

M-1

18544.67 Sqm

8065/2020

① 100
7-10-2020

सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



7-10-2020

Certificate No.	: IN-UP09655991688991S
Certificate Issued Date	: 07-Oct-2020 01:08 PM
Account Reference	: NEWIMPACC (SV)/ up14120904/ MEERUT/ UP-MRT
Unique Doc. Reference	: SUBIN-UPUP1412090413174982953301S
Purchased by	: MUKANDA ASSOCIATES TH PARTNER SH PRADEEP KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: LAND AREA 18544.67 SQ.MTR AT VILLAGE MALIYANA DISTT MEERUT
Consideration Price (Rs.)	: 7,09,74,000 (Seven Crore Nine Lakh Seventy Four Thousand only)
First Party	: ANSAL LANDMARK TOWNSHIPS PVT LTD AND OTHERS
Second Party	: MUKANDA ASSOCIATES TH PARTNER SH PRADEEP KUMAR
Stamp Duty Paid By	: MUKANDA ASSOCIATES TH PARTNER SH PRADEEP KUMAR
Stamp Duty Amount(Rs.)	: 49,68,200 (Forty Nine Lakh Sixty Eight Thousand Two Hundred only)

e-Stamp
Verified

Please write or type below this line.

For SIA PROPERTIES PVT. LTD.

For VRITI CONSTRUCTIONS PVT. LTD.

For MUKANDA ASSOCIATES

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

Partner

For VRIDHI PROPERTIES PVT. LTD.

For Ansal Landmark Townships (P) Ltd.

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

Director/Authorized Signatory

0001570277

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.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

(2)

e-Stamp Cir. No. IN-UP09655991688991S

SALE DEED

SALE DEED FOR Rs. 7, 09,74,000/-

CIRCLE RATE RS. 6,86,23,000/-

STAMP DUTY Rs. 49,68,200/-

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

THIS DEED OF SALE is made on this 07th day of October 2020 in between:-

SIA PROPERTIES PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001 through its authorized signatories **Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan** and **Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A, Shanti Nagar, Etah, Aliganj, Etah (U.P),** who have been duly authorized vide Board of Resolution dated **30.09.2020** (hereinafter referred as **"Vendor-1"**, which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest)

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

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For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner



Nitin G
GOEL
Advocate



Nitin G
NITIN GOEL
Advocate



Nitin G
NITIN GOEL
Advocate



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Advocate



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Advocate



Nitin G
NITIN GOEL
Advocate



(3)

e-Stamp Cir. No. IN-UP09655991688991S

AND

VRITI CONSTRUCTIONS PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through its authorized signatories **Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan** and **Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A , Shanti Nagar, Etah, Aliganj, Etah (U.P)**, who have been duly authorized vide Board of Resolution dated **30.09.2020** (hereinafter referred as “Vendor-2”, which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest)

AND

VRIDHI PROPERTIES PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through its authorized signatories **Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan** and **Sh. Dushyant Singh S/o Sh.**

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

(4)

e-Stamp Cir. No. IN-UP09655991688991S

Ajab Singh R/o 15A , Shanti Nagar, Etah, Aliganj, Etah (U.P), who have been duly authorized vide Board of Resolution dated **30.09.2020** (hereinafter referred as **"Vendor-3"**, which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest)

AND

ANSAL LANDMARK TOWNSHIPS PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi, Central Delhi-110001 represented by its authorized signatories **Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan and Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A , Shanti Nagar, Etah, Aliganj, Etah (U.P)**, who have been duly authorized vide Board of Resolution dated 29.06.2020 (hereinafter referred as **"CONFIRMING PARTY"**, which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest);

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)
(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

(3)

Stamp Ch. No. IN-UP0022691689942

AND

YETI CONSTRUCTIONS PVT LTD, a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Market, 22,

Barakhamba Road, New Delhi - 110 001, through its authorized representatives Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o Ch. No. 22, Narain Market, 22,

Christiana, Vasant Nagar, Jaipur, Rajasthan and Mr. Nitin Goel Advocate, 22, Narain Market, 22,

