

17-6

13,400 Sqm

11772

84  
23-7-2020

सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp

22/07/2020

|                           |   |
|---------------------------|---|
| Certificate No.           | : IN-UP08071601906867S  |
| Certificate Issued Date   | : 22-Jul-2020 02:13 PM  |
| Account Reference         | : SHCIL (FI)/ upshcil01/ MEERUT/ UP-MRT   |
| Unique Doc. Reference     | : SUBIN-UPUPSHCIL0110029070751047S  |
| Purchased by              | : MS A R INFRAHEIGHTS PVT LTD   |
| Description of Document   | : Article 23 Conveyance   |
| Property Description      | : LAND AT KH NO 1467 AND OTHERS SITUATED AT VILLAGE MALIYANA TEHSIL AND DISTT. MEERUT |
| Consideration Price (Rs.) | : 5,00,00,000<br>(Five Crore only)  |
| First Party               | : LUSH GREEN PROJECT PVT LTD AND OTHERS   |
| Second Party              | : MS A R INFRAHEIGHTS PVT LTD   |
| Stamp Duty Paid By        | : MS A R INFRAHEIGHTS PVT LTD   |
| Stamp Duty Amount(Rs.)    | : 37,21,000<br>(Thirty Seven Lakh Twenty One Thousand only)                           |



12  
e-Stamp  
Verified

2  
LOCKED  
A.O.-3, MRT

Please write or type below this line

LUSHGREENPROJECTS PVT.LTD.

*[Signature]*  
Director/Authorised Signatory



For WONDERFUL REALTORS PVT LTD

*[Signature]*  
Director/Authorised Signatory



Diamond Finance Limited

*[Signature]*  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

*[Signature]*  
DIRECTOR  
0010578404



Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.



(2)  
e-Stamp Cir. No. IN-UP08071601906867S

**SALE DEED**

**SALE DEED FOR Rs. 5,00,00,000/-**

**CIRCLE RATE VALUE Rs. 5,31,56,000/-**

**STAMP DUTY Rs. 37,21,0000/-**

**CIRCLE RATE OF LAND Rs. 6,600/- Per Sq. Mtrs.**

**THIS SALE DEED** is made on this **23<sup>rd</sup>** day of **July 2020** by and between:

**LUSH GREEN PROJECTS PRIVATE LIMITED** (PAN No. **AABCL1325P**) a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034, (hereinafter referred to as "**Vendor – 1**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns), duly represented by its authorized signatory **Mr. Rakesh Kumar Kataria S/o Late Sh. Ishwar Chandra Kataria R/o 206, Sec-45, Gurgaon-122003**, who have been duly authorized vide Board Resolution dated 16.07.2020, of the **FIRST PART;**

**WONDERFUL REALTORS PRIVATE LIMITED** (PAN No. **AAACW5656K**), a company

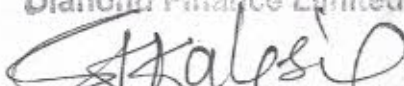
**LUSH GREEN PROJECTS PVT. LTD.**

  
Director/Authorized Signatory

For WONDERFUL REALTORS PVT. LTD.

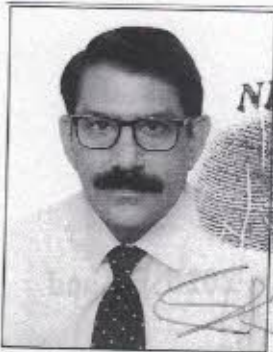
  
Director/Authorized Signatory

**Diamond Finance Limited**

  
Director/Authorized Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR



Nitin Goel  
**NITIN GOEL**  
Advocate

*Kalash*



Nitin Goel  
**NITIN GOEL**  
Advocate



Nitin Goel  
**NITIN GOEL**  
Advocate

*Kalash*



Nitin Goel  
**NITIN GOEL**  
Advocate

*10*



Nitin Goel  
**NITIN GOEL**  
Advocate

*Kalash*



Nitin Goel  
**NITIN GOEL**  
Advocate

*A.H.*





(3)

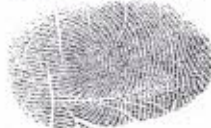
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incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034, (hereinafter referred to as "**Vendor - 2**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns), duly represented by its authorized signatory Mr. Rakesh Kumar Kataria S/o Late Sh. Ishwar Chandra Kataria R/o 206, Sec-45, Gurgaon-122003, who have been duly authorized vide Board Resolution dated 16.07.2020, of the **SECOND PART**;

