

M-2

27,166 Sqm

13499

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सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP07052613633754R  
 Certificate Issued Date : 20-Dec-2019 02:00 PM  
 Account Reference : SHCIL (FI)/ upshcil01/ MEERUT/ UP-MRT  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0108387254185021R  
 Purchased by : A R INFRAHEIGHTS PVT LTD TH ITS DIR ATUL GUPTA  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND AREA 27166.66 SQ. MTRS. VILLAGE-MALIYANA PARGANA, TEHSIL AND DISTT. MEERUT  
 Consideration Price (Rs.) : 10,39,72,000  
 (Ten Crore Thirty Nine Lakh Seventy Two Thousand only)  
 First Party : ANSAL LANDMARK TOWNSHIPS PVT LTD AND OTHERS  
 Second Party : A R INFRAHEIGHTS PVT LTD TH ITS DIR ATUL GUPTA  
 Stamp Duty Paid By : A R INFRAHEIGHTS PVT LTD TH ITS DIR ATUL GUPTA  
 Stamp Duty Amount(Rs.) : 72,78,100  
 (Seventy Two Lakh Seventy Eight Thousand One Hundred only)



e-Stamp  
Verified

LOCKED  
S.R.O.-3, MRT

For SIA PROPERTIES PVT. LTD.

For VRITH CONSTRUCTIONS PVT. LTD.

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

(Auth. Sign)

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(Auth. Sign)

mark Townships Pvt. Ltd.

For A. R. INFRAHEIGHTS PRIVATE LIMITED

Authorised Signatory

DIRECTOR

SR 0010572240

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.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-UP07052613633754R

**SALE DEED**

**SALE DEED FOR Rs. 10,39,72,000/-**

**STAMP DUTY Rs. 72,78,100/-**

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

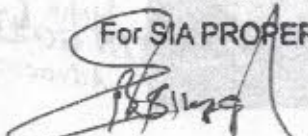


**THIS DEED OF SALE is made on this 20<sup>th</sup> day of December 2019 in between:-**

**SIA PROPERTIES PVT. LTD.,** a Company registered under the Companies Act 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001 through Ansal Landmark Townships Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma, who have been duly authorized vide Board of Resolution dated 10.06.2019 (hereinafter referred to 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)




**AND**

**VRITI CONSTRUCTIONS PVT. LTD.,** a Company registered under the Companies Act 1956, having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through Ansal Landmark Townships



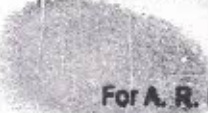
**For SIA PROPERTIES PVT. LTD.**

  
(Auth. Sign)  

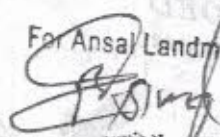

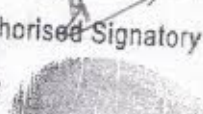
**For VRITI CONSTRUCTIONS PVT. LTD.**

  
(Auth. Sign)  

**For VRIDHI PROPERTIES PVT. LTD.**

  
(Auth. Sign)  

**For Ansal Landmark Townships Pvt. Ltd.**

  
(Auth. Sign)  

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

  
**DIRECTOR**

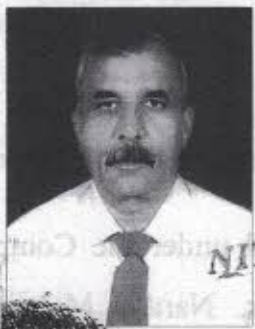
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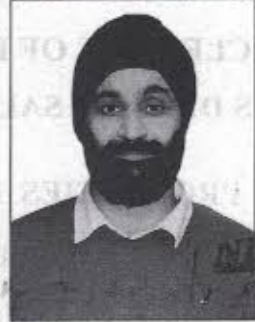
SALE DEED

SALE DEED Rs. 10,39,72,000/-

570-1



Nitin Goel  
Advocate



Nitin Goel  
Advocate



Nitin Goel  
Advocate



Nitin Goel  
Advocate



Nitin Goel  
Advocate





(3)

e-Stamp Cir. No. IN-UP07052613633754R

Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma, who have been duly authorized vide Board of Resolution dated 10.06.2019 (hereinafter referred to 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 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through Ansal Landmark Townships Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma, who have been duly authorized vide Board of Resolution dated 10.06.2019 (hereinafter referred to 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)

For SIA PROPERTIES PVT. LTD.      AND For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)      (Auth. Sign)      (Auth. Sign)      (Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.      For Ansal Landmark Townships Pvt. Ltd.