Christiana, Vasant Nagar, Jaipur, Rajasthan, have been duly authorized with Board of Resolution dated 20.05.2017, which expression shall, unless expressed to the contrary, include its authorized representatives, successors and assigns

and the successors in interest)

AND

STO-1

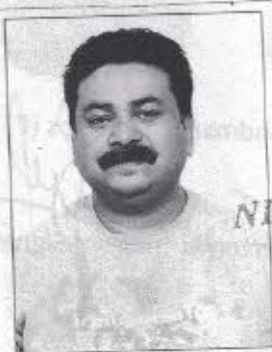
REIGN PROPERTIES PVT LTD, a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Market, 22,

Barakhamba Road, New Delhi - 110 001, through its authorized representatives Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o Ch. No. 22, Narain Market, 22,

Christiana, Vasant Nagar, Jaipur, Rajasthan and Mr. Nitin Goel Advocate, 22, Narain Market, 22,

Christiana, Vasant Nagar, Jaipur, Rajasthan, have been duly authorized with Board of Resolution dated 20.05.2017, which expression shall, unless expressed to the contrary, include its authorized representatives, successors and assigns

STO-2



Nitin Goel
NITIN GOEL
Advocate



(5)

e-Stamp Cir. No. IN-UP09655991688991S

“Vendor-1”, “Vendor-2”, “Vendor-3” and CONFIRMING PARTY”,
collectively of the First Part, referred to as Vendors.

AND

MUKANDA ASSOCIATES a partnership firm having its Regd. Office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. ABLFM5045R) through its partner Sh. Pradeep Kumar S/o Sh. Triloki Nath R/o A-96, Saraswati Lok, Delhi Road, Meerut authorized vide authorization letter dated 16.11.2019; hereinafter referred to as **“VENDEE”** which expression shall, unless repugnant to the context thereof, include its permitted assigns and the successors in interest) of the **OTHER PART.**

Whereas the Vendors are the lawful owners of and in possession of, and otherwise having sufficient rights, title and interest in land parcel total admeasuring 18544.67 Sq. Mtrs. or 4.5789 Acres situated at Village Maliyana, Pargana, Tehsil & Distt. Meerut, Uttar Pradesh; and

Whereas Vendor-1 **Sia Properties Pvt. Ltd.** purchased Kh. No. 1457, 1457B area 3340 Sq. Mtrs., Kh. No. 1458 area 3930 Sq. Mtrs. Total Three Khasra Total Area 7270 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut and out of above khasras Kh. No. 1457, 1457B area 3340 Sq. Mtrs. Situated at

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP09655991688991S

Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Sh. Shiv Charan S/o Sh. Heera R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 01.08.2006 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3477 on page 219 to 254 at SL. No. 8793 on dated 01.08.2006 & Kh. No. 1458 area 3930 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Sh. Podi, Sh. Mahesh Sons of Sh. Anoop Singh & Sh. Vijay Pal S/o Sh. Bhurey Lal R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 01.08.2006 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3477 on page 297 to 360 at SL. No. 8794 on dated 01.08.2006; and

Whereas Vendor-2 **Vriti Constructions Pvt. Ltd.** Purchased Kh. No. 1455 area 1640 Sq. Mtrs. , Kh. No. 1462A area 945 Sq. Mtrs. , Kh. No. 1469A, 1469B area 2323.33 Sq. Mtrs. , Total Four Khasras 4908.33 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut Out of above Khasras Kh. No. 1455 area 1640 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Sh. Dal Chand, Sh. Vinod Kumar, Sh. Chaman, Sh. Kishor Kumar Sons of Late Sh. Lekh Chand & Smt. Hoshiyari W/o Late Sh. Lekh Chand

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

(7)

