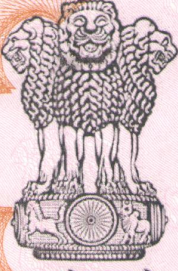


विशाल गोयल स्टाम्प विक्रेता

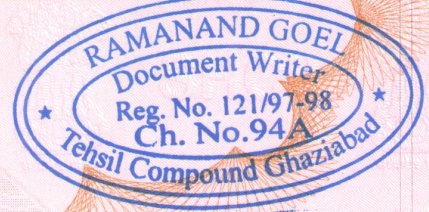
1617
क्र. नं० 450, पै. नं० 44 तह. क्र. पं. नं० 9811860945



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP66944171249501T
Certificate Issued Date : 16-Apr-2021 11:58 AM
Account Reference : NEWIMPACC/ up14000804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1400080421224751877208T
Purchased by : GHAZIABAD INFRAGOAL PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO. C-1 AVANTIKA VILLAGE HARSAON GZB
Consideration Price (Rs.) :
First Party : MESSERS ANSAL HOUSING LTD
Second Party : GHAZIABAD INFRAGOAL PVT LTD
Stamp Duty Paid By : GHAZIABAD INFRAGOAL PVT LTD
Stamp Duty Amount(Rs.) : 27,50,000
(Twenty Seven Lakh Fifty Thousand only)

RA



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

For Ansal Housing Limited

Authorised Signatory

For Ghaziabad Infragoal Private Limited

Authorised Signatory

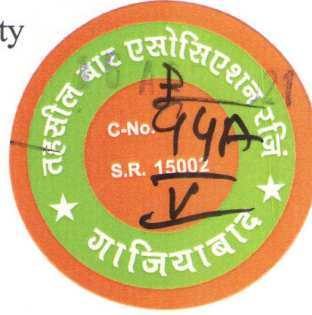
KC 0004090145

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. 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.

SALE DEED

Nature of Property	: Commercial Plot
V – Code/Page	: 0794
Mohalla/Village	: village Harsaon and Mehrauli, Disst. Ghziabad Avantika, Ghaziabad
Detail of Property	: Plot No. C-1 Avantika Ghaziabad, village Harsaon and Mehrauli, Disst. Ghziabad
Status of Road	: 60 Ft. wide Road
Measuring of Plot area	: 1700.67 Sq. Mtr./2034 Sq. Yard (approx.)
Construction Area	: No
Circle Rate Value	: Rs32,200/- per Sq. Mtr.
Circle Rate Value	: Rs.5,47,62,000/-
Stamp Duty Paid	: Rs.27,50,000/-
Sale Consideratio	:Rs.5,50,00,000/-



For Ansal Housing Limited

Authorised Signatory

For Ghaziabad Infragoal Private Limited

Authorised Signatory

आवेदन सं०: 202100739048013

विक्रय पत्र

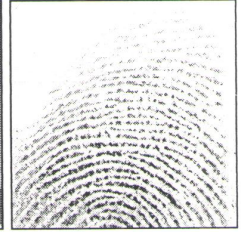
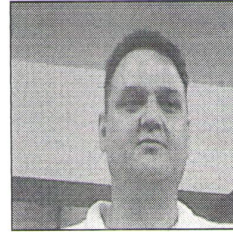
बही सं०: 1

रजिस्ट्रेशन सं०: 1617

वर्ष: 2021

प्रतिफल- 55000000 स्टाम्प शुल्क- 2750000 बाजारी मूल्य - 55000000 पंजीकरण शुल्क - 5500000 प्रतिलिपिकरण शुल्क - 160 योग : 550160

श्री गाज़ियाबाद इन्फ्रागोल प्राइवेट लिमिटेड द्वारा
कुलदीप कुमार सिरौही अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री ओमवीर सिंह सिरौही
व्यवसाय : अन्य
निवासी: A-338 गोविन्दपुरम गाज़ियाबाद

श्री, गाज़ियाबाद इन्फ्रागोल प्राइवेट लिमिटेड द्वारा कुलदीप कुमार सिरौही अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
16/04/2021 एवं 03:44:43 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



रघुवीर सिंह प्रभारी
उप निबंधक : सदर पंचम
गाज़ियाबाद
16/04/2021

गाज़ियाबाद सदर पंचम लिपिक
निबंधक लिपिक

E-Stamp No.IN-UP66944171249501T Dated 16/04/2021

BETWEEN

This Deed is made and executed at Ghaziabad on this day 16th of April 2021 by **ANSAL HOUSING LIMITED**, a public limited company registered under the Companies Act, 1956, having its registered office at 606, 6th Floor, Indraprakash, 21, Barakhamba Road, New Delhi-110001, having **PAN No. (AAACA0377R)** acting through **Mr. Aalam Zameer S/o Sh. Zameer Ahmed R/o House No. Naya Badagaun, Aminabad, Urf Badagoan, meerut**. Present Address: S-3/5A, Jogabai Extn. Okhla, Delhi.(Aadhaar No.9455 7288 7250) who has been duly authorized to execute the Sale Deed vide the Board Resolution dated 13/02/2019 hereinafter referred to as "**Promoter/Vendor**", (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include its successors, executors, administrators and permitted assigns)

For Ansal Housing Limited


Authorised Signatory

For Ghaziabad Infragoal Private Limited


Authorised Signatory

आवेदन सं०: 202100739048013

बही सं०: 1

रजिस्ट्रेशन सं०: 1617

वर्ष: 2021

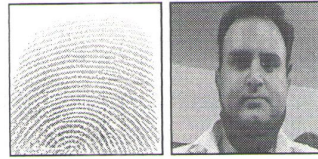
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री अंसल हाउसिंग लिमिटेड के द्वारा आलम ज़मीर, पुत्र श्री
ज़मीर अहमद