(Auth. Sign)      (Auth. Sign)      Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

(4)

e-Stamp Cir. No. IN-UP07052613633754R

**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. Brij Pal Singh and Mr. Ajay Pal Sharma, who have been duly authorized vide Board of Resolution dated 25.05.2019 (hereinafter referred to 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);

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

**AND**

**A. R. INFRAHEIGHTS PRIVATE LIMITED** (CIN No. U70102UP2012PTC 050764 a company incorporated under the provisions of the Companies Act, 1956 having its registered office at A-312, Meerut Mall Delhi Road, Meerut (PAN No. AALCA6092N) represented by its Director Sh. Atul Gupta S/o Sh. Ramesh Chand R/o 39/16, Shivaji Road, Meerut authorized Vide Board Resolution dated

For STA PROPERTIES PVT. LTD.

(Auth. Sign) (Auth. Sign)

For VRDI CONSTRUCTIONS PVT. LTD.

(Auth. Sign) (Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign) (Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR



Nitin Goel  
**NITIN GOEL**  
Advocate

कपिल गार्ग श्री आरंभ गार्ग  
R/0 179, डालम पाड़ा, मेरठ



(5)

e-Stamp Cir. No. IN-UP07052613633754R

22.11.2019 (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**; and

**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 2.7166 Hect. or 27166.66 Sq. Mtrs. situated at Village Maliyana, Meerut Uttar Pradesh; and

Whereas Vendor-1 **Sia Properties Pvt. Ltd.** purchased Kh. No. 1470 area 1670 Sq. Mtrs., Kh. No. 1472 area 5410 Sq. Mtrs. , Kh. No. 1473 area 2790 Sq. Mtrs., Kh. No. 1474/2 area 3410 Sq. Mtrs. , Kh. No. 1474/4 area 2530 Sq. Mtrs., Kh. No. 1478 area 5555 Sq. Mtrs., Kh. No. 1488/2 area 2530 Sq. Mtrs. Total seven Khasra Total Area 23895 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut and out of above khasras Kh. No. 1470 area 1670 Sq. Mtrs. was purchased from Sh. Bishambar S/o Sh. Mam Chand R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 21.11.2006 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume

For **SIA PROPERTIES PVT. LTD.**

(Auth. Sign) (Auth. Sign)

For **VRDH CONSTRUCTIONS PVT. LTD.**

(Auth. Sign) (Auth. Sign)

For **VRIDHI PROPERTIES PVT. LTD.**

(Auth. Sign) (Auth. Sign)

For **Ansal Landmark Townships Pvt. Ltd.**

Authorised Signatory

For **A. R. INFRAHEIGHTS PRIVATE LIMITED**

**DIRECTOR**



(6)

e-Stamp Cir. No. IN-UP07052613633754R

3648 on page 161 to 218 at SL. No. 12420 on dated 21.11.2006 and Kh. No. 1472 area 5410 Sq. Mtrs. was purchased from Atar Kali W/o Late Sh. Net Ram R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 28.08.2006 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3519 on page 237 to 294 at SL. No. 9632 on dated 28.08.2006 and Kh. No. 1473 area 2790 Sq. Mtrs. was purchased from Smt. Santo Devi W/o Sh. Bhoop Singh R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 21.11.2006 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3648 on page 115 to 160 at SL. No. 12419 on dated 21.11.2006 and Kh. No. 1474/2 area 3410 Sq. Mtrs. was purchased from Bhoop Singh S/o Sh. Shaadi R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 21.11.2006 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3648 on page 69 to 114 at SL. No. 12418 on dated 21.11.2006 and Kh. No. 1474/4 area 2530 Sq. Mtrs. was purchased from Smt. Raj Kali W/o Sh. Baljeet R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut through her registered power of attorney holder Sh. Devesh Narayan S/o Sh. Devesh Narayan R/o 24/1, Kunj Vihar, Garh Road, Meerut which

