

2170



सत्यमेव जयते

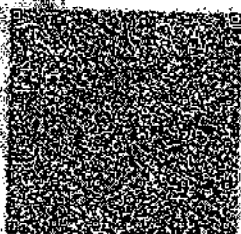
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00250404839805M
Certificate Issued Date : 13-Feb-2014 03:55 PM
Account Reference : SHCIL (FI)/upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN/UP/UPSHCIL0100286152158560M
Purchased by : MESSERS SHRINE BUILDTECH PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : LAND AREA MEASURING 3735 SQ MTRS KHASRA NO.1010,
VILLAGE NOOR NAGAR TEHSIL AND DISTT GHAZIABAD
Consideration Price (Rs.) : 7,00,00,000
(Seven Crore only)
First Party : MAHENDRA KUMAR AGGARWAL AND OTHERS
Second Party : MESSERS SHRINE BUILDTECH PRIVATE LIMITED
Stamp Duty Paid By : MESSERS SHRINE BUILDTECH PRIVATE LIMITED
Stamp Duty Amount (Rs.) : 35,00,000
(Thirty Five Lakh only)



[Signature]

[Signature]
SH
Ghaziabad

Please write or type below this line

[Signature]
[Signature]

[Signature]

[Signature] *[Signature]*

0000032028

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.shcil.gov.in. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

Attached with e-Stamp Certificate No.IN-UP00250404839805M

SALE DEED

SALE DEED FOR.....RS.70000000-00
STAMP DUTY.....@ 7%.....RS.04900000-00
STAMP DUTY ALREADY PAIDRS.01400100-00
STAMP DUTY NOW PAID.....RS.02500000-00

VALUATION OF THE PLOT AS PER CIRCLE RATE

Circle Rate : @ Rs.15,000/-
Stamp Duty Paid : @ Rs.18,500/-Per Sq. Mtr.
Valuation of Land : 18,500X3735=Rs.6,90,97,500/-
Valuation of Temporary Covered Area : 7,000X100=Rs.7,00,000/-
For Bidding : Rs.50,000/-
Total Valuation : Rs.6,98,47,500/-

BRIEF DETAIL OF PLOT OF LAND

V-Code

Page No.17

Type of Land

Residential

Ward/Pargana

Lonj

Mohalla/Gram

Noor Nagar (Chazabadi)

Int. Hgt.
Atch

Samad

105
217

69,847,300.00 / 70,000,000.00

विक्रय मूल्य

30,000.00

100 30,100.00

5,000

की रजिस्ट्री

नकल व प्रति शुल्क

योग

अंश लगभग

प्रतिफल
श्री
पुत्र श्री
अध्यक्ष अन्य

प्रतिफल
श्री
सुरदार गिरि

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली

अध्यायी पत्र

के द्वारा संलग्न इस दस्तावेज में

करीब निम्नलिखित रूप में

दिनांक 17/2/2014

समय 11:34AM



रजिस्ट्रार अधिकारी के हस्ताक्षर

रजिस्ट्रार द्वितीय

भाजिशाबाद

17/2/2014

निष्पादन लेखपत्र प्राप्त करने के समस्त मूल्य व प्राप्त अनुश्रुति रु. प्रत्येकानुसार उक्त

विक्रय

क्रेता

श्री. महेश कुमार आचार्य

पुत्र श्री. विवेक कुमार आचार्य

पेशा अन्य

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली

श्री. विपुल गिरि

प्रतिनिधि श्री. भाईन बिल्डटेक प्रा. लि.

पुत्र श्री. सुरदार गिरि

पेशा अन्य

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली

श्री. अशोक गोपाल

पुत्र श्री. अशोक गोपाल

पेशा अन्य

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली

श्री. संजय गर्ग

प्रतिनिधि श्री. भाईन बिल्डटेक प्रा. लि.