**DIAMOND FINANCE LIMITED (PAN No. AAACD0602L )**, a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034, (hereinafter referred to as "**Vendor-3**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns), duly represented by its authorized signatory Mr. Rakesh Kumar Kataria S/o Late Sh. Ishwar Chandra Kataria R/o 206, Sec-45, Gurgaon-122003 who have been duly authorized vide Board Resolution dated 16.07.2020, of the **THIRD PART**;

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory



Diamond Finance Limited

  
Director/Authorised Signatory

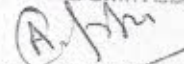


For WONDERFUL BUILDERS PVT LTD

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR



AND

A. R. INFRAHEIGHTS PRIVATE LIMITED(PAN No. AALCA6092N),a company registered and incorporated under the provisions of the Companies Act, 1956, and having its registered office at A-312, Meerut Mall, Delhi Road, Meerut, Uttar Pradesh – 250002 (hereinafter referred to as “Vendee”,which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns),duly represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16, Shivaji Road, Meerut who have been duly authorized Vide Board Resolution dated 22.06.2020,of the **FOURTH PART**.

“Vendor – 1”, “Vendor – 2”, “Vendor – 3” are hereinafter collectively referred to as “Vendors”.

The Vendors and the Vendee are hereinafter collectively referred to as “Parties” and individually as “Party”.

**WHEREAS:**

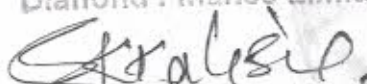
A. The Vendors are the lawful owners, having sufficient rights, title and interest and are in possession of the total land admeasuring 1.3400 hectares or 13,400 sq. mtrs. located in khasra no. 1467, 1474/1,

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory

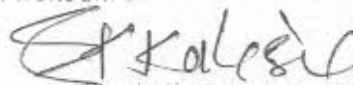


Diamond Finance Limited

  
Director/Authorised Signatory

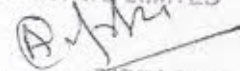


For WONDERFUL

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR





1486, 1467A & 1467B, 1478 revenue Village Maliyana, Pargana, Tehsil and Distt - Meerut, Uttar Pradesh, the details of which are more appropriately mentioned in Recital B, C and D below ("**Total Land**");

- B. The Vendor – 1 had purchased the land parcels comprised in khasra no. 1467 area 2557 sq. mtrs., khasra no. 1474/1 area 2530 sq. mtrs., khasra no. 1486 area 5302.50 sq. mtrs., **total three khasra(s) having total area 10389.50 sq. mtrs.**, situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut ("**Land - 1**") from the following:

**Land -1:-**

- (i) comprised in khasra no. 1467 area 2557 sq. mtrs. and khasra no. 1474/1 area 2530 sq. mtrs. was purchased from Taneja Developers & Infrastructure Limited (CIN: U70102DL1997PLC085551), having its registered office at 10, Shaheed Bhagat Singh Marg, New Delhi – 110001 through its authorized signatory Sh. Sandeep Kumar Lo S/o Late Sh. Kuldeep Kumar Lo R/o C-170 Hanuman Road, New Delhi vide sale deed written dated July 28, 2013, which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book

LUSHGREEN PROJECTS PVT. LTD.

For WONDERFUL REALTORS PVT. LTD.

*[Signature]*

Director/Authorized Signatory



*[Signature]*

Director/Authorized Signatory

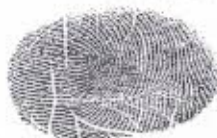


Diamond Finance Limited

For A. R. INFRA HEIGHTS PRIVATE LIMITED

*[Signature]*

Director/Authorized Signatory



*[Signature]*  
DIRECTOR



no.1, volume no. 10791 on page 143 to 158 at sl. no. 11433 on September 29, 2015;

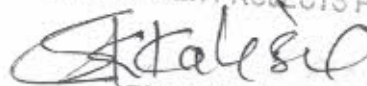
- (ii) comprised in khasra no. 1486 area 5302.50 sq. mtrs. was purchased from Mr. Suresh Chand, Mr. Naresh Kumar and Mr. Umesh Kumar all sons of Late Sh. Munshi resident of Village Maliyana, Pargana Tehsil and Distt. Meerut vide sale deed dated July 2, 2013, registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume no. 8961 on page 321 to 600 at sl. no. 9558 on July 3, 2013; and