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)



(Auth. Sign)



For VRIDHI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)



(Auth. Sign)



For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)



(Auth. Sign)



For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR



(7)

e-Stamp Cir. No. IN-UP07052613633754R

was registered at book no. 4 on S. No. 315 in the office of sub-registrar -2<sup>nd</sup> on 29.05.2006, Vide sale deed written dated 28.08.2006 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3519 on page 295 to 332 at SL. No. 9633 on dated 28.08.2006 and Kh. No. 1478 area 5555 Sq. Mtrs. was purchased from Sh. Vijay Pal Singh S/o Sh. Bhure 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 – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3477 on page 129 to 198 at SL. No. 8791 on dated 01.08.2006 and Kh. No. 1488/2 area 2530 Sq. Mtrs. was purchased from Sh. Chatra S/o Sh. Kishori R/o Village Shekhpura Maliyana, Tehsil & Distt. Meerut through his Power of Attorney holder Sh. Kamal Singh s/o Sh. Ram Chander Saini R/o Dev Puri, Near Paswara House, Baghpat Road, Meerut which was registered at Book No. 4, Volume No. 253 at Page 397 to 402 in S. No. 453 on dated 22.06.2006 in the office of Sub-Registrar 2<sup>nd</sup>, Meerut, Vide sale deed written dated which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3519 on page 137 to 174 at SL. No. 9629 on dated 28.08.2006; and

For SIA PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRITH CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

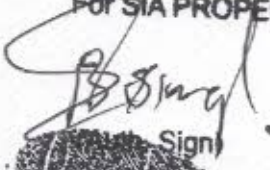


For A. R. INFRAHEIGHTS PRIVATE LIMITED

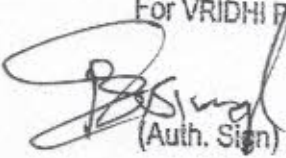

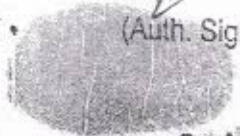
DIRECTOR

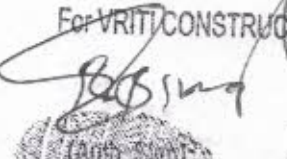


Whereas Vendor-2 **Vriti Constructions Pvt. Ltd.** purchased Kh. No. 1488 area 2530 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut from Sh. Padam Singh S/o Sh. Mirchi Ram R/o Village Kitholi, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 22.01.2007 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut, in Book No.1, Volume 3753 on page 395 to 432 at SL. No. 893 on dated 22.01.2007; and

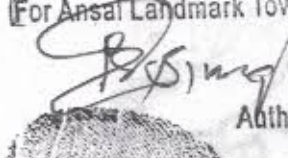


Whereas Vendor-3 **Vridhi Properties Pvt. Ltd.** purchased Kh. No. 1475 area 741.66 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut from Sh. Ramesh Chand, Sh. Rama Nand & Sh. Daya Chand Sons of Late Sh. Kalu & Smt. Jagwati W/o Sh. Dharamveer R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 06.03.2007 which was registered in the office of Sub-Registrar – 3<sup>rd</sup> 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,

**For SIA PROPERTIES PVT. LTD.**  
  
 (Auth. Sign)  (Auth. Sign) 

**For VRITHI PROPERTIES PVT. LTD.**  
  
 (Auth. Sign)  (Auth. Sign) 

**For VRITI CONSTRUCTIONS PVT. LTD.**  
  
 (Auth. Sign)  (Auth. Sign) 

**For Ansal Landmark Townships Pvt. Ltd.**  
  
 Authorised Signatory  

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**  
  
 DIRECTOR 

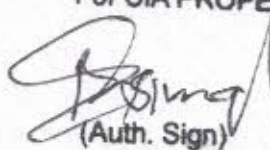

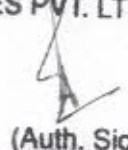



volume 287 on pages 101 to 122 at S. No. 143 on 07-05-2014 ("**Consortium Agreement**") with the Confirming Party for acquiring land in and around Meerut, Uttar Pradesh, for and on behalf of the Confirming Party. In terms of the Consortium Agreement the land so acquired / purchased by the Vendors herein 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