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R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 27.02.2007 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3814 on page 125 to 164 at SL. No. 2179 on dated 27.02.2007 & Kh. No. 1462A area 945 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Jai Singh S/o Sh. Kale & Sh. Charan Dass , Sh. Ram Singh, Sh. Jagat Singh , Kiran Singh, Sh. Tara Chand sons of Sh. Net Ram & Smt. Bharto W/o Late Sh. Kanha & Sh. Bhagat Singh S/o Late Sh. Kanha & Sh. Tek Chand S/o Late Sh. Kanha as Self and also registered Power of attorney holder of Sh. Deep Chand S/o Late Sh. Kanha all R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 22.01.2007 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3754 on page 283 to 348 at SL. No. 909 on dated 24.01.2007 & Kh. No. 1469A, 1469B area 2323.33 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Sohan Pal S/o Sh. Sarjeet Singh R/o Village Pilana Sofipur, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 04.04.2007 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3891 on page 255 to 300 at SL. No. 3774 on dated 04.04.2007; and

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)


(Auth. Sign)


For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory


(Auth. Sign)


For MUKANDA ASSOCIATES

Partner


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Whereas Vendor-3 **Vridhi Properties Pvt. Ltd.** Purchased Kh. No. 1453 area 2108 Sq. Mtrs., 1468A area 3891.67 Sq. Mtrs., 1468B area 366.67 Sq. Mtrs. Total 3 Nos. Khasra Total area 6366.34 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut was purchased from Sh. Ramesh Chand, Sh. Rama Nand & Sh. Daya Chand Sons of Late Sh. Kalu & Smt. Jagwati W/o Sh. Dharamveer R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 06.03.2007 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 3821 on page 259 to 364 at SL. No. 2361 on dated 06.03.2007;(hereinafter referred as '**Said Land**') ; and

Whereas Vendors had entered upon Consortium Agreement dated 07-05-2014 which was duly registered in the office of Sub Registrar 3rd, Meerut at book no. 4, volume 287 on pages 101 to 122 at S. No. 143 on 07-05-2014 ("**Consortium Agreement**") with the Confirming Party for acquiring land in and around Meerut, Uttar Pradesh, for and on behalf of the Confirming Party. In terms of the Consortium Agreement the land so acquired / purchased by the Vendors herein was to be eventually owned by the Confirming Party and the beneficial ownership of the land was deemed to vest in the Confirming Party herein; and

For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)


(Auth. Sign)



For Ansal Landmark Townships (P) Ltd.

(Auth. Sign)


(Auth. Sign)


Director/Authorised Signatory

For MUKANDA ASSOCIATES

(Auth. Sign)

Partner

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Whereas in terms of the Consortium Agreement the Vendors had given all their rights in the land parcels to the Confirming Party including the right to develop, sell the land parcels and receive sale consideration in the name of Confirming party against sale of their land; and

Whereas the Vendee has approached both the Vendors and the Confirming Party and expressed desire to purchase the Land, and the Vendors and Confirming Party have agreed to sell the Land to the Vendee, for a consideration of Rs. 7,09,74,000/- (Rupees Seven Crore Nine Lakh Seventy Four Thousand Only); and

NOW THEREFORE THIS DEED OF SALE OF LAND WITNESSTH AS UNDER:

1. That in consideration of the sum of Rs. 7,09,74,000/- (Rupees Seven Crore Nine Lakh Seventy Four Thousand Only) paid by the Vendee to the Vendors and Confirming Party, as detailed at the foot of this deed, receipt of which (as detailed at the foot of this deed) the Vendors do hereby admit and acknowledge and the Vendors and Confirming Party hereby relinquish all their rights, and interest in the said

For SIA PROPERTIES PVT. LTD.

For VRITI CONSTRUCTIONS PVT. LTD.

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For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

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land, doeth hereby grant, convey, sell, transfer and assign to the Vendee by way of sale and after it Vendee shall be the lawful, absolute and undisputed owner of the said Land.

