7. That the Vendor hereby agrees that they shall indemnify and keep the Vendee indemnified off, from and against all actions, suits, proceedings, demands, claims, damages, losses, costs, expenses and charges whatsoever to which the Vendee may sustain, incur and suffer by reason of any defect in the title of the Vendor in respect of and affecting the said land hereby sold.
8. That the actual physical possession of the land has already been handed over and delivered by the Vendor to the Vendee.
9. That it is agreed that all the original documents pertaining to the said land including all the previous sale deeds etc. have been handed over to Vendee.
10. That Vendor hereby assures the Vendee that the said land or any portion thereof is not at present affected by any Notice or Notification or Scheme of the Municipality or any other Local Body or Bodies. If it is found to be so affected, the Vendor hereby undertakes to refund the entire sale consideration as well as make good to the Vendee all losses, costs etc. incurred by the Vendee as a result of and arising out of this transaction.
11. 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.

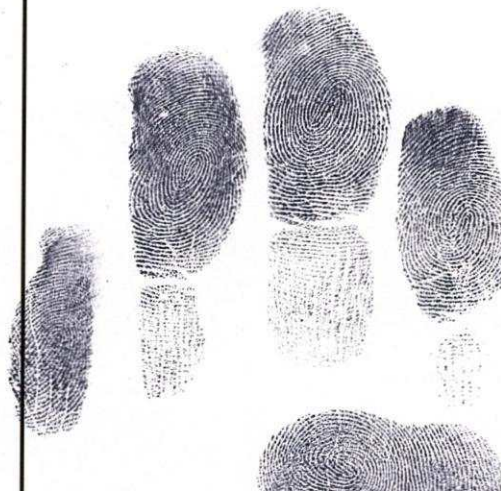


Rakesh Kumar Sharma

ADVOCATE

TESHIL, GHAZIABAD (U.P.)

For R.B. Infraestate Pvt. Ltd.
Director



©

R.B. SALE DEED



12. If any deficiency in the stamp duty as may be determined and levied/imposed by the Concerned Authority/any court alongwith consequent penalties and deficiencies with interest in respect of the previous saledeeds of seller regarding the above said land. The Seller shall be liable & responsible to pay the same.
13. That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Vendee.
14. That now the Vendee has become the absolute owner of the above said land and has acquired the rights of ownership in the above said land as desired by Vendee.
15. That the Vendee has seen the above said land at the spot and is satisfied above as situation and location.
16. That all the taxes, rates ceases etc., due with respect to the said land shall hereafter be borne by the Vendee.

For R.B. Infraestate Pvt. Ltd.
V. Balakrishna
Director

6



17. That the said Land is being sold by the Vendor to the Vendee as it is in the present position at the spot.

[Handwritten Signature]

VENDOR

WITNESSES :-

1.

Mr. Monu

S/o Shri Bali

R/o 316, Noor Nagar-3,

Ghaziabad (U.P.)

(VID No. XPD1519065)



[Handwritten Signature]
Rakesh Kumar Sharma

ADVOCATE

TESHIL, GHAZIABAD (U.P.)

2.



[Handwritten Signature]
Rakesh Kumar Sharma

ADVOCATE

TESHIL, GHAZIABAD (U.P.)

[Handwritten Signature]
Roshan Lal S/o Ashok Kumar
R/o 466A, Kamla Quarter, GZB.
Voter I.D.-FVX5733951

C

R.B. SALE DEED



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


VENDOR


VENDEE

DRAFTED BY :-


RAKESH KUMAR SHARMA (ADVOCATE)

**Registration No. 5294/86, Chamber No. 12,
TEHSIL COMPOUND GHAZIABAD (U.P.).**

बही संख्या 1 जिल्द संख्या 13641 के पृष्ठ 149 से 182 तक
क्रमांक 4175 पर दिनांक 09/04/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी उप निबन्धक

उप निबन्धक : सदर द्वितीय

गाजियाबाद



720/10/1200/040/16

5/6/18

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KHASRA
-538

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25/1/17

R.B. SALE DEED