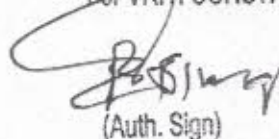



**Whereas** in terms of the Consortium Agreement the Vendors had given all their rights in the land parcels to the Confirming Party including the right to develop, sell the land parcels and receive sale consideration in the name of Confirming Party name against sale of their land; and

**Whereas** the Vendee has approached the 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. 10,39,72,000/- (Rupees Ten Crore Thirty Nine Lakh Seventy Two Thousand Only); and

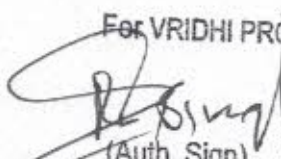

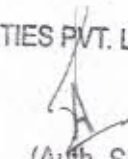

**For SIA PROPERTIES PVT. LTD.**

  
(Auth. Sign)   
  
(Auth. Sign) 





**For VRHI CONSTRUCTIONS PVT. LTD.**

  
(Auth. Sign)   
  
(Auth. Sign) 

**For VRIDHI PROPERTIES PVT. LTD.**

  
(Auth. Sign)   
  
(Auth. Sign) 

**For Ansal Landmark Townships Pvt. Ltd.**

  
(Auth. Sign)   
  
(Auth. Sign) 

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

  
**DIRECTOR**  


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

1. That in consideration of the sum of Rs. **10,39,72,000/- (Rupees Ten Crore Thirty Nine Lakh Seventy Two Thousand Only)** paid by the Vendee to the Vendors and Confirming Party, as detailed at the foot of this deed, receipt of twenty five percent 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 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 seventy five percent of the 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 honour the said post-dated cheques. In the event, any of the said post dated cheques is dishonoured, the

**For SIA PROPERTIES PVT. LTD.**

  
(Auth. Sign)  

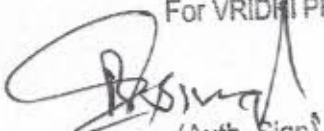


  
(Auth. Sign)  


**For VRITH CONSTRUCTIONS PVT. LTD.**

  
(Auth. Sign)  


  
(Auth. Sign)  


**For VRIDHI PROPERTIES PVT. LTD.**

  
(Auth. Sign)  


  
(Auth. Sign)  


**For Ansal Landmark Townships Pvt. Ltd.**

  
Authorised Signatory  


  
Authorised Signatory  


**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

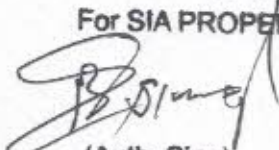
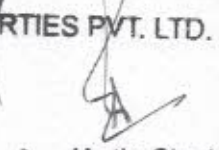
  
DIRECTOR  






Vendors and Confirming Party shall give grace period of 30 days over and above the date of dishonoured 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.

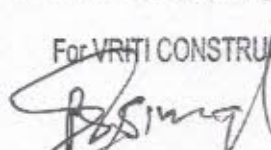
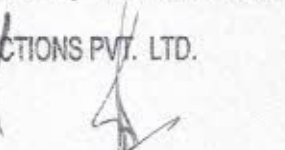
3. That in the event, the Vendors and the Confirming part opt to terminate arrangement and cancel this deed only in case of any default to be committed by the Vendee as mentioned in the aforesaid clause-2, the parties agrees that an amount equivalent to ten percent of the entire sale consideration shall stand forfeited by the Vendors and/or Confirming Party 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.



For SIA PROPERTIES PVT. LTD.

  
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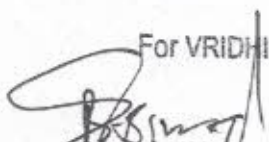

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For VRITI CONSTRUCTIONS PVT. LTD.

  
(Auth. Sign) •   
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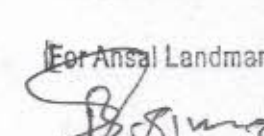
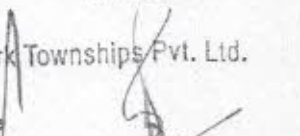
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For VRIDHI PROPERTIES PVT. LTD.