2. That for the remaining total consideration for the said Land, the Vendee has issued post-dated cheques to the Vendors and the Confirming Party, as detailed at the foot of this deed. The Vendors and Confirming Party hereby acknowledge the receipt of such post-dated cheques. The Vendee hereby confirms that it shall honor the said post-dated cheques. In the event, any of the said post dated cheque is dishonored, the Vendors and Confirming Party shall give grace period of 30 days over and above the date of dishonored cheque and during the above grace period the Vendors and Confirming Party shall not any action to cancel this deed but after passing over the grace period the Vendors and Confirming Party shall have the right to cancel this deed.
3. That in the event, the Vendors and the Confirming part opt to terminate arrangement and cancel this deed only in case of any default to be committed by the Vendee as mentioned in the aforesaid clause-2, the parties agrees that an amount equivalent to ten percent of the entire sale consideration shall stand forfeited by the Vendors and/or Confirming Party

For SIAPROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

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(Auth. Sign)

(Auth. Sign)

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and the remaining balance amount of sale consideration (net of forfeited amount) , if any, may be refunded within twelve months from termination date to the Vendee, or, the Vendors / Confirming Party may execute a fresh sale deed for an area of said Land in proportion to balance sale consideration amount (net of forfeited amount), in favour of the Vendee, at the sole option and discretion of the Vendors/ Confirming Party or as may be mutually agreed between the Vendors/Confirming Party and the Vendee.

4. That the Vendors and Confirming Party has delivered the peaceful, clean and vacant legal & physical possession of the said land to the Vendee, free from all encumbrances, charges and demands whatsoever and the Vendee shall use the land at its own will and the Vendors and Confirming party will sign the documents whenever the Vendee requires for the entry of name of Vendee mutated in revenue records.
5. That the Vendors and the Confirming Party do hereby declare that all the charges and payments relating to the Land up to the date of the registration of the sale deed, shall be borne and paid by the Confirming Party and the Vendee shall be responsible for payment of such taxes etc. from the date of registration of the sale deed.

For SIA PROPERTIES PVT. LTD.



(Auth. Sign)

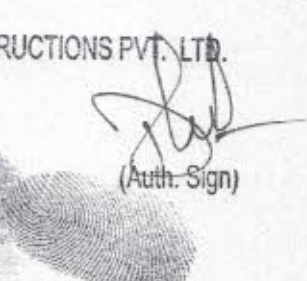


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For VRITI CONSTRUCTIONS PVT. LTD.



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For VRIDHI PROPERTIES PVT. LTD.



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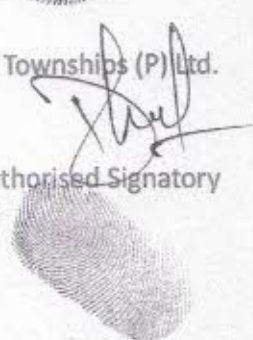


(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.



Director/Authorised Signatory



Director/Authorised Signatory

For MUKANDA ASSOCIATES




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6. That the Vendors and the Confirming Party hereby irrevocably and unconditionally agree to fully indemnify and to hold the Vendee 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 the Vendee on account of any title defect of the Land; any third party claims actions proceedings or judgments, decree or order in respect of the Land or part thereof; or as a result of any misrepresentation or breach of any representation made by the Vendors and /or Confirming Party herein.
7. The Vendors and the Confirming Party are duly authorized and have the necessary authority to sell the Land and also acknowledge that there is no statutory bar or prohibition to sell or transfer the Land.
8. That right and title in the Land subsists only with the Vendors and the Confirming Party and except the Vendors and the Confirming Party, no one else has / have any right title, interest or claim whatsoever or howsoever in any manner the Land and the Vendors and the Confirming Party have full, unfettered and unrestricted right power and absolute authority to sell, transfer, convey and assign the Land and are fully competent to execute this Sale Deed and to sign all necessary documents in this regards.

For SIA PROPERTIES PVT. LTD.

