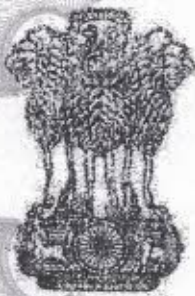


M-4

10413 SQM

5786/2020

① 88
20-8-2020

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



18-08-2020

Certificate No. : IN-UP08400411499651S
 Certificate Issued Date : 18-Aug-2020 04:04 PM
 Account Reference : NONACC (SV) / up14120904/ MEERUT/ UP-MRT
 Unique Doc. Reference : SUBIN-UPUP1412090410678935654506S
 Purchased by : MUKANDA ASSOCIATES
 Description of Document : Article 28 Conveyance
 Property Description : LAND AREA 1.041332 HECT. OR 10413.32 SQ. MTRS. AT VILLAGE MALIYANA, PARGANA, TEHSIL AND DISTT MEERUT
 Consideration Price (Rs.) : 3,88,98,000
 (Three Crore Eighty Eight Lakh Ninety Eight Thousand only)
 First Party : ANSAL LANDMARK TOWNSHIPS PVT LTD
 Second Party : MUKANDA ASSOCIATES
 Stamp Duty Paid By : MUKANDA ASSOCIATES
 Stamp Duty Amount (Rs.) : 29,25,300
 (Twenty Nine Lakh Twenty Five Thousand Three Hundred only)

e-Stamp
VerifiedLOCKED
S.R.O. 3. MRT

Please write or type below this line

For Ansal Landmark Townships Pvt. Ltd.

For MUKANDA ASSOCIATES

Authorized Signatory

Partner

RS 0001556356

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-UP08400411499651S

SALE DEED

SALE DEED FOR Rs. 3,88,98,000/-

MARKET VALUE FOR CIRCLE RATE FOR Rs. 4,17,89,000/-

STAMP DUTY Rs. 29,25,300/-

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

THIS DEED OF SALE is made on this 20th day of August 2020 in between:-

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. Yogesh Gauba S/o Sh. L. D. Gauba R/o BB-41C, Janakpuri, B-1, West Delhi 110058** and **Mr. Ajay Pal Sharma S/o Sh. Dharampal Sharma R/o D-6/114, Ground Floor, Chitrakoot, Vaisali Nagar, Jaipur, Rajasthan**, who have been duly authorized vide Board of Resolution dated 25.05.2019 (hereinafter referred to as "**Vendor**", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest);

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**.

For Ansal Landmark Townships Pvt. Ltd.

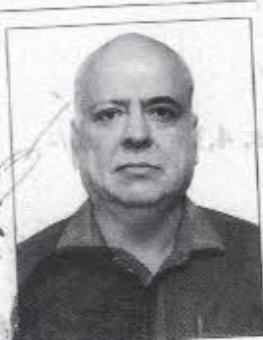
For MUKANDA ASSOCIATES


Authorized Signatory

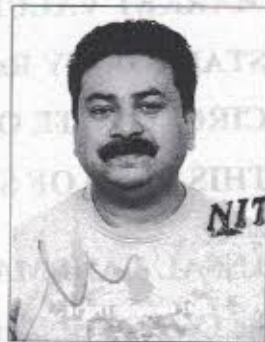



Partner





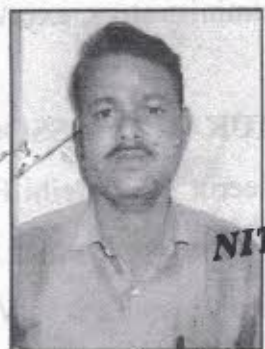
Nitin Goel
NITIN GOEL
Advocate



Nitin Goel
NITIN GOEL
Advocate



Nitin Goel
NITIN GOEL
Advocate



Nitin Goel
NITIN GOEL
Advocate



Nitin Goel
NITIN GOEL
Advocate






(3)

e-Stamp Cir. No. IN-UP08400411499651S

Whereas the Vendor is the lawful owners of and in possession of, and otherwise having sufficient rights, title and interest in land parcel total admeasuring 1.041332 Hect. or 10413.32 Sq. Mtrs. situated at Village Maliyana, Meerut Uttar Pradesh; and