  
(Auth. Sign) •   
(Auth. Sign)

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For Ansal Landmark Townships Pvt. Ltd.

  
Authorised Signatory •   
Authorised Signatory

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For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR

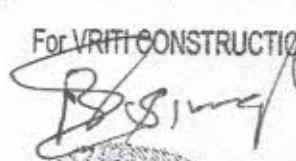

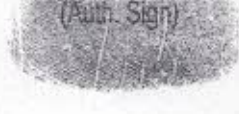


4. That the Vendors and Confirming Party has delivered the peaceful, clean and vacant legal & physical possession of the said land to the Vendee, free from all encumbrances, charges and demands whatsoever and the Vendee shall use the land at its own will and the Vendors and Confirming party will sign 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 from the date of registration of the sale deed.
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 and order in respect of the Land or part thereof; or as a result of any

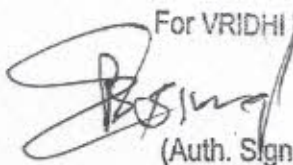

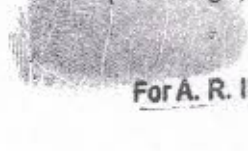
For SIA PROPERTIES PVT. LTD.

  
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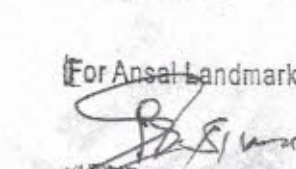



For VRITH CONSTRUCTIONS PVT. LTD.

  
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For VRIDHI PROPERTIES PVT. LTD.

  
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For Ansal Landmark Townships Pvt. Ltd.

  
Authorized Signatory    
  
DIRECTOR

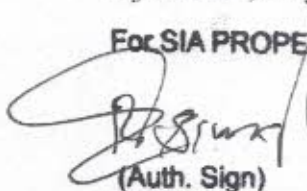
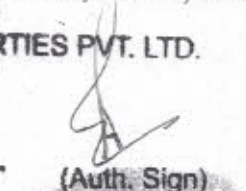
For A. R. INFRAHEIGHTS PRIVATE LIMITED



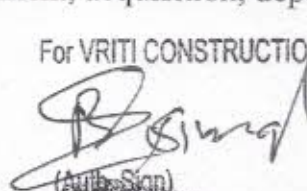

misrepresentation or breach of any representation made by the Vendors and /or Confirming Party herein.

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 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.
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,

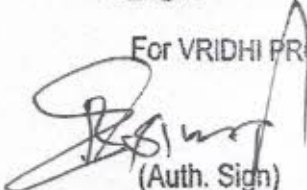
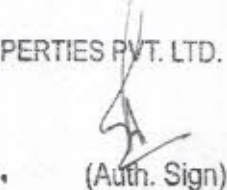
For SIA PROPERTIES PVT. LTD.

  
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For VRITI CONSTRUCTIONS PVT. LTD.

  
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For VRIDHI PROPERTIES PVT. LTD.

  
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For Ansal Landmark Townships Pvt. Ltd.

  
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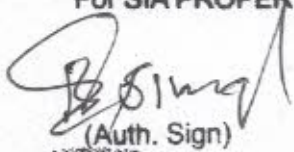
For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR

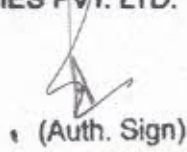
notification, lease, surety, security, family disputes etc. and is not subject matter of any HUF, Trust, minors etc.

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.
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.

**For SIA PROPERTIES PVT. LTD.**

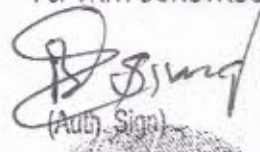
  
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**For VRITI CONSTRUCTIONS PVT. LTD.**

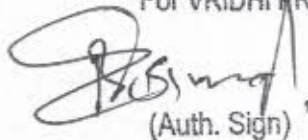
  
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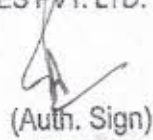
  
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**For VRIDHI PROPERTIES PVT. LTD.**

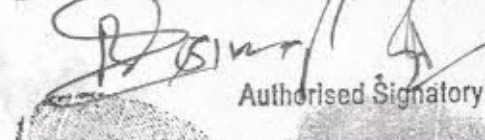
  
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**For Ansal Landmark Townships Pvt. Ltd.**

  
Authorised Signatory



**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

  
DIRECTOR





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.

