

3429



उत्तर प्रदेश UTTAR PRADESH

C 663943

BRIEF PARTICULARS OF SALE DEED

- | | | |
|--|---|--|
| 1. Nature of Land | : | Residential |
| 2. Ward/Pargana | : | 16/02/0183 Pargana Loni |
| 3. Mphalla/Village | : | Village Noor Nagar, Ghaziabad |
| 4. Details of Property
(Property No.) | : | Khasra No. 976 and 977
Residential Land |
| 5. Unit of Measurement | : | Sq. Mtr.
(Hectare/Sq. Mtr.) |
| 6. Area of Land (Sq. Mtr.) | : | 2956.84 Sq. Mtrs. |
| 7. Status of Road (As per Appendix) | : | 45 Meter wide Bypass Road |
| 8. Nature of Property | : | Residential Land |
| 9. Total Area of Property | : | NA |

For Kanak Creations Pvt. Ltd.
Kemod Bala

Director
or ORACLE HOMEZ PVT LTD
Unishal

For Annika Promoters Private Limited

Director

Arif
Authorized Signatory/Director



उत्तर प्रदेश UTTAR PRADESH

C 663942

(2)

(In case of Multistoreyed Building)

- | | | |
|--|---|---|
| 10. Total Covered Area | : | Nil |
| 11. Status - Finished/
Semi Finished/Other | : | NA |
| 12. Valuation of Trees | : | Nil |
| 13. Boring/Well/Other | : | Nil |
| 14. Constructed Area | : | Nil |
| 15. Year of Construction | : | NA |
| 16. Whether Related to Member of:
Residential Cooperative Society | : | No |
| 17. Sale Consideration (In Rs.) | : | Rs. 5,00,00,000/-
(Rupees Five Crore Only) |

For Kunal Creations Pvt. Ltd.
Kunal Bahadur
Director

For ORACLE HOMEZ PVT. LTD

Director Annika Promoters Private Limited

Authorized Signatory/Director



उत्तर प्रदेश UTTAR PRADESH

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(3)

BOUNDARIES OF LAND :

EAST : Other Party Land
WEST : Other Party Land
NORTH : Khasra No. 981
SOUTH : 45 Mtr. Wide By Pass Road

For Kunal Creations Pvt. Ltd.
Director
For ORACLE HOMEZ PVT. LTD.
Director

Director For Annika Promoters Private Limited

Authorized Signatory/Director



उत्तर प्रदेश UTTAR PRADESH

C 663940

(4)

NO. OF FIRST PARTY (2)

PARTICULARS OF VENDORS :

M/s. Kunal Creations Private Limited having Office at 73, Swayam Seva Co-operative Group Housing Society, Near ESI Hospital, Jhilmil, Delhi - 110095 Through its director, Sh. Pramod Bahl S/o Sh. Madan Mohan Bahl R/o C-45, Surya Nagar, Ghaziabad (PAN AAACK0361R)

And:

M/s. Oracle Homez Private Limited having Office at D-285, Vivek Vihar, Delhi-110095 Through its director, Sh. Uma Shanker S/o Sh. Ram Sawrop R/o D-285, Vivek Vihar, Delhi-95 (AABCO0192R)

NO. OF SECOND PARTY (1)

PARTICULARS OF VENDEE :

M/s. Annika Promoters Private Limited having its office at Ground Floor, 16, KG Marg, New Delhi-110001 Through its Director, Mr. Anil Aggarwal S/o Mr. Harish Chandra Agrawal R/o KF-91, Kavi Nagar, Ghaziabad, UP (PAN AAKCA8796J)

For Kunal Creations Pvt. Ltd.
Pramod Bahl
Director

For ORACLE HOMEZ PVT. LTD
Sh. Uma Shanker
Director

For Annika Promoters Private Limited
Director

Authorized Signatory/Director



उत्तर प्रदेश UTTAR PRADESH

C 663939

(5)

SALE DEED FOR RS. 5,00,00,000/-

STAMP DUTY (IN RS.) 35,00,000/-

THE CIRCLE RATE VALUATION OF THE SAID LAND IS RS. 4,96,75,000/- (2,956.84 SQ. MTRS. x Rs. 16,800/-) WHEREAS THE SALE CONSIDERATION FOR THE SAID LAND IS RS. 5,00,00,000/- WHICH IS HIGHER THAN THE CIRCLE RATE VALUATION, THEREFORE, STAMP DUTY IS BEING PAID AT THE SALE CONSIDERATION BEING THE MARKET VALUE OF THE SAID LAND.

DETAILS OF SAID LAND

The Said Land is the Freehold Residential Land falling under the R-Zone as per Ghaziabad Master Plan, 2021, measuring 2,956.84 sq. mtr. out of Khasra No.976 & 977 of Village Noor Nagar, Pargana Loni, Tehsil & District - Ghaziabad, U.P. The said land does not belong to either of Gram Panchayat or Waqf Board or leasehold.

For Kunal Creations Pvt. Ltd.
Kunal Creations Pvt. Ltd.
Director

For ORACLE HOMEZ PVT. LTD
Oracle Homez Pvt. Ltd.
Director



Director For Annika Promoters Private Limited

[Signature]
Authorized Signatory/Director



(140)

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

WITNESSES:

1.