पुत्र श्री. शिवकराज गर्ग

पेशा अन्य

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली

श्री. सौरभ अग्रवाल

पुत्र श्री. सौरभ अग्रवाल

पेशा अन्य

निवासी 218 ए, सीकेएफ फ्लोर, विवेक विहार, फेस - 1, दिल्ली



Attached with e-Stamp Certificate No.IN-UP00250404839805M

Detail of Plot of Land	:	Piece of Land Measuring 0.3735 Hectare i.e. 3735 Sq. Mtrs., Khata No.00281, bearing Khasra No.1010, Village: Noor Nagar, Pargna Loni, Tehsil and Distt. Ghaziabad, U.P.
Area Measuring	:	3735 Sq. Mtrs.
Temporary Covered Area	:	100 Sq. Mtrs.
Status of Road	:	Chak Road
Land Cost/Gate Rate	:	Rs.18,500/- Per Sq. Mtr.
Number of Pages	:	18
Vendors/Sellers	:	Itself

Boundaries of the Land under sale:

East : Land Khasra No.1011 of S.C.C. Builders,
West : Chak Road
North : ~~Khasra No.1011~~ RASTA OPT.
South : Remaining Land Khasra No.1010 of S.C.C. Builders

Unk. Agt. Samrat
Shel

Shel *Shel*

ने निष्पादन स्वीकार किया।
लिवली पट्टन श्री अमित सोमरा
पुत्र श्री आनन्द स्वराज
पेशा अन्य

[Signature]

निवासी 1/32, विशाल खंड फर्स्ट, कोमली नगर लखनऊ

व श्री राकेश कुमार झाजपई
पुत्र श्री के. के. झाजपई

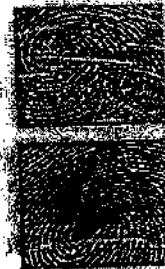
[Signature]

पेशा अन्य

निवासी प्लॉट नं० 390, से-5, वैशाली, गाँवबाद

ने की।

प्रत्यक्ष भद्र प्राप्ति के निम्न अंगुठे विद्यमान हैं।



प्रतिस्वीकरण अधिकारी के हस्ताक्षर

[Signature]

प्रमाणित अधिकारी द्वितीय
गान्धियाबाद
17/2/2014



Attached with e Stamp Certificate No IN-UP00250404839805M

Vendors/Sellers Description:

(1) SHRI MAHENDER KUMAR AGGARWAL SON OF
SHRI GOVIND PRASAD AGGARWAL, R/O HOUSE
NO 907, JOGINDER PATHAK ROAD, LUCKNOW
UP. (2) SHRI ANSHUL GOEL SON OF SHRI ANIL
GOEL, R/O HOUSE NO 1/92, VIRAMKHAND COMPI
NAGAR, LUCKNOW, UP. & (3) SHRI SAURABH
AGGARWAL SON OF SHRI SANJAY AGGARWAL
R/O S.K. FLOUR FLOUR MILLS LIMITED, NEAR
GAUSHALA, HARDOI ROAD, DISTRICT SITAPUR
UP.

PAN/AHAPAT109F
PAN/ANAG65459U
PAN/ANAG65258E

Vender/Purchaser Description:

M/S. SHRINE BUILDTECH PRIVATE LIMITED
HAVING ITS REGISTERED OFFICE AT D-2/2A
SECOND FLOOR, VIVEK VIHAR PHASE-I, DELHI
110 093 THROUGH ITS DIRECTORS: (1) SHRI
VIRUL GILL SON OF LATE SHRI SARDAR GIRI & (2)
SHRI SANJAY GARG SON OF SHRI TILAK RAI
GARG.

PAN/ATCS2456N

[Handwritten signatures and stamps]

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[Handwritten signature]

संख्या: १०८/१९८०/१०८०
दिनांक: १०/०८/८०

प्रति श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०

श्री १०८/१९८०/१०८०



Attached with e-Stamp Certificate No.IN-UP00250404839805M

DETAILS OF PLOT OF LAND:

FREE HOLD VACANT PIECE OF LAND, AREA MEASURING 0.3735
HECTARE i.e. 3735 SQ. MTRS., KHATA NO.00281, BEARING KHASRA
NO.1010, SITUATED IN THE AREA OF VILLAGE: NOOR NAGAR,
PARGNA LONI, TEHSIL AND DISTT. GHAZIABAD, U.P.