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

**For SIA PROPERTIES PVT. LTD.**

  
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**For VRITI CONSTRUCTIONS PVT. LTD.**

  
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**For VRIDHI PROPERTIES PVT. LTD.**

  
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**For Ansal Landmark Townships Pvt. Ltd.**

  
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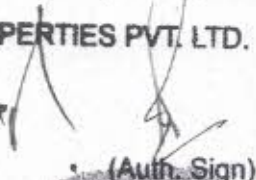

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

  
DIRECTOR

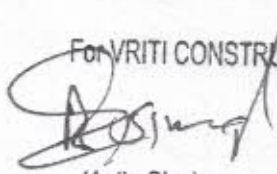
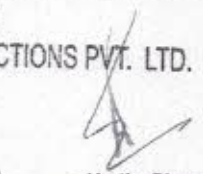
is owned by any minor and/or no minor has any right, title, interest and claim or concern of any nature whatsoever with the Land.

17. That Vendee has perused all title documents regarding the Land and is satisfied with the title and ownership of the Vendors / Confirming Party.
18. 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, 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. 1472 area 5410 Sq. Mtrs. & Kh. No. 1478 area 5555 Sq. Mtrs. and Kh. No. 1475 area 741.66 Sq. Mtrs. Total Three Khasra Total area 11706.66 Sq. Mtrs is agricultural land & Kh. No. 1470 area 1670 Sq. Mtrs., Kh. No. 1473 area 2790 Sq. Mtrs., Kh. No. 1474/2 area 3410 Sq. Mtrs. , Kh. No. 1474/4 area 2530 Sq. Mtrs., Kh. No. 1488/2 area 2530 Sq. Mtrs, Khasra No. 1488 area 2530 Sq. Mtrs. total six

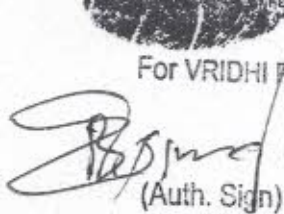

**For SIA PROPERTIES PVT. LTD.**

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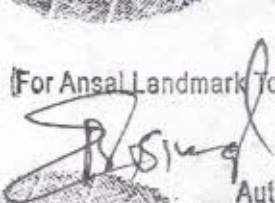
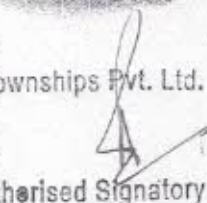
**For VRITI CONSTRUCTIONS PVT. LTD.**

 (Auth. Sign)  (Auth. Sign)





**For VRIDHI PROPERTIES PVT. LTD.**

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**For Ansal Landmark Townships Pvt. Ltd.**

 (Auth. Sign)  (Auth. Sign)

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

 (Auth. Sign)  (Auth. Sign)  (Auth. Sign)  (Auth. Sign)

**DIRECTOR**



khasra total area 15460 Sq. Mtrs. is 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 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 6,600/- x 100%	= Rs. 66,00,000
Next 1,500 Sq. Mtrs. x 6600/- x 75%	= Rs. 74,25,000
Next 2,500 Sq. Mtrs. x 6600/- x 60%	= Rs. 99,00,000
Balance 22,166.66 Sq. Mtrs. x 6600/- x 50%	= Rs.7,31,49,978
<u>27166.66 Sq. Mtrs.</u>	<u>=Rs.9,70,74,978</u>

21. That circle rate value as per circle rate comes Rs. 9,70,74,978/- but the agreed price of land is Rs. 10,39,72,000/- in which Vendors, Confirming

For SIA PROPERTIES PVT. LTD.

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For SIA PROPERTIES PVT. LTD.