- C. The **Vendor – 2** had purchased the land parcel(s) comprised in khasra no. 1467A and 1467B aggregate area 233 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil and Distt. Meerut ("**Land – 2**") from the following:

**Land-2:-**

- (i) comprised in khasra no. 1467A and 1467B aggregate area 233 sq. mtrs. was purchased from Nationwide Promoters Private Limited (CIN: U70101DL1996PTC076605), having its registered office at 9, Kasturba Gandhi Marg, New Delhi-110001, through its authorized signatory Mr. Sandeep Kumar Lo son of Late Mr. Kuldeep Kumar Lo resident of C-170

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory

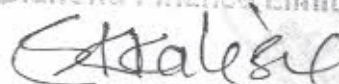


For WONDERFUL REALTORS PVT. LTD.

  
Director/Authorised Signatory




Diamond Finance Limited

  
Director/Authorised Signatory



For A.R. INFRA HEIGHTS PRIVATE LIMITED

  
DIRECTOR





Hanuman Road, New Delhi vide sale deed dated July 28, 2013, registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume no. 10921 on pages 277 to 292 at sl. no. 13982 on December 8, 2015;

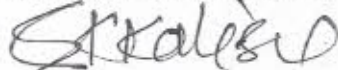
- D. The **Vendor – 3** had purchased the land parcel(s) comprised in Khasra No. 1478 area 2777.50 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil and Distt. Meerut from the following:

**Land-3:-**

- (i) comprised in khasra no. 1478 area 2777.50 sq. mtrs. was purchased from Sh. Banwari S/o Sh. Bhagwana, Prem Chand and Raj Kishor both Son of Late Sh. Horam and Sh. Deep Chand, Daya Chand and Raj Pal all son of Late Sh. Jhabbar Singh All R/o Village Maliyana, Pagana, Tehsil & Distt. Meerut vide sale deed dated September 5, 2005 duly registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume 2999 on page 139 to 176 at sl. no. 7391 on September 7, 2005 (“**Land – 3**”).

The **Land – 1**, **Land – 2** and **Land – 3** shall all together be construed as the **Total Land**.

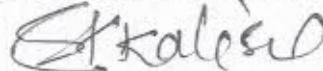
LUSHGREEN PROJECTS PVT. LTD.



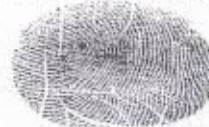
Director/Authorised Signatory



For WONDERFUL DEALTORS PVT. LTD.



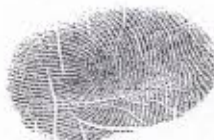
Director/Authorised Signatory



Diamond Finance Limited



Director/Authorised Signatory



For A. R. INFRAZIGHTS PRIVATE LIMITED



DIRECTOR




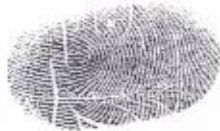


E. The Vendee has approached the Vendors and has expressed its desire to purchase the Total Land for a total consideration of Rs. 5,00,00,000/- (Rupees Five Crore Only) ("**Consideration**") out of which some part is to be paid through post dated cheques (the details of which has been given at the foot of this deed) to be realized post execution of this Sale Deed. It has been specifically agreed between the Parties that if any of the post dated cheques is bounced back or not honored, the same shall be construed as an event of default and this Sale Deed shall be considered as null and void. However, it is agreed between the Parties that if any of the post dated cheques is dishonored due to any technical reason (*other than insufficient funds or stop payment on the part of the Vendee*), the Vendee shall make the payment towards the amount mentioned in dishonored cheque through real time gross settlement / electronic transfer / demand draft, within 7 (Seven) days from the date of dishonor of such post dated cheque, failing which, this Sale Deed shall stand cancelled and shall be considered as null and void.

**NOW, THEREFORE, this Deed of Sale of Total Land for good and valuable consideration witnesseth as follows:**

WISHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory

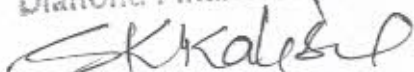


For WONDERFUL STATATORS PVT. LTD.