SALE DEED:

This Sale Deed is executed at Ghaziabad, on this 17/11 day of
February, 2014, by (1) SHRI MAHENDER KUMAR AGGARWAL SON
OF SHRI GOVIND PRASAD AGGARWAL, R/O HOUSE NO.90/1,
JOGINDER PATHAN ROAD, LUCKNOW, U.P., (2) SHRI ANSHUL
GOEL SON OF SHRI ANIL GOEL, R/O HOUSE NO.1/92, VIRAM
KHAND, GOMTI NAGAR, LUCKNOW, U.P. & (3) SHRI SAURABH
AGGARWAL SON OF SHRI SANJAY AGGARWAL, R/O S.K. ROLLER
FLOOR MILLS LIMITED, NEAR GAUSHALA, HARDOI ROAD,
DISTRICT SITAPUR, U.P. hereinafter called the VENDORS (which
expression shall unless the context otherwise requires mean and include
their successors, executors, representatives, administrators, nominees
and all legal assigns).

Unk
Ans
Conrad

Shri
Shri

क्रमा

Registration No.

2170

Year

2014

Book No.

1

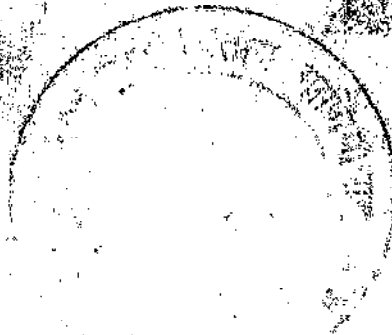
0201 विपुल सिंह प्रतिनिधि 40 आर्देन बिस् 30-11-10
सदस्य पद

डी 218 ए सीकेड फ्लोर, विवेक विहार, फ्लोर-1, दिल्ली
मध्य

0202 विपुल सिंह प्रतिनिधि 40 आर्देन बिस् 30-11-10

सदस्य पद

डी 218 ए सीकेड फ्लोर, विवेक विहार फ्लोर-1, दिल्ली
मध्य



Attached with e-Stamp Certificate No. IN-UP00250404839805M

.....IN FAVOUR OF.....

M/S SHRINE BUILTECH PRIVATE LIMITED, HAVING ITS REGISTERED OFFICE AT D-218A, SECOND FLOOR, VIVEK VIHAR, PHASE-I, DELHI-110 095, THROUGH ITS DIRECTORS (1) SHRI VIPUL GIRI SON OF LATE SHRI SARDAR GIRI & (2) SHRI SANJAY GARG SON OF SHRI TILAK RAJ GARG (authorized to execute the Sale Deed on behalf of Company, vide Board of Directors Resolution passed on 15/04/2014 of the Company), hereinafter called the VENDEE (which expression shall unless repugnant to the meaning or context thereof include its executors, liquidators, administrators, successors and assigns).

WHEREAS the Vendors are the absolute owners and in physical possession of Freehold Vacant Piece of Land, area measuring 0.3785 Hectare i.e. 3735 Sq. Mtrs. and Temporary covered area 100 Sq. Mtrs., Khata No. 00261, Plot No. Khata No. 1010 situated in the area of Village: Noor Nagar, Pargana Doh, Tehsil and Distt. Ghaziabad, U.P., which is bounded as under:-

East : Land of S.C.C. Builders Khata No. 1011
West : Chak Road

[Handwritten signatures and stamps]

Attached with e-Stamp Certificate No.IN-UP00250404839805M

North : KACHA RASTA 8 FT.

