

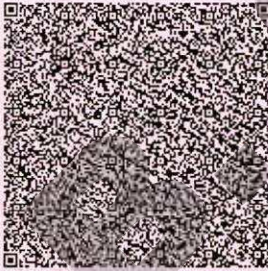


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP03590809424693P
Certificate Issued Date : 30-Aug-2017 11:40 AM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0104308762478203P
Purchased by : MESSERS R B INFRAESTATE PVT LTD
Description of Document : Article 23 Conveyance
Property Description : FREEHOLD LAND MEASURING 827.32 SQ MTR IN KHASRA NO.544 VILLAGE NOOR NAGAR GHAZIABAD
Consideration Price (Rs.) :
First Party : MESSERS HIGH END INFRA TECH
Second Party : MESSERS R B INFRAESTATE PVT LTD
Stamp Duty Paid By : MESSERS R B INFRAESTATE PVT LTD
Stamp Duty Amount(Rs.) : 17,43,000
(Seventeen Lakh Forty Three Thousand only)



Verified By
(Vineel Kumar)
R.C. Sadar line
Ghaziabad

LOCKED BY
S.R.O. Ghaziabad

Please write or type below this line

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT LTD.

Director

UP 0002830498

SHCIL

R.B. SALE DEED



e-stamp Certificate No. IN-UP03590809424693P

BRIEF PARTICULARS OF SALE DEED

1. Pargana :- Loni (V-Code -0265)
2. Mohalla / Village :- Village Noor Nagar, Ghaziabad
3. Details of Property :- Freehold Vacant Land bearing Khata No. 193 (Old) & New Khata No. 01091 Khasra No. 544 measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.).
4. Status of Road :- Road 39 mtr. wide
5. Sale consideration :- Rs. 2,49,00,000/-
6. Govt. circle rate :- Rs. 30,000/- per sq. mtr.

Boundary of Land measuring 827.32 sq. mtrs. in Khasra No. 544

- EAST : Privartan School
- WEST : Khasra No. 524
- NORTH : Chuck Road No. 141
- SOUTH : Road 39 mtr. wide & Khasra No. 544

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

24,900,000.00 / 24,900,000.00

विक्रय पत्र

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प्रतिफल

मालियत

फॉस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

श्री विशाल शर्मा प्रतिनिधि आर0 बी0 इन्फ्रास्टेट प्रा0 लि0

AAFCR 218

पुत्र श्री भगवान दास शर्मा

व्यवसाय व्यापार/नौकरी/अन्य

निवासी स्थायी 7365 प्रेम नगर शक्ति नगर दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 31/8/2017

समय 1:20PM

द्वारे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नविकुमार एस0

उपनिबन्धक द्वितीय

गाजियाबाद

31/8/2017

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्ति धनराशि रु. पलेखानुसार उक्त