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9. That the Vendors have legal clear and marketable title in respect of the Land and same is free from all sorts of encumbrances including but not restricted to prior sale, pledge, mortgage, charge, will, gift, exchange, lien, guarantee, surety, security agreement, arrangement, power of attorney, Proceedings, decree, trust, claim, lis pendens, breaches, disputes, court injunction, stay order, notice, attachment, acquisition, dependents, notice, notification, lease, surety, security, family disputes etc. and is not subject matter of any HUF, Trust, minors etc.
10. That there is no legal defect in the title of ownership of the Vendors.
11. That the Vendors and the Confirming Party have neither done nor been party to any act whereby their rights, title and interest in the Land may, in any way, be impaired or whereby the Vendors and the Confirming Party may be prevented from transferring the Land.
12. That there is no breach, violation etc. on the part of Vendors and Confirming Party and the Vendors and the Confirming Party have not violated any of the bye-laws, rules and regulations etc. of any statute as applicable to the Land and have deposited all demands, dues etc. in respect of land.

For SIA PROPERTIES PVT. LTD.

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13. That the Vendors and /or the Confirming Party declare that they have not received any notice under section 4 & / or 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 Land .
14. That the Vendors and the Confirming Party herein shall clear 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 bill received from the concerned authorities or any assessment made or to be made by the authority / department concerned, in respect of the Land up to the date of registration of the sale deed of the Said Land, and thereafter the same shall be paid and borne by the Vendee. However, if any dues taxes charges levies, demands, penalties are found pending and /or payable for the period up to the date of handing over of actual physical possession of the Land, even if the same are received / raised, at a later stage after execution of the sale deed, then the same shall also be borne and paid by the Vendors and the Confirming Party only, The Vendors and the Confirming Party agree to keep the Vendee harmless and indemnified against all claims and demands contrary to the above.

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15. That there are no agreement/s, Prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the Land or any part thereof.
16. The 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 Land is owned by any minor and/or no minor has any right, title, interest and claim or concern of any nature whatsoever with the Land.
17. That the Vendee has perused all title documents regarding the Land and is satisfied with the title and ownership of the Vendors / Confirming Party.
18. 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, Confirming Party and Vendee.
19. That the Vendee is bearing all costs for the execution and registration of this Sale Deed pertaining to Land, Including stamp duty and registration charges.
20. That the Land situated at Kh. No. 1457, 1457B area 3340 Sq. Mtrs., Kh. No. 1458 area 3930 Sq. Mtrs., Kh. No. 1455 area 1640 Sq. Mtrs., Kh. No. 1468A area 3891.67 Sq. Mtrs., 1468B area 366.67 Sq. Mtrs. is agriculture

For SIA PROPERTIES PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP09655991688991S

land and Kh. No. 1462A area 945 Sq. Mtrs. , Kh. No. 1469A, 1469B area 2323.33 Sq. Mtrs. , & Kh. No. 1453 area 2108 Sq. Mtrs., is Abadi Land Total Nos. Khasra 10 Total area 18544.67 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut is agricultural/abadi land and to avoid the complication in stamp duty, the stamp duty is calculated on circle rate of abadi which is written in circle rate list for sub-registrar 3rd, 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 6,600/- x 100%	= Rs. 66,00,000
Next 1,500 Sq. Mtrs. x 6,600/- x 75%	= Rs. 74,25,000
Next 2,500 Sq. Mtrs. x 6,600/- x 60%	= Rs. 99,00,000
Balance 13,544.67 Sq. Mtrs. x 6600/- x 50%	= Rs.4,46,98,000

18,544.67 Sq. Mtrs.

=Rs.6,86,23,000

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

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That circle rate value as per circle rate comes Rs. 6,86,23,000/- but the agreed price of sale of land is Rs. 7,09,74,000/- in which Vendors, Confirming Party and Vendee are agreed, so the stamp duty is paid on Rs.7,09,74,000/-

PAYMENT SCHEDULE:-

1. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D. D. No.001324 dated 18.11.2019 drawn on Axis Bank Ltd., Football Chowk Branch, Delhi Road, Meerut.
2. Received a sum of Rs. 24,75,000/- (Rs. Twenty Four Lakh Seventy Five Thousand Only) by D. D. No.001325 dated 18.11.2019 drawn on Axis Bank Ltd., Football Chowk Branch, Delhi Road, Meerut.
3. Rs. 75,000/- (Rs. Seventy Five Thousand Only) TDS Deducted and deposited in Govt. A/c.
4. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D. D. No.001350 dated 05.12.2019 drawn on Axis Bank Ltd., Football Chowk Branch, Delhi Road, Meerut.
5. Rs. 50,000/- (Rs. Fifty Thousand Only) TDS Deducted and deposited in Govt. A/c.