Whereas Vendor purchased Kh. No. 1453/1 area 421.66 Sq. Mtrs., Kh. No. 1468A area 778.33 Sq. Mtrs. , Kh. No. 1468B area 73.33 Sq. Mtrs., Kh. No. 1453/3M area 5560 Sq. Mtrs., Kh. No.1453/2 area 2530 Sq. Mtrs., Kh. No. 1462A area 315 Sq. Mtrs., Kh. No. 1462B area 735 Sq. Mtrs., Total Seven Khasras Total Area 10413.32 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut, out of which Kh. No. 1453/1 area 421.66 Sq. Mtrs. , Kh. No. 1468A area 778.33 Sq. Mtrs. , Kh. No. 1468B area 73.33 Sq. Mtrs was purchased from Sh. Titu & Sh. Ishwar Sons Of Sh. Dharamveer R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 23.01.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4331 on page 25 to 64 at SL. No. 690 on dated 23.01.2008 and Kh. No. 1453/3M area 5560 Sq. Mtrs. was purchased from Sh. Hukum Singh, Sh. Jiya Lal, Sh. Chatarpal & Sh. Virendra Kumar Sons Of Sh. Ram Chander R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 24.03.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4425 on page 133 to 230 at SL. No. 2579 on dated 24.03.2008 and Kh. No.1453/2 area 2530 Sq. Mtrs. was purchased

For Ansal Landmark Townships Pvt. Ltd.

For MUKANDA ASSOCIATES



Partner

e-Stamp Cir. No. IN-UP08400411499651S

from Sh. Hari Kumar S/o Sh. Budh Prakash R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 24.06.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4624 on page 267 to 340 at SL. No. 6329 on dated 24.06.2008 and Kh. No. 1462A area 315 Sq. Mtrs., Kh. No. 1462B area 735 Sq. Mtrs. was purchased from Sh. Gyan Singh S/o Sh. Kale R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 23.01.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4331 on page 65 to 92 at SL. No. 691 on dated 23.01.2008 (hereinafter referred as '**Said Land**') ; and

Whereas the Vendee has approached the Vendor and expressed desire to purchase the Said Land, and the Vendor have agreed to sell the Land to the Vendee, for a consideration of Rs. **3,88,98,000/- (Rupees Three Crore Eighty Eight Lakh Ninety Eight Thousand Only)**; and

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

1. That in consideration of the sum of Rs. **3,88,98,000/- (Rupees Three Crore Eighty Eight Lakh Ninety Eight Thousand Only)** paid by the Vendee to the Vendor, as detailed at the foot of this deed, receipt of Fifty percent of which (as detailed at the foot of this deed) the Vendor do hereby admit and acknowledge and the Vendor hereby relinquish all their

For Ansal Landmark Townships Pvt. Ltd.

Authorized Sign

For MUKANDA ASSOCIATES

Partner

(5)

e-Stamp Cir. No. IN-UP08400411499651S

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 Fifty percent of the total consideration for the said Land, the Vendee has issued post-dated cheques to the Vendor, as detailed at the foot of this deed. The Vendor 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 Vendor shall give grace period of 30 days over and above the date of dishonoured cheque and during the above grace period the Vendor shall not any action to cancel this deed but after passing over the grace period the Vendor shall have the right to cancel this deed.
3. That in the event, the Vendor 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 Vendor 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 Vendor 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 or as may be mutually agreed between the Vendor and the Vendee.

For Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory

For MUKANDA ASSOCIATES

Partner

(6)

e-Stamp Cir. No. IN-UP08400411499651S

4. That the Vendor 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 Vendor will sign the documents whenever the Vendee requires for the entry of name of Vendee mutated in revenue records.
5. That the Vendor 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 Vendor and the Vendee shall be responsible for payment of such taxes etc. from the date of registration of the sale deed.
6. That the Vendor 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 Vendor herein.
7. The Vendor are duly authorized and have the necessary authority to sell the Land and 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 Vendor and except the Vendor, no one else has / have any right title, interest or claim whatsoever or howsoever in any manner in the Land and the Vendor have full, unfettered and unrestricted right power and absolute authority to sell,

For Ansal Landmark Townships Pvt. Ltd.