विक्रेता

क्रेता

श्री प्रमोद चन्द गुप्ता

प्रतिनिधि हाई एंड इन्फ्रास्टेट AAEFH 8668 M

पुत्र श्री नन्धू लाल गुप्ता

पुत्र/पत्नी श्री पेशा व्यापार/नौकरी/अन्य

श्री विशाल शर्मा

प्रतिनिधि आर0 बी0 इन्फ्रास्टेट प्रा0 लि0 AAFCR

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पुत्र श्री भगवान दास शर्मा

पेशा व्यापार/नौकरी/अन्य

निवासी 7365 प्रेम नगर शक्ति नगर दिल्ली

श्री नरेश पाल सिंह

प्रतिनिधि हाई एंड इन्फ्रास्टेट AAEFH 8668 M

पुत्र श्री महावीर सिंह

पुत्र/पत्नी श्री पेशा व्यापार/नौकरी/अन्य

श्री विकास जिनदल

प्रतिनिधि हाई एंड इन्फ्रास्टेट AAEFH 8668 M

पुत्र श्री ओम प्रकाश जिनदल

पुत्र/पत्नी श्री पेशा व्यापार/नौकरी/अन्य



PARTICULARS OF VENDOR :-

(1) M/s GUPTA RESIDENCY LIMITED (PAN : AACCG2047C) (formerly known as M/s Gupta Residency Private Limited) office at A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095 (2) M/s N.N. UNITED PRIVATE LIMITED (PAN : AAACN3839K) office at B-61, First Floor, Anand Vihar, Delhi & (3) Shri VIKAS JINDAL (PAN : ACEPJ1135F) S/o Shri OM PRAKASH JINDAL R/o C-122, Mahendru Enclave, Delhi all are Partners of **M/s HIGH END INFRATECH** having its registered office at A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095 and (4) M/s HIGH END INFRATECH (PAN : AAEFH8668M) represented jointly through its All Partners (A) **Mr. PRAMOD CHAND GUPTA** S/o Late Shri NATHU LAL GUPTA R/o A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095 (B) **Mr. NARESH PAL SINGH** S/o Shri MAHAVIR SINGH R/o B-61, Anand Vihar, Delhi (C) **Mr. VIKAS JINDAL** S/o Shri OM PRAKASH JINDAL R/o C-122, Mahendru Enclave, Delhi.

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.-110007.

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

ने निष्पादन स्वीकार किया ।

जिनकी पहचान चन्द्र प्रकाश शर्मा

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पेशा व्यापार/नौकरी/अन्य

निवासी गली न0 3 शान्ति नगर दिल्ली

व अमित कुमार
धर्मपाल

पेशा व्यापार/नौकरी/अ

निवासी च466 ए दौलतपुरा गा0बाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नवीनकुमार एस0

उपनिबन्धक द्वितीय

गाजियाबाद

31/8/2017



SALE DEED**Total Sale Consideration Rs. 2,49,00,000/-****Stamp Duty @ 7% Rs. 17,43,000/-****DETAILS OF PROPERTY :-**

Freehold Vacant Land bearing Khata No. 193 (Old) & New Khata No. 01091 Khasra No. 544 measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.).

THIS DEED OF SALE is executed at Ghaziabad on this 31st day of August in the year 2017 by (1) **M/s GUPTA RESIDENCY LIMITED (PAN : AACCG2047C)** (formerly known as M/s Gupta Residency Private Limited) office at A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095 (2) **M/s N.N. UNITED PRIVATE LIMITED (PAN : AAACN3839K)** office at B-61, First Floor, Anand Vihar, Delhi & (3) **Shri VIKAS JINDAL (PAN : ACEPJ1135F) S/o Shri OM PRAKASH JINDAL R/o C-122, Mahendru Enclave, Delhi** all are Partners of **M/s HIGH END INFRATECH** having its registered office at A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095 and (4) **M/s HIGH END INFRATECH (PAN : AAEFH8668M)** represented jointly through its All Partners (A) **Mr. PRAMOD CHAND GUPTA S/o Late Shri NATHU LAL GUPTA R/o A-96 Second Floor, Vivek Vihar Phase-1, Delhi-110095** (B) **Mr. NARESH PAL SINGH S/o Shri MAHAVIR SINGH R/o B-61, Anand Vihar, Delhi** (C) **Mr. VIKAS JINDAL S/o Shri OM PRAKASH JINDAL R/o C-122, Mahendru Enclave, Delhi** 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 HIGH END INFRATECH

Authorized Signatory

For HIGH END INFRATECH

Authorized Signatory

For HIGH END INFRATECH

For R.B. INFRA ESTATE PVT. LTD.

Director

विक्रेता

Registration No.:

8193

Year :

2,017

Book No.:

I

0101 प्रमोद चन्द गुप्ता प्रतिनिधि हाई एंड इन्फ्राटेक AAEFH 8668

नत्थू लाल गुप्ता

ए 96 सैकिन्ड फ्लोर वियेक बिहार फेस 1 दिल्ली

व्यापार/नौकरी/अन्य



0102 नरेश पाल सिंह प्रतिनिधि हाई एंड इन्फ्राटेक AAEFH 8668 I

महावीर सिंह

सी 61 आनन्द विहार दिल्ली

व्यापार/नौकरी/अन्य



0103 विकास जिंदल प्रतिनिधि हाई एंड इन्फ्राटेक AAEFH 8668 M

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सी 122 महेन्द्र एन्क0 दिल्ली

व्यापार/नौकरी/अन्य



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).