  
Director/Authorised Signatory

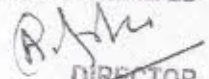


Diamond Finance Limited

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR

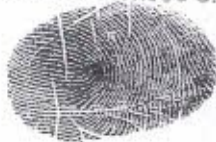


any person till realization of all the post dated cheques forming part of Consideration. The Vendors will sign the documents whenever the Vendee requires for the entry of name of Vendee mutated in revenue records. However, upon occurrence of an event of default and cancellation of this Deed as mentioned in this Deed, the Vendors shall be entitled to approach to concerned Government authority(ies) for re-entering their names in the relevant records of the Government authorities.

4. The Vendors are duly authorized and have the necessary authority to sell the Total Land and there is no statutory bar or prohibition to sell or transfer the Land.
5. That right and title in the Total Land subsists only with the Vendors and except the Vendors, no one else has / have any right title, interest or claim whatsoever or howsoever in any manner in the Total Land and the Vendors have full, unfettered and unrestricted right power and absolute authority to sell, transfer, convey and assign the Total Land and are fully competent to execute this Sale Deed and to sign all necessary documents in this regard.

LUSHGREEN PROJECTS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory



For WONDERTON TRADERS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory



Diamond Finance Limited

*[Signature]*  
Director/Authorised Signatory



For A. R. INFRASTRUCTURES PRIVATE LIMITED

*[Signature]*  
DIRECTOR

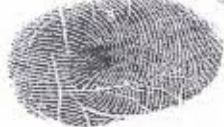




6. That there is no agreement(s), prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the Total Land or any part thereof.
7. That the Vendors do hereby declare that all the charges and payments relating to tax, encumbrances etc in respect of the Total Land up to the date of the execution of this Sale Deed, shall be borne and paid by the Vendors and the Vendee shall be responsible for payment of any taxes etc. from the date of execution of this Sale Deed. In case of any default on the part of the Vendee in realization of the Consideration through post dated cheques, then this Deed shall stand cancelled and the Vendors shall refund the Consideration amount received by them to the Vendee in its bank account. However, the Vendors shall not be entitled to refund or reimburse any amount spent by the Vendee towards any expense or anything to be done on the Total Land post execution of this Deed.
8. Each Party hereby irrevocably and unconditionally agree to fully indemnify and to hold the other Party fully harmless from and against any and all liabilities, losses, damages, costs, claims, expenses penalties, charges or the like (collectively "losses") which may be suffered or incurred by such Party on account of breach of

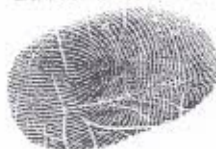
LUSHGREEN PROJECTS PVT. LTD.

Director/Authorised Signatory



Diamond Finance Limited

Director/Authorised Signatory



For WONDERFUL INFRAHEIGHTS PRIVATE LIMITED

Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR



any representation, warranties, covenants, terms and conditions of this Sale Deed on the part of other Party.

9. That the Vendors hereby declares, assures, represents and warrants to the Vendee that the Vendors are the rightful owner of the Total Land with full right to deal with the same. The Vendors further declares and assures the Vendee that the Total Land under sale is free from all sorts of encumbrances, charges, mortgages, liens. Disputes and defects in the title.
10. That the Vendors have neither done nor been party to any act whereby their rights, title and interest in the Total Land may, in any way, be impaired or whereby the Vendors may have been prevented from transferring the Total Land.
11. That the Vendors declare that they have neither received any notice under section 4 / section 6 of Land Acquisition Act 1894, nor under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, in respect of the Total Land.
12. That the Vendors have paid or shall pay all dues i.e. property tax, water and electricity charges, interests / penalties, if any, or any other dues and demands of the concerned authorities as per the

LUSHGREEN PROJECTS PVT. LTD.

*[Signature]*

Director/Authorised Signatory



Diamond Finance Limited

*[Signature]*

Director/Authorised Signatory



For WONDERFUL CREATIONS PVT. LTD.

*[Signature]*

Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

*[Signature]*

DIRECTOR





relevant bills received from the concerned authorities or any assessment made or to be made by the authority / department concerned, in respect of the Total Land up to the date of the execution of this Deed and thereafter all the said demands, charges and bills shall be paid and borne by the Vendee. However, in case any dues taxes charges levies, demands, penalties are found pending and /or payable for the period up to the date of execution of the Deed, even if the same are received / raised, at a later stage after execution of the Deed, then the same shall also be borne and paid by the Vendors.