[Signature]
(LUNIL DHAWAN)
C/O Mr. R.C. DHAWAN
10, New Rajdhani Enclave,
Vikas Marg, Delhi-110

1. M/s. Kunal Creations Private Ltd.
For Kunal Creations Pvt. Ltd.
[Signature]
Director Director

M/s. Oracle Homez Private Ltd.
For ORACLE HOMEZ PVT. LTD.
[Signature]
Director
"VENDORS" Director

[Signature]
श्रीमती लीला देवी
ललित देवी
17/2 अरुण स्थान

M/s. Annika Promoters Private Limited
For Annika Promoters Private Limited
[Signature]
Director
"VENDOR" Authorized Signatory/Director





केता

Registration No. : 3429

Year : 2,013

Book No. : 1

0201 अनिल अग्रवाल प्रतिनिधि अन्निका प्रमोटर्स प्रा0लि0 (AAKCA)
हरीशचन्द्र अग्रवाल
के0 एफ0 91 कविनगर गा0 बाद
अन्य





विक्रेता

Registration No.: 3429

Year : 2013

Book No. : 1

0101 प्रमोद बहल प्रतिनिधि कुनाल क्रियेशन प्रा0 लि0 (AAACK 03

मदन मोहन बहल

सी-45 सूर्य नगर गा0 बहाद

अन्य

Prmod Bahal



0102 उमा शंकर प्रतिनिधि औरकिल होम्स प्रा0 लि0 (AAABCO 0

राम स्वरूप

डी-285 विधेक विहार दिल्ली

अन्य

Umasheel





ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री सुनील धवन

पुत्र श्री आर0 सी0 धवन

पेशा अन्य

निवासी 10 न्यू राजधानी एन्क0 विचारस मार्ग दिल्ली

व श्री ओमपाल

पुत्र श्री चम्पक सिंह

पेशा अन्य

निवासी तह0 कमपा0 गा0 बाद

ने की ।

प्रत्यक्षतः भद्र माशियाँ के निशान अंगूठे नियमानुसार लिये गये हैं।

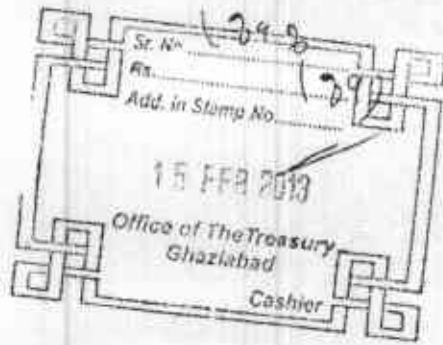
Signature



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Signature
उपनिबन्धक द्वितीय
गाजियाबाद
1/3/2013





विक्रय पत्र

50,000,000.00 / 50,000,000.00

20,000.00

100

20,100.00

5,000

प्रतिफल

मानिष्यत

संग रजिस्ट्री

नकल व प्रति शुल्क

योग

अष्ट नगभय

श्री

अनिल अग्रवाल प्रतिनिधि अत्रिका प्रमोटर्स प्रा0लि0 (AAKCA 8796 J

पुत्र श्री

हरीशचन्द्र अग्रवाल

प्रमाणित अन्य

निवासी पथार्थ

के0 एफ0 91 कविनगर गा0 बाद

अस्थायी पता

ने यह वेगपत्र इस कार्यालय में

दिनांक

1/3/2013

समय

4:05PM

जहाँ निबन्धन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

1/3/2013

निष्पादन लेखपत्र बाद गुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार रुकना

विक्रेता

क्रेता

श्री प्रमोद बहल

प्रतिनिधि कुनाल क्रियेशन प्रा0 लि0 (AAKCA 0361 R)

पुत्र श्री मदन मोहन बहल

पुत्र/पत्नी श्री पेशा अन्य

श्री अनिल अग्रवाल

प्रतिनिधि अत्रिका प्रमोटर्स प्रा0लि0 (AAKCA 8796 J)

पुत्र श्री हरीशचन्द्र अग्रवाल

पेशा अन्य

निवासी के0 एफ0 91 कविनगर गा0 बाद

श्री उमा शंकर

प्रतिनिधि औरकिल होम्स प्रा0 लि0 (AAABCO 0192 R)

पुत्र श्री राम स्वरूप

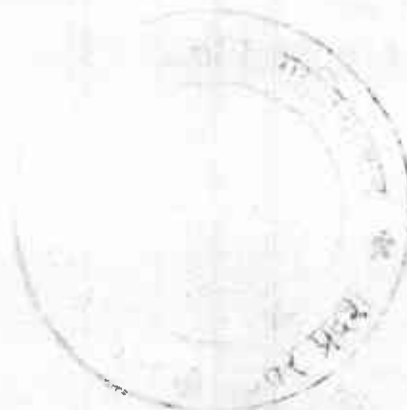
पुत्र/पत्नी श्री पेशा अन्य



Sl. No.	100
Add.	100, 100.00
15 FEB 2013	
Office of The Treasury Ghaziabad	
Cashier	

Amount (Rs) 100 20,100.00 9,000
PA 1000

Annika Promoters P. Ltd
16 KG Mangal



Sr. No. 2076
 Rs. 1000
 Add. in Stamp No. 1000
 15 FEB 2013
 Office of The Treasury
 Ghaziabad
 Cashier

आज दिनांक 01/03/2013 को
 बही में 1 लिन्द में 6840
 पृष्ठ में 117 में 398 पर कमांक 3429
 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उपनिबन्धक द्वितीय
 गाजियाबाद
 1/3/2013