WHEREAS

A. Shri Ashok Kumar S/o Shri Balraj R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the land bearing Khata No. 080, Khasra No. 544 area measuring 6570 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & District Ghaziabad, (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Ashok Kumar S/o Shri Balraj, sold the above said Land measuring 6197.66 sq. mtr. Khata No. 080, Khasra No. 544 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s Gupta Residency Private Limited by virtue of Sale Deed Document registered at No. 3092 in Book No. 1, Volume No. 2756 on Pages 137 to 214 dated 20.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

For HIGH END INFRA TECH

Authorized Signatory

For HIGH END INFRA TECH

Authorized Signatory

For HIGH END INFRA TECH

Authorized Signatory

For R.B. INFRAESTATE PVT. LTD.

Director

ब्रेता

Registration No. : 8193

Year : 2,017

Book No. : 1

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7365 प्रेम नगर शक्ति नगर दिल्ली

व्यापार/नौकरी/अन्य



- B. And Shri Ashok Kumar & Shri Kumresh Sons of Shri Balraj R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad were the Co-Bhumidhars of the Land bearing Khata No. 453, Khasra No. 545 area measuring 220 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Ashok Kumar & Shri Kumresh Sons of Shri Balraj, sold the above said Land measuring 220 sq. mtr. Khata No. 453, Khasra No. 545 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s Gupta Residency Private Limited by virtue of Sale Deed Document registered at No. 3091 in Book No. 1, Volume No. 2756 on Pages 121 to 136 dated 20.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

- C. And Shri Ganga S/o Shri Tirkha R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 76, Khasra No. 546 area measuring 220 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Ganga S/o Shri Tirkha, sold the above said Land measuring 220 sq. mtr. Khata No. 76, Khasra No. 546 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s Gupta Residency Private Limited by virtue of Sale Deed Document registered at No. 3311 in Book No. 1, Volume No. 2764 on Pages 201 to 215 dated 28.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

For HIGH END INFRA TECH

Authorized Signatory

For HIGH END INFRA TECH

Authorized Signatory

For HIGH END INFRA TECH

Authorized Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director



गवाह

Registration No.: 8193

Year: 2017

Book No.: 1

W1 चन्द्र प्रकाश शर्मा

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व्यापार/नौकरी/अन्य



W2 अमित कुमार

धर्मपाल

466 ए दौलतपुरा गा0बाद

व्यापार/नौकरी/अन्य



D. And Shri Kumresh S/o Shri Balraj R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 080, Khasra No. 544 area measuring 6197.66 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Kumresh S/o Shri Balraj, sold the above said Land measuring 6197.66 sq. mtr. Khata No. 080, Khasra No. 544 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to (1) M/s N.N. United Private Limited & (2) Shri VIKAS JINDAL S/o Shri OM PRAKASH JINDAL by virtue of Sale Deed Document registered at No. 3090 in Book No. 1, Volume No. 2756 on Pages 44 to 120 dated 20.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

E. And Shri Ganga S/o Shri Tirkha R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 76, Khasra No. 546 area measuring 110 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Ganga S/o Shri Tirkha, sold the above said Land measuring 110 sq. mtr. Khata No. 76, Khasra No. 546 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s N.N. United Private Limited by virtue of Sale Deed document registered at No. 3310 in Book No. 1, Volume No. 2764 on Pages 190 to 200 dated 28.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

For HIGH END INFRA TECH

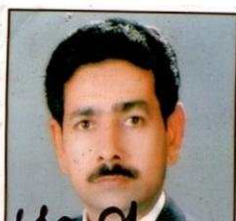
Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory



For R.B. INFRA ESTATE PVT. LTD.