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

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Partner

e-Stamp Cir. No. IN-UP09655991688991S

6. Received a sum of Rs. 23,73,863/- (Rs. Twenty Three Lakh Seventy Three Thousand Eight Hundred sixty Three Only) by D. D. No. 001365 dated 12.12.2019 drawn on Axis Bank Ltd., Football Chowk Branch, Delhi Road, Meerut.
7. Rs. 23,978/- (Rs. Twenty Three Thousand Nine Hundred Seventy Eight Only) TDS Deducted and deposited in Govt. A/c.
8. Received a sum of Rs. 35,98,997/- (Rs. Thirty Five Lakh Ninety Eight Thousand Nine Hundred Ninety Seven Only) by D. D. No. 001556 dated 26.05.2020 drawn on Axis Bank Ltd. Football Chowk Branch, Delhi Road, Meerut.
9. Rs. 27,196/- (Rs. Twenty Seven Thousand One Hundred Ninety Six Only) deducted on a/c of TDS and deposited in Govt. A/c.
10. Rs. 3,93,375/- (Rs. Three Lac Ninety Three Thousand Three Hundred Seventy Five Only) deducted on a/c of TDS and depositing in Govt. A/c.
11. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 055666 dated 01.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Sia Properties Pvt. Ltd.

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP09655991688991S

12. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 055667 dated 01.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Vriti Constructions Pvt. Ltd.
13. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 055668 dated 01.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Vridhi Properties Pvt. Ltd.
14. Received a sum of Rs. 60,46,591/- (Rs. Sixty Lac forty Six Thousand Five Hundred Ninety One Only) by Ch. No. 055669 dated 31.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
15. Received a sum of Rs. 1,02,23,500/- (Rs. One Crore Two Lakh Twenty Three Thousand Five Hundred Only) by Ch. No. 055670 dated 31.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
16. Received a sum of Rs. 71,00,000/- (Rs. Seventy One Lac Only) by Ch. No. 055671 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.

For SIA PROPERTIES PVT. LTD.

For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

For Ansal Landmark Townships (P) Ltd.

(Auth. Sign)

(Auth. Sign)

Director/Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP09655991688991S

17. Received a sum of Rs. 1,06,50,000/- (Rs. One Crore Six Lakh Fifty Thousand Only) by Ch. No. 055672 dated 31.01.2021 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
18. Received a sum of Rs. 71,00,000/- (Rs. Seventy One Lac Only) by Ch. No. 055673 dated 31.03.2021 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
19. Received a sum of Rs. 1,06,36,500/- (Rs. One Crore Six Lakh Thirty Six Thousand Five Hundred Only) by Ch. No. 055674 dated 30.04.2021 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.

Note :- Mr. Kapil Garg is authorized to present the above sale deed in the office of Sub Registrar Meerut on behalf of Mr. Pradeep Kumar by registered power of attorney (Only for Presentation) dated 27.04.2012 which was registered in the office of Sub-Registrar 2nd in Book No.6 Volume

For SIA PROPERTIES PVT. LTD.



(Auth. Sign)



(Auth. Sign)

For VRITI CONSTRUCTIONS PVT. LTD.



(Auth. Sign)



(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.



(Auth. Sign)



(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.