निवासी: एस-3/5A जोगाबाई एक्सटेंशन ओखला दिल्ली

व्यवसाय: अन्य

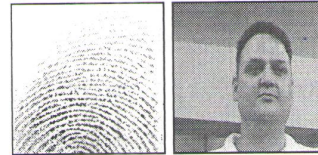
क्रेता: 1



श्री गाज़ियाबाद इन्फ्रागोल प्राइवेट लिमिटेड के द्वारा कुलदीप
कुमार सिरौही, पुत्र श्री ओमवीर सिंह सिरौही

निवासी: A-338 गोविन्दपुरम गाज़ियाबाद

व्यवसाय: अन्य



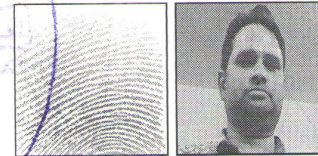
ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री जोगेन्द्र, पुत्र श्री महीपाल

निवासी: बादशाहपुर सिरौली गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री नितिन भटनागर, पुत्र श्री राजेश भटनागर

निवासी: आई-599 गोविन्दपुरम गाज़ियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

रघुवीर सिंह प्रभारी
उप निबंधक : सदर पंचम
गाज़ियाबाद

गाज़ियाबाद सदर पंचम लिपिक
निबंधक लिपिक

IN FAVOUR OF

GHAZIABAD INFRAGOAL PRIVATE LIMITED (CIN No. U45100DL2014PTC269498), a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at 204A,A-2,Shiv Arcade, Acharya Niketan Market,MayurVihar Phase-I,New Delhi, (PAN AAFCT 1444 F), represented by its signatory Mr. Kuldeep Kumar Sirohi S/o Sh. Omvir Singh Sirohi, R/o A-338 GovindPuram, Ghaziabad, (Aadhar No.3005 0645 3307) duly authorized *vide* board resolution dated 12.04.2021 hereinafter referred to as the "**Vendee**"(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, nominees ,and permitted assigns)

For Ansal Housing Limited

Authorised Signatory

For Ghaziabad Infragoal Private Limited

Authorised Signatory



WHEREAS The Vendor being interested to develop a residential colony together with its associate companies, purchased certain parcels of land in the vicinity of Village Harsoun, Razapur and Mehrauli Distt. Ghaziabad and after obtaining necessary sanctions and permission developed a Residential colony consisting of residential and commercial Plot of different shapes and sizes. Subsequently the company entered into certain assignments with its Associate companies and being well in possession and sufficiently entitled, promoted , marketed and sold the said colony now known as Avantika (ChiranjeevVihar) (hereinafter referred to the "Said Colony")

For Ansal Housing Limited


Authorised Signatory

For Ghaziabad Infragoal Private Limited


Authorised Signatory



AND WHEREAS The Vendee being interested to purchase a commercial plot bearing No. C-1 admeasuring about 1700.67 Sq. Mtrs. (2034 Sq. Yards) (herein referred to as said Plot) approached the Vendor and a registered agreement to sell dated 28.01.2021 in this regard was executed between the Parties whereby the Vendor agreed to sell the said commercial plot to the Vendee for a total sale consideration of **Rs.5,50,00,000/- (Rupees Five Crore and Fifty Lakh only).**

AND WHEREAS in terms of Clause 2 of the said Agreement to Sell, the Vendor has agreed to execute a sale deed in favour of Vendee.

AND WHEREAS the **VENDOR/DEVELOPER** is in full and absolute possession and otherwise well and sufficiently entitled to sell the said plot forming part of the Colony and declares that the said Plot is free from all sorts of encumbrances, liens, charges etc.

For Ansal Housing Limited


Authorised Signatory

For Ghaziabad Infragoal Private Limited


Authorised Signatory

VENDOR

For Ansa Housing Limited



Authorised Signatory

VENDEE

For Ghaziabad Infragoal Private Limited



Authorised Signatory

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WITNESS NO. 1 Mr. Jogendra S/o Sh. Maheepal R/o Badshahapur,
Sirauli, Ghaziabad.

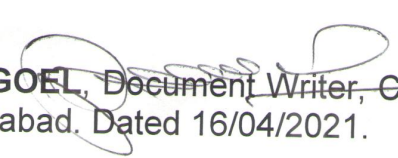
Aadhaar No. 7378 9830 4895



WITNESS NO. 2 : Mr. Nitin Bhatnagar S/o Sh. Rajesh Bhatnagar R/o
I-599, Govind Puram, Ghaziabad.

Aadhaar No. 8560 0716 9373




Drafted by: **RAMANAND GOEL**, Document Writer, Chamber No. 94
A, Tehsil Compound, Ghaziabad. Dated 16/04/2021.

आवेदन सं०: 202100739048013

बही संख्या 1 जिल्द संख्या 8619 के पृष्ठ 135 से 204 तक क्रमांक 1617 पर दिनांक 16/04/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

R

रघुवीर सिंह प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
16/04/2021

इंडियन स्टाम्प एक्ट 1899 की धारा 16 के
अन्तर्गत इकरार नामा विलेख सं...*396/21*
पर अदा स्टाम्प शुल्क में से लपवा...*1101000/-*
का स्टाम्प शुल्क इस विक्रय, विक्रय विलेख में
समावोजित किया गया।

R
ह० उप निबन्धक V
दिनांक.....