13. The Total Land is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to a joint hindu family and no part of the Total Land is owned by any minor and / or no minor has any right, title, interest and claim or concern of any nature whatsoever in the Total Land.
14. That the Vendee has perused all title documents regarding the Total Land and is satisfied with the title and ownership of the Vendors. The Vendee shall be solely liable to pay the transfer charges, mutation expenses, stamp duty, registration charges payable to the Government / revenue authorities for the registration of this Sale

LUSHGREEN PROJECTS PVT. LTD.

Director/Authorised Signatory



Diamond Finance Limited

Director/Authorised Signatory



For WONDERFUL

Director/Authorised Signatory



For A. R. INDEPENDENTS PRIVATE LIMITED

DIRECTOR



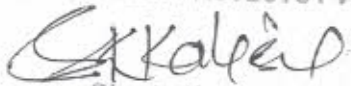
Deed in relation to transfer of the Total Land by the Vendors in favor of the Vendee. The Vendee hereby also represents and warrants to the Vendors that it has taken all the necessary approvals from its Board of directors to purchase the land situated at Village Maliyana, Tehsil and Distt. Meerut and the execution of this Sale Deed on the part of the Vendee shall not be construed as a violation of any other agreement or document entered into by the Vendee with any other person.

15. That this Sale Deed shall be governed by the laws of India and the District Courts at Meerut / Hon'ble High Court of Uttar Pradesh, Judicature at Allahabad shall have jurisdiction to entertain any dispute arising out of or concerning this Sale Deed between the Vendors and Vendee.

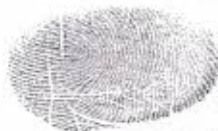
**Calculation of Stamp Duty:-**

That the Total Land comprised in khasra no. 1478 area 2,777.50 sq. mtrs., khasra no.1486 area 5,302.50 sq. mtrs. total two khasra total area 8,080 sq. mtrs. is agricultural land and the Total Land comprised in khasra no. 1467 area 2,557 sq. mtrs., khasra no. 1467 area 233 sq. mtrs., khasra no. 1474/1 area 2,530 sq. mtrs., total three khasra total area 5,320 sq. mtrs. is abadi land and to avoid the

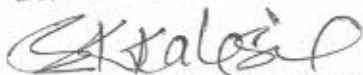
LUSHGREEN PROJECTS PVT. LTD.



Director/Authorized Signatory



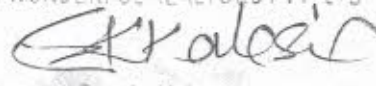
Diamond Finance Limited



Director/Authorized Signatory



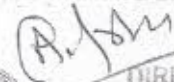
For WONDERFUL REALTORS PVT. LTD.



Director/Authorized Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED



DIRECTOR





complication in stamp duty, the stamp duty is calculated on circle rate of abadi which is written in circle rate list for sub-registrar 3<sup>rd</sup>, Meerut on page no. 20, v-code 1012 @ 6600/- per sq. mtrs. and because the land under sale is more than 1000 sq. mtrs. so the stamp duty shall be calculated as per revised general instruction no. 24 dated 12.08.2016, in compliance of Letter No. 756/2016, which was issued by additional AIG Stamp on dated 12.08.2016, the stamp duty and the calculation as per circle rate of abadi is as under:-

|   |                         |
|---|-------------------------|
| On First 1,000 Sq. Mtrs. x 7,000/- x 100% | = Rs. 70,00,000         |
| Next 1,500 Sq. Mtrs. x 7,000/- x 75%      | = Rs. 78,75,000         |
| Next 2,500 Sq. Mtrs. x 7,000/- x 60%      | = Rs. 1,05,00,000       |
| Next 302.50 Sq. Mtrs. x 7,000/- x 50%     | = Rs. 10,58,750         |
| Balance 8,097.50 Sq. Mtrs. x 6600/- x 50% | = Rs. 2,67,21,750       |
| <u>13,400 Sq. Mtrs.</u>                   | <u>=Rs. 5,31,55,500</u> |

That circle rate value as per circle rate comes Rs. 5,31,55,500/- but the agreed price of land is Rs. 5,00,00,000/- in which Vendors and Vendee are agreed but the stamp duty is paid on Rs. 5,31,56,000/-

LUSHGREEN PROJECTS PVT. LTD.

*SK Kalshel*  
Director/Authorised Signatory



For WONDERFUL DEALTORS PVT. LTD.