Director/Authorised Signatory



Director/Authorised Signatory

For MUKANDA ASSOCIATES



Partner

Naksha Nazri of Land

NO. OF VENDOR / FIRST PARTY- 4

1. **SIA PROPERTIES PVT. LTD.**, a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi - 110 001 through its authorized signatories Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan and Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A, Shanti Nagar, Etah, Aliganj, Etah (U.P).
2. **VRITI CONSTRUCTIONS PVT. LTD.**, a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi - 110 001, through its authorized signatories Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan and Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A, Shanti Nagar, Etah, Aliganj, Etah (U.P).
3. **VRIDHI PROPERTIES PVT. LTD.**, a Company registered under the Companies Act 1956, having its registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi - 110 001, through its authorized signatories Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan and Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A, Shanti Nagar, Etah, Aliganj, Etah (U.P).
4. **ANSAL LANDMARK TOWNSHIPS PVT. LTD.**, a Company registered under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi, Central Delhi-110001 represented by its authorized signatories Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan and Sh. Dushyant Singh S/o Sh. Ajab Singh R/o 15A, Shanti Nagar, Etah, Aliganj, Etah (U.P)

NO. OF VENDEE / SECOND PARTY- **MUKANDA ASSOCIATES** a partnership firm having its Regd. Office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. ABLFM5045R) through its partner Sh. Pradeep Kumar S/o Sh. Triloki Nath R/o A-96, Saraswati Lok, Delhi Road, Meerut,

MEASUREMENT OF LAND - the Land situated at Kh. No. 1457, 1457B area 3340 Sq. Mtrs., Kh. No. 1458 area 3930 Sq. Mtrs., Kh. No. 1455 area 1640 Sq. Mtrs., Kh. No. 1468A area 3891.67 Sq. Mtrs., 1468B area 366.67 Sq. Mtrs. is agriculture land and Kh. No. 1462A area 945 Sq. Mtrs., Kh. No. 1469A, 1469B area 2323.33 Sq. Mtrs., & Kh. No. 1453 area 2108 Sq. Mtrs., is Abadi Land Total Nos. Khasra 10 Total area 18544.67 Sq. Mtrs. Situated at Village Maliyana, Paragana, Tehsil & Distt. Meerut.

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.