South : Remaining Land in Khasra No.1010 of S.C.C. Builders

WHEREAS the Vendor No.1, Shri Mahender Kumar Aggarwal had purchased Piece of Land, area Measuring 0.1245 Hectare i.e. 1245 Sq. Mtrs., in Khata No.00281, bearing Khasra No.1010, situated at Village: Noor Nagar, Pargna Loni, Tehsil and Distt. Ghaziabad, U.P., from (1) Shri Sanjay & (2) Shri Rahul both sons of Shri Ram Naresh, both R/o Village Noor Nagar, Tehsil and Distt. Ghaziabad, U.P., by virtue of Sale Deed as Regd. Document No.545, in Book No.1, Volume No.4495, on pages 291 to 362, Dated 20.01.2011, duly regd. with the office of Sub-Registrar-II, Ghaziabad.

AND WHEREAS SIMILARLY the Vendor No.2, Shri Anshul Gopal had purchased Piece of Land, area Measuring 0.1245 Hectare i.e. 1245 Sq. Mtrs., in Khata No.00281, bearing Khasra No.1010, situated at Village: Noor Nagar, Pargna Loni, Tehsil and Distt. Ghaziabad, U.P., from (1) Shri Rajender alias Kallu & (2) Shri Rajender alias Annu both sons of Late Shri Rajpal, both R/o Village Noor Nagar, Tehsil and Distt. Ghaziabad, U.P., by virtue of Sale Deed as Regd. Document No.544, in Book No.1, Volume No.4495, on pages 219 to 290, Dated 20.01.2011, duly regd. with the office of Sub-Registrar-II, Ghaziabad.

Mr. Aggarwal
Aggarwal

Aggarwal

Shri Anshul Gopal

Attached with e-Stamp Certificate No.IN-UP00250404839805M

10. That the Vendors have not entered into any Agreement to Sell or any Agreement of like nature with any person/party, to sell, transfer or develop the said Land except the Vendee.
11. That the Vendors have paid all the rates, taxes and other dues in respect of the said Land hereby conveyed till the date of execution of this Sale Deed and the Vendee shall be liable to pay the same from this day.
12. That if the above mentioned Post Dated Cheques dis-honoured or bounced on its presentations, due to any reason whatsoever, then a grace period of 60 days for the said dis-honoured or bounced cheque's amount with interest shall be given to the Vendors by the Vendee, in case the above said amount is not paid within grace period then the sale deed will be treated as null & void.
13. That if any case is pending in respect of the aforesaid Land before the Competent Authority regarding the deficiency of Stamp Duty, then the Vendors shall only be liable and responsible for the same.

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Sansad
Handwritten signature

Handwritten signature

Handwritten signature

Attached with e-Stamp Certificate No.IN-UP00250404839805M

14. That the stamp duty, registration fee, advocate fee and other expenses for the registration and execution of the sale deed, have been paid and borne by the Vendee.
15. That Circle Rate of Noor Nagar is Rs.15,000/-Per Sq. Mtr. prescribed at Page No.17, Code-0183 but we have paid the Stamp Duty more than @ Rs.18,500/-PSM, so that, no question regarding the Stamp Duty will be raised by the Competent Authority.

IN WITNESSES WHEREOF the Vendors and Vendee have subscribed their signatures to this Deed on this day, month and year first above written.

WITNESSES:

1.

(Signature)

(ANIL GAGL)
D/o Anant Kumar

11/92 Vizan Island I

Combinaagar Gurgaon

2. *(Signature)*

MR. SAKET KUMAR BATRAYE

S/o SRI K.K. BATRAYE

PLOT NO. 390, SECTOR 5

VAISHALI CHAZABAD

(Signature)

VENDORS

(Signature)

(Signature)

VENDEE

DRAFTED BY
C.B. SAUTAM

Advocate
11, Lawyers Chambers,
Tehsil GHAZIABAD
UP-7813/2001

सूचक संख्या २०१३२ ४५३

दिनांक १५/०२/२०१४

प्रमाणित किया गया

१५/०२/२०१४

१५/०२/२०१४

१५/०२/२०१४

१५/०२/२०१४

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१५/०२/२०१४

१५/०२/२०१४

१५/०२/२०१४