*SK Kalshel*  
Director/Authorised Signatory



Diamond Finance Limited

*SK Kalshel*  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

*A. R. Infra*  
DIRECTOR



**SCHEDULE - 1**

**PAYMENT DETAIL:-**

1. Received a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) by cheque number 057026 dated 22.06.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
2. Received a sum of Rs. 29,79,225/- (Rupees Twenty Nine Lakh Seventy Nine Thousand Two Hundred Twenty Five Only) by cheque number 057133 dated 22.07.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
3. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057138 dated 15.12.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
4. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057139 dated 25.12.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory



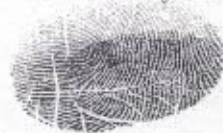
Diamond Finance Limited

  
Director/Authorised Signatory




For WONDERFUL REALTORS PVT. LTD.

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR





5. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057140 dated 25.12.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
6. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057141 dated 05.01.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
7. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057142 dated 05.01.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
8. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057143 dated 15.01.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.
9. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057144 dated 15.01.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Lush Green Projects Private Limited.

LUSHGREEN PROJECTS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.

*[Signature]*  
Director/Authorised Signatory



Diamond Finance Limited

*[Signature]*  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

*[Signature]*  
DIRECTOR



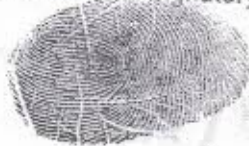
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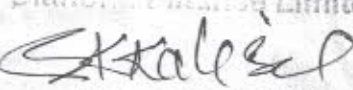
10.e-Stamp Cir. No. IN-UP08071601906867S

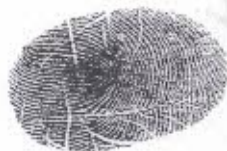
11. Rs. 2,90,775/- (Rupees Two Lakh Ninety Thousand Seven Hundred Seventy Five Only) deducted on account of TDS of Lush Green Projects Private Limited.
12. Received a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) by cheque number 057150 dated 22.06.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Wonderful Realtors Private Limited.
13. Received a sum of Rs. 3,63,475/- (Rupees Three Lakh Sixty Three Thousand Four Hundred Seventy Five Only) by cheque number 057134 dated 22.07.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Wonderful Realtors Private Limited.
14. Rs. 6,525/- (Rupees Six Thousand Five Hundred Twenty Five Only) deducted on account of TDS of Wonderful Realtors Private Limited.
15. Received a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) by cheque number 057146 dated 22.06.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Diamond Finance Limited.

LUSHGREEN PROJECTS PVT. LTD.

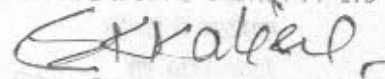
  
Director/Authorised Signatory



Diamond Finance Limited  
  
Director/Authorised Signatory

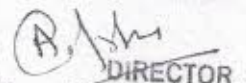


For WONDERFUL REALTORS PVT LTD

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR





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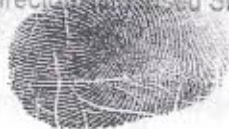
16. Received a sum of Rs. 22,82,300/- (Rupees Twenty Two Lakh Eighty Two Thousand Three Hundred Only) by cheque number 057147 dated 22.07.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Diamond Finance Limited.
17. Received a sum of Rs. 25,00,000/- (Rupees Twenty Five Lakh Only) by cheque number 057148 dated 15.11.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Diamond Finance Limited.
18. Received a sum of Rs. 50,00,000/- (Rupees Fifty Lakh Only) by cheque number 057149 dated 15.12.2020 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut in favour of Diamond Finance Limited.
19. Rs. 77,700/- (Rupees Seventy Seven Thousand Seven Hundred Only) deducted on a/c of TDS of Diamond Finance Limited.

Note: Mr. Pawan Kumar is authorized to present the above sale deed in the office of Sub Registrar Meerut on behalf of Mr. Atul Gupta by registered power of attorney (Only for Presentation) dated 30-06-2014

LUSHGREEN PROJECTS PVT. LTD.

*Sk Kalash*

Director/Authorised Signatory



Diamond Finance Limited

*Sk Kalash*

Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD.

*Sk Kalash*

Director/Authorised Signatory



WONDERFUL REALTORS PVT. LTD.

*A. Jm*

DIRECTOR



which was registered in the office of Sub-Registrar 1<sup>st</sup> in Book No.6 Volume 1 on page 273 to 282 at SL. No. 7 on dated 19-07-2014.