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For VRITI CONSTRUCTIONS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

+ For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

e-Stamp Cir. No. IN-UP07052613633754R

Party and Vendee are agreed so the stamp duty is paid on Rs.10,39,72,000/-

**PAYMENT SCHEDULE:-**

1. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D.D.No. 001342 dated 02.12.2019 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.
2. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D.D.No. 001346 dated 03.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
3. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D.D.No. 001347 dated 03.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
4. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D.D.No. 001348 dated 04.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
5. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D. D. No. 001362 dated 12.12.2019 drawn on Axis Bank 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 Pvt. Ltd.**

Authorised Signatory



**For A. R. INFRAHEIGHTS PRIVATE LIMITED**



**DIRECTOR**



Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

6. Received a sum of Rs. 2,10,280/- (Rs. Two Lakh Ten Thousand Two Hundred Eighty Only) by D.D.No. 001364 dated 12.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
7. Rs. 10,39,720/- (Rs. Ten Lakh Thirty Nine Thousand Seven Hundred Twenty Only) deducted on a/c of TDS.
8. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 056968 dated 19.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Sia Properties Pvt. Ltd.
9. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 056969 dated 19.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Vriti Constructions Pvt. Ltd.
10. Received a sum of Rs. 1,00,000/- (Rs. One Lakh Only) by Ch. No. 056970 dated 19.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Vridhi Properties Pvt. Ltd.
11. Received a sum of Rs. 35, 00,000/- (Rs. Thirty Five Lakh Only) by Ch. No. 056982 dated 31.03.2020 drawn on Axis Bank Ltd. , Football Chauraha

**For SIA PROPERTIES PVT. LTD.**

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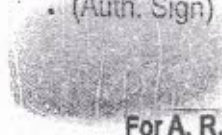
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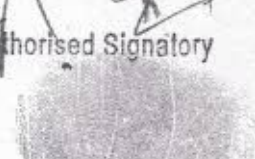
**For VRIDHI PROPERTIES PVT. LTD.**

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**For Ansal Landmark Townships Pvt. Ltd.**

Authorised Signatory



**For A. R. INFRAHEIGHTS PRIVATE LIMITED**



**DIRECTOR**

e-Stamp Cir. No. IN-UP07052613633754R

25. Received a sum of Rs. 30,00,000/- (Rs. Thirty Lakh Only) by Ch. No. 056996 dated 31.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

26. Received a sum of Rs. 36,00,000/- (Rs. Thirty Six Lakh Only) by Ch. No. 056997 dated 31.10.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

27. Received a sum of Rs. 40,00,000/- (Rs. Forty Lakh Only) by Ch. No. 056998 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

28. Received a sum of Rs. 40,00,000/- (Rs. Forty Lakh Only) by Ch. No. 056999 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

29. Received a sum of Rs. 45,00,000/- (Rs. Forty Five Lakh Only) by Ch. No. 057000 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha

For SIA PROPERTIES PVT. LTD.

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For VRIT CONSTRUCTIONS PVT. LTD.

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For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign) (Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR



e-Stamp Cir. No. IN-UP07052613633754R

Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

30. Received a sum of Rs. 45,00,000/- (Rs. Forty Five Lakh Only) by Ch. No. 057001 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.

31. Received a sum of Rs. 45,00,000/- (Rs. Forty Five Lakh Only) by Ch. No. 057002 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

32. Received a sum of Rs. 44,72,000/- (Rs. Forty Four Lakh Seventy Two Thousand Only) by Ch. No. 057003 dated 31.12.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

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.

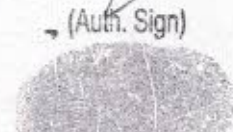
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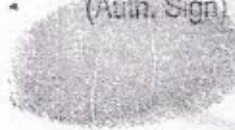
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For VRIDHI PROPERTIES PVT. LTD.

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For Ansa Landmark Townships Pvt. Ltd.

Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED



DIRECTOR

(25)

e-Stamp Cir. No. IN-UP07052613633754R

*Devamalik*

SIA PROPERTIES PVT. LTD.

जब-1

रमनदीलमिहंयोलिम/सी गु/खनसिंहमि  
R/o 169, शिजिगुंज माइकीरोड मेरठ

*[Signature]*



(Auth. Signatory)

VRITH CONSTRUCTIONS PVT. LTD.

*[Signature]*



(Auth. Signatory)

जब-2

प्रमोदकुमार/सी/ए/वा/का/का  
R/o बख्शली जिला मेरठ



VRITH PROPERTIES PVT. LTD.