For **SIA PROPERTIES PVT. LTD.**

For **VRITI CONSTRUCTIONS PVT. LTD.**

For **MUKANDA ASSOCIATES**

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

Partner

For **VRIDHI PROPERTIES PVT. LTD.**

For **Ansal Landmark Townships (P) Ltd.**

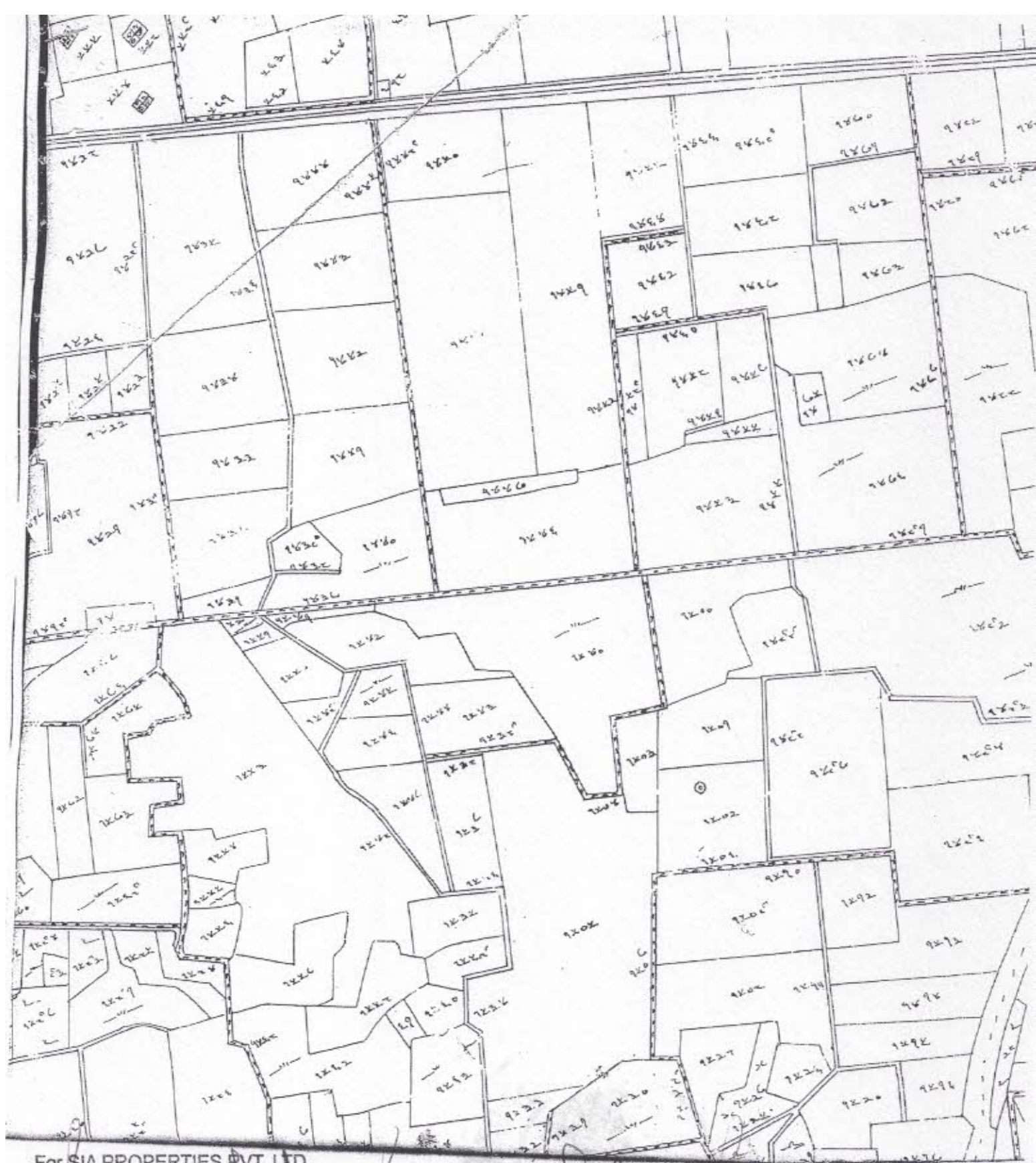
(Auth. Sign)

(Auth. Sign)

Director/Authorised Signatory

Signature of Vendor

Signature of Vendee



For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships (P) Ltd.

Director/Authorised Signatory

For MUKANDA ASSOCIATES


Partner

(21)

e-Stamp Cir. No. IN-UP09655991688991S


1 on page 97 to 106 at SL. No. 4 on dated 30.11.2012.

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.


शब्द-1 
प्रमोद कुमार शर्मा ठाकुर लाल
R/o गाम 24, डी.ली. मेरठ

SIA PROPERTIES PVT. LTD.


(Auth. Signatory)

शब्द-2 
पवन कुमार शर्मा ठाकुर लाल
R/o 253/2, डी.ली. मेरठ


VRITI CONSTRUCTIONS PVT. LTD.


(Auth. Signatory)


VRIDHI PROPERTIES PVT. LTD.


(Auth. Signatory)

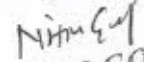
ANSAL LANDMARK TOWNSHIPS PVT. LTD.


(Auth. Signatory)

MUKANDA ASSOCIATES


(Partner)

DATED 07.10.2020 Drafted by Nitin Goel, Adv. Meerut.


NITIN GOEL
Advocate

e-Stamp Ctr. No. IN-UP0553916889912

I am hereby to 100 sq. ft. No. 4 on dated 30.11.2012.

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:

SIA PROPERTIES PVT. LTD.

आवेदन सं०: 202000734039989

बही संख्या 1 जिल्द संख्या 14459 के पृष्ठ
369 से 414 तक क्रमांक 8065 पर दिनांक
08/10/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sachin Singh

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

08/10/2020



DATED 07.10.2020 Dated by Mr. Sachin Singh, Registrar

13-11-2020
13-11-2020