Director

R.B. SALE DEED



F. And Shri Gangacharan S/o Shri Tirkha R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 77, Khasra No. 547 area measuring 330 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Gangacharan S/o Shri Tirkha, sold the above said Land measuring 330 sq. mtr. Khata No. 77, Khasra No. 547 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to (1) M/s N.N. United Private Limited & (2) Shri Vikas Jindal S/o Shri Om Prakash Jindal by virtue of Sale Deed document registered at No. 3093 in Book No. 1, Volume No. 2756 on Pages 214 to 234 dated 20.04.2007 duly registered with the office of Sub-Registrar-II, Ghaziabad.

G. AND THEREAFTER, a Partnership Deed dated 21.01.2008 has been executed by and between (1) M/s Gupta Residency Private Limited (2) M/s N.N. United Private Limited & (3) Shri Vikas Jindal, to carry in the business of construction, development of residential colonies, apartments, flats, kothies, group housing societies, shops, multiplexes, shopping malls, commercial complexes etc., on the above said Land in Partnership and also to sell the same, under the name and style of M/s High End Infratech.

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director



R.B. SALE DEED



H. And Shri Sunder Lal S/o Shri Balraj R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 193, Khasra No. 544 area measuring 5753 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Sunder Lal S/o Shri Balraj, sold the above said Land measuring 5753 sq. mtr. Khata No. 193, Khasra No. 544 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s High End Infratech, by virtue of Sale Deed document registered at No. 4088 in Book No. 1, Volume No. 4030 on Pages 191 to 480 dated 20.05.2010 duly registered with the office of Sub-Registrar-II, Ghaziabad.

I. And Shri Sunder Lal S/o Shri Balraj R/o Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad was the Bhumidhar of the Land bearing Khata No. 1010, Khasra No. 545 area measuring 110 sq. mtr. situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) as substantiated by the Revenue Records maintained by the concerned Patwari/Tehsildar.

AND THEREAFTER The said Shri Sunder Lal S/o Shri Balraj, sold the above said Land measuring 110 sq. mtr. Khata No. 1010, Khasra No. 545 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) to M/s High End Infratech, by virtue of Sale Deed document registered at No. 5240 in Book No. 1, Volume No. 4116 on Pages 395 to 430 dated 29.06.2010 duly registered with the office of Sub-Registrar-II, Ghaziabad.

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory



For R.B. INFRA ESTATE PVT. LTD.

Director



R.B. SALE DEED



AND WHEREAS on the basis of above said facts, the Vendors became the absolute owners of Freehold Land total area measuring 19138.32 sq. mtr. out of Khasra bearing Nos. 544, 545, 546 & 547 situated in the area of Village Noor Nagar Pargana Loni, Tehsil & District Ghaziabad 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.

AND WHEREAS a Resolution has been passed in the meeting of the Board of Directors of M/s Gupta Residency Limited in favour of M/s High End Infratech to execute the sale deed in respect of Freehold Vacant Land bearing Khata No. 193 (Old) & New Khata No. 01091 Khasra No. 544 measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) in favour of the Vendee vide Resolution dated 30.08.2017.

AND similarly, another Resolution has also been passed in the meeting of the Board of Directors of M/s N.N. United Private Limited in favour of M/s High End Infratech to execute the sale deed in respect of Freehold Vacant Land bearing Khata No. 193 (Old) & New Khata No. 01091 Khasra No. 544 measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) in favour of the Vendee vide Resolution dated 30.08.2017.

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For HIGH END INFRATECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

R.B. SALE DEED



AND WHEREAS the Vendor has agreed to sell and transfer the Freehold Vacant Land bearing Khata No. 193 (Old) & New Khata No. 01091 Khasra No. 544 measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.) 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. 2,49,00,000/- (Rupees Two Crore Forty Nine Lakh only).

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

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE 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. 2,49,00,000/- (Rupees Two Crore Forty Nine Lakh only) as full & final payment of Sale Consideration for the said land.

DETAIL OF PAYMENTS :-

Ch. No. 007537

dt. 18.08.2015 Rs. 10,00,000/-

OF ICICI BANK.

Ch. No. 000005

dt. 22.08.2015 Rs. 10,00,000/-

RTGS No. BARBH15279761847

dt. 06.10.2015 Rs. 10,00,000/-

RTGS No. BARBH15330807477

dt. 26.11.2015 Rs. 10,00,000/-

Ch. No. 000008

dt. 01.12.2015 Rs. 10,00,000/-

OF Bank OF Baroda.