*[Signature]*



(Auth. Signatory)

ANSAL LANDMARK TOWNSHIPS PVT. LTD.

*[Signature]*



(Auth. Signatory)

For A. R. INFRAHEIGHTS PRIVATE LIMITED



*[Signature]*  
DIRECTOR



(26)

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For SIA PROPERTIES PVT. LTD.

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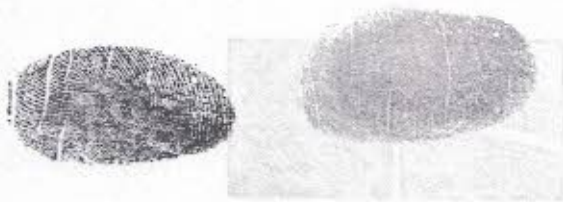
For VRITI CONSTRUCTIONS PVT. LTD.

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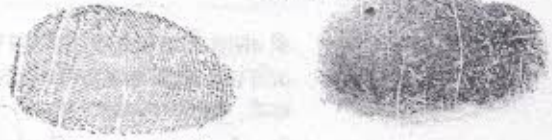
For VRIDHI PROPERTIES PVT. LTD.

(Auth. Sign) (Auth. Sign)



For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory



A. R. INFRAHEIGHTS PVT. LTD.  
For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR  
(Director)

DATED 20.12.2019 Drafted by Nitin Goel, Adv. Meerut.

Nitin Goel  
NITIN GOEL  
Advocate

**Naksha Nazri of Land**

**NO. OF VENDOR / FIRST PARTY-**

- 1- **SIA PROPERTIES PVT. LTD.,** having its registered office at 11<sup>th</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001 through Ansal Landmark Townships Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma.
- 2- **VRITI CONSTRUCTIONS PVT. LTD.,** having its registered office at 1<sup>st</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through Ansal Landmark Townships Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma.
- 3- **VRIDHI PROPERTIES PVT. LTD.,** having its registered office at 1<sup>st</sup> Floor, Narain Manzil, 23, Barakhamba Road, New Delhi – 110 001, through Ansal Landmark Townships Pvt. Ltd. duly represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma.
- 4- **ANSAL LANDMARK TOWNSHIPS PVT. LTD.,** having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi, Central Delhi-110001 represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma.

**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 - Land Situated at Kh. No. 1470 area 1670 Sq. Mtrs., Kh. No. 1472 area 5410 Sq. Mtrs., Kh. No. 1473 area 2790 Sq. Mtrs., Kh. No. 1474/2 area 3410 Sq. Mtrs., Kh. No. 1474/4 area 2530 Sq. Mtrs., Kh. No. 1478 area 5555 Sq. Mtrs, Kh. No. 1488/2 area 2530 Sq. Mtrs. & Kh. No. 1470 area 1670 Sq. Mtrs. & Kh. No. 1472 area 5410 Sq. Mtrs. & Kh. No. 1473 area 2790 Sq. Mtrs. & Kh. No. 1474/2 area 3410 Sq. Mtrs. & Kh. No. 1474/4 area 2530 Sq. Mtrs. & Kh. No. 1478 area 5555 Sq. Mtrs. & Kh. No. 1488/2 area 2530 Sq. Mtrs. Total 14 Khasra admeasuring 2.7166 Hect. or 27166.66 Sq. Mtrs. situated at Village Maliyana, Meerut Uttar Pradesh as per sajra appached .**

East – Agricultural

North – Agricultural



South – Agricultural

West – Agricultural

1- Description of property under sale with in radius of 50 Mtr.

2-Inside of Road.

3- 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.**

(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 Pvt. Ltd.**

Authorised Signatory

**For A. R. INFRAHEIGHTS PRIVATE LIMITED**

**DIRECTOR**







(Auth. Sign)

For VRITI CONSTRUCTION

*[Signature]*  
(Auth. Sign)

*[Fingerprint]*

(Auth. Sign)


For VRIDHI PROJECT  
*[Signature]*  
(Auth. Sign)

(Auth. Sign)

For Ansal Landmark

ships Pvt. Ltd.  
ed Signatory

INFRASIGHTS PRIVATE LIMITED

  DIRECTOR

**DIRECTOR**