**IN WITNESS WHEREOF**, the Parties hereto have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written under their respective signatures and in the presence of following witnesses.

**For Lush Green Projects Pvt. Ltd.      For Wonderful Realtors Pvt. Ltd.**  
**"Vendor-1"      "Vendor-2"**

LUSHGREEN PROJECTS PVT. LTD.

For WONDERFUL REALTORS PVT LTD.

*[Signature]*

*[Signature]*

Director/Authorised Signatory

Director/Authorised Signatory

Authorised Signatory

Authorised Signatory

Name: Mr. Rakesh Kumar Kataria

Name: Mr. Rakesh Kumar Kataria

**For Diamond Finance Limited**  
**"Vendor-3"**

Diamond Finance Limited

*[Signature]*

*[Signature]*

Witness :- 1

Director/Authorised Signatory

Dharamveer Singh S/o Sh. Kiranpal Singh

Authorised Signatory

R/o 529/13, Noor Nagar-Lisari Road, Meerut

Name: Mr. Rakesh Kumar Kataria

7830301414

Designation:

*[Signature]*

Witness :- 2

**For A. R. INFRAHEIGHTS Pvt. Ltd.**  
**"Vendee "**

Kapil Garg S/o Sh. R. K. Garg

R/o 179, Dalampara, Meerut

9927022696

For A. R. INFRAHEIGHTS PRIVATE LIMITED

*[Signature]*

DIRECTOR

Authorised Signatory

Name: Mr. Atul Gupta (Director)

DATED 23-07-2020 Written & Drafted by Nitin Goel .Adv. Meerut.

*[Signature]*  
**NITIN GOEL**  
 Advocate





LUSHGREEN PROJECTS PVT. LTD.

*[Signature]*

Director/Authorised Signatory



For WONDERFUL REALTORS PVT. LTD

*[Signature]*

Director/Authorised Signatory



Diamond Finance Limited

*[Signature]*

Director/Authorised Signatory



FOR A.R. INFRAHEIGHTS PRIVATE LIMITED

*[Signature]*

DIRECTOR



Naksha Nazri of Land

NO. OF VENDOR / FIRST PARTY-

- 1- **LUSH GREEN PROJECTS PRIVATE LIMITED (PAN No. AABCL1325P)** a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034.
- 2- **WONDERFUL REALTORS PRIVATE LIMITED (PAN No. AAACW5656K)**, a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034,
- 3- **DIAMOND FINANCE LIMITED (PAN No. AAACD0602L)**, a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi - 110034,

- A. NO. OF VENDEE / SECOND PARTY- **A. R. INFRAHEIGHTS PRIVATE LIMITED** having its registered office at A-312, Meerut Mall Delhi Road, Meerut represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16, Shivaji Road, Meerut.
- MEASUREMENT OF LAND - the total land admeasuring 1.3400 hectares or 13,400 sq. mtrs. located in khasra no. 1467, 1474/1, 1486, 1467A & 1467B, 1478 revenue Village Maliyana, Pargana, Tehsil and Distt - Meerut, Uttar Pradesh, the details of which are more appropriately mentioned in Recital B, C and D below ("**Total Land**");
- East - Residential and Agricultural

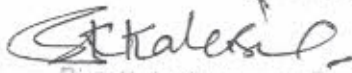
North - Residential and Agricultural ☐ South - Residential and agricultural

West - Residential and Agricultural

- 1- Description of property under sale with in radius of 50 Mtr.
- 2- Inside of Road.
- 3- Residential and Agricultural Land.

Declaration :- Neither any fact is suppressed nor wrong clarification is written, the above information is on the basis of general information of the area.

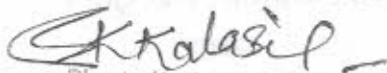
LUSHGREEN PROJECTS PVT. LTD.



Director/Authorised Signatory

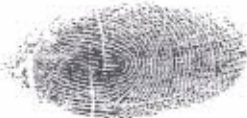


Diamond Finance Limited

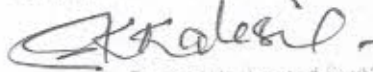


Director/Authorised Signatory

Signature of Vendor



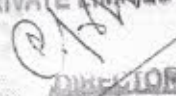
For WONDERFUL REALTORS PRIVATE LIMITED



Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR

Signature of Vendee



<https://www.inrs.ca/fr/infos/ebnf/EndorseReport.html> 60