Ch. No. 205651

dt. 10.02.2016 Rs. 10,00,000/-

Ch. No. 205652

dt. 10.03.2016 Rs. 10,00,000/-

RTGS No. BARBH16292760878

dt. 18.10.2016 Rs. 25,00,000/-

Ch. No. 205655

dt. 22.11.2016 Rs. 25,00,000/-

Ch. No. 205656

dt. 01.01.2017 Rs. 10,00,000/-

Ch. No. 205657

dt. 05.01.2017 Rs. 10,00,000/-

Ch. No. 205660

dt. 16.01.2017 Rs. 10,00,000/-

RTGS No. BARBH17021000013

dt. 21.01.2017 Rs. 8,65,500/-

RTGS No. BARBH17037000311

dt. 06.02.2017 Rs. 10,00,000/-

Ch. No. 205653

dt. 27.02.2017 Rs. 10,00,000/-

Ch. No. 205665

dt. 01.06.2017 Rs. 10,00,000/-

Ch. No. 205666

dt. 04.07.2017 Rs. 28,00,000/-

RTGS No. NTBLH17214027169

dt. 02.08.2017 Rs. 3,00,000/-

RTGS No. NTBLH17223029702

dt. 11.08.2017 Rs. 3,00,000/-

RTGS No. NTBLH17236032426

dt. 23.08.2017 Rs. 6,34,500/-

D.D. No. 003880

dt. 24.08.2017 Rs. 20,00,000/-

of Nainital Bank.**TOTAL****Rs. 2,49,00,000/-**

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

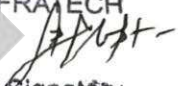
Director

R.B. SALE DEED



2. The receipt of the aforesaid total sale consideration Rs. 2,49,00,000/- (Rupees Two Crore Forty Nine 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.
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.

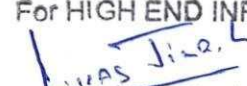
For HIGH END INFRA TECH


 Authorised Signatory

For HIGH END INFRA TECH


 Authorised Signatory

For HIGH END INFRA TECH


 Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.


 Director

R.B. SALE DEED



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.
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.

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

R.B. SALE DEED



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.
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.

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

R.B. SALE DEED



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.
17. That the said Land is being sold by the Vendor to the Vendee as it is in the present position at the spot.
18. That the said Land measuring 989.50 sq. yards i.e. 827.32 sq. mtrs. being sold to the vendee by the vendor in Khasra No. 544 situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (U.P.).

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

For HIGH END INFRA TECH

Authorised Signatory

VENDOR**WITNESSES :-**

1.



Rakesh Kumar

TESHIL, GH.

VENDEE

CPM
 Chander Prakash Sharma
 S/o M.L. Sharma R/o C-30/1
 Gali No 3, Shanti Nagar Delhi 96
 DL-0519970017220

2.

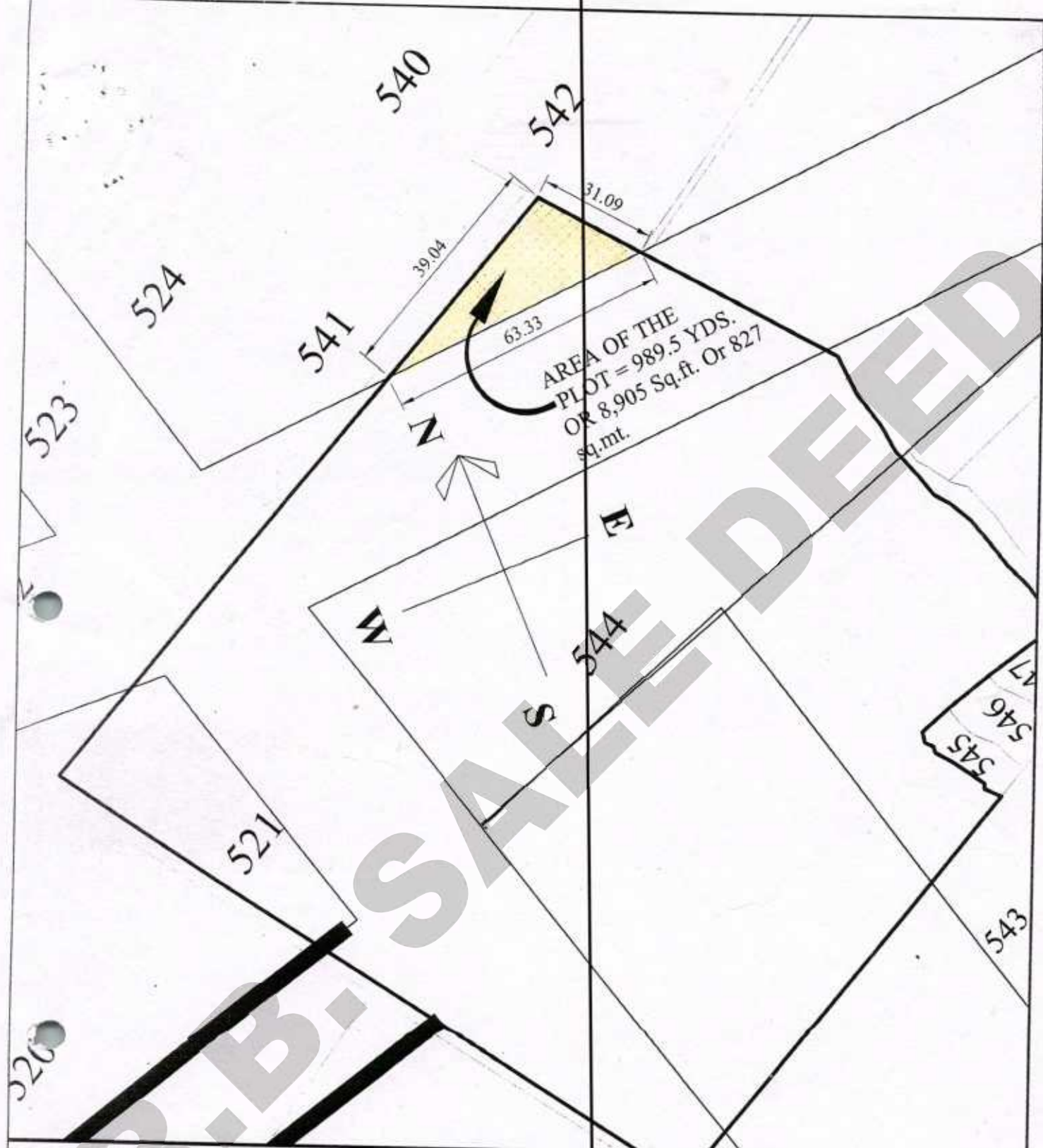


Rakesh Kumar

TESHIL, GHAZIABAD (U.P.)

Amit Kumar
 Amit Kumar S/o Dharam Pal
 R/o-466A, Daulat Pura, GZB.
 Voter I.D.-FVX6022594





NORTH - CHUCK ROAD NO- 141,
SOUTH - 39 Mtr. WD. ROAD Khasra- 544,

EAST - PRIVARTAN SCHOOL,
WEST - KHASHRA -524,

SELLER SIGN.

[Handwritten signature]

BUYER SIGN

[Handwritten signature]



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.

For HIGH END INFRA TECH

Authorised Signatory

For HIGH END INFRA TECH

Authorised Signatory

For R.B. INFRA ESTATE PVT. LTD.

Director

For HIGH END INFRA TECH

Authorised Signatory

VENDOR

VENDEE

DRAFTED BY :-

RAKESH KUMAR SHARMA (ADVOCATE)

Registration No. 5294/86, Chamber No. 12,

TEHSIL COMPOUND GHAZIABAD (U.P.).

आज दिनांक 31/08/2017 को
वही सं. 1 जिल्द सं. 12800
पृष्ठ सं. 119 से 170 पर क्रमांक 8193
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Neha

शर्मा नविनकुमार एस0

उपनिबन्धक द्वितीय

गाजियाबाद

31/8/2017