Authorised

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP08400411499651S

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 Vendor 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 Vendor.
11. That the Vendor 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 Vendor may be prevented from transferring the Land.
12. That there is no breach, violation etc. on the part of Vendor and the Vendor 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 the land.
13. That the Vendor 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 Vendor herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any, or any other dues and

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP08400411499651S

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 Vendor only, The Vendor 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 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 Vendor.
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 Vendor and Vendee.

For Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory



For MUKANDA ASSOCIATES

Partner



e-Stamp Cir. No. IN-UP08400411499651S

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 purchased Kh. No. 1453/1 area 421.66 Sq. Mtrs., Kh. No. 1468A area 778.33 Sq. Mtrs. & Kh. No. 1468B area 73.33 Sq. Mtrs. is agriculture land and Kh. No. 1453/3M area 5560 Sq. Mtrs., Kh. No. 1453/2 area 2530 Sq. Mtrs., Kh. No. 1462A area 315 Sq. Mtrs., Kh. No. 1462B area 735 Sq. Mtrs., is abadi land thus Total Seven Khasras Total Area 10413.32 Sq. Mtrs. is under sale 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 6600/- x 75% | = Rs. 74,25,000 |
| Next 2,500 Sq. Mtrs. x 6600/- x 60% | = Rs. 99,00,000 |
| Balance 5,413.32 Sq. Mtrs. x 6600/- x 50% | = Rs. 1,78,63,956 |

10,413.32 Sq. Mtrs.

=Rs.4,17,88,956

For Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP08400411499651S

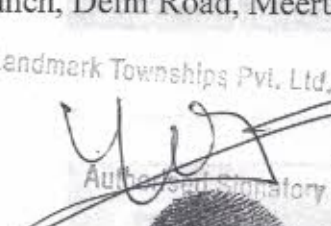

That circle rate value as per circle rate comes Rs. 4,17,88,956/- but the agreed price of land is Rs. 3,88,98,000/- in which Vendor and Vendee are agreed so the stamp duty is paid on Rs.4,17,89,000/-

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

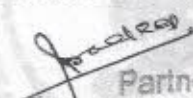

PAYMENT SCHEDULE:-

1. Received a sum of Rs. 34,18,255/- (Rs. Thirty Four Lac Eighteen Thousand Two Hundred Fifty Five Only) by D. D. No. 001368 dated 12.12.2019 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.
2. Rs. 34,528/- (Rs. Thirty Four Thousand Five Hundred Twenty Eight Only) deducted on a/c of TDS.
3. Received a sum of Rs. 31,09,000/- (Rs. Thirty One Lac Nine Thousand Only) by D. D. No. 001392 dated 30.12.2019 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
4. Rs. 31,404/- (Rs. Thirty One Thousand Four Hundred Four Only) deducted on a/c of TDS.
5. Received a sum of Rs. 31,00,000/- (Rs. Thirty One Lac Only) by D. D. No. 001438 dated 28.01.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.

For Ansal Landmark Townships Pvt. Ltd.


Authorized Signatory


For MUKANDA ASSOCIATES


Partner


e-Stamp Cir. No. IN-UP08400411499651S

6. Rs. 31,313/- (Rs. Thirty One Thousand Three Hundred Thirteen Only) deducted on a/c of TDS.
7. Rs. 2,18,801/- (Rs. Two Lac Eighteen Thousand Eight Hundred One Only) deducted on a/c of TDS and shall be deposited with the relevant authority with in time limit prescribed under the Income Tax Act – 1961.
8. Rs. 97,00,000/- (Rs. Ninety Seven Lac Only) by RTGS (UTR NO. UTIBR5202008190053227) through Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in ALTPL Escrow A/c No. 50432315906 in Allahabad Bank, branch Meerut Development Authority, Meerut on dated 19.08.2020.
9. Rs. 25,00,000/- (Rs. Twenty Five Lac Only) by Ch. No. 055654 dated 30.09.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.
10. Rs. 25,00,000/- (Rs. Twenty Five Lac Only) by Ch. No. 055655 dated 30.09.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.
11. Rs. 25,00,000/- (Rs. Twenty Five Lac Only) by Ch. No. 055656 dated 30.09.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.
12. Rs. 20,30,699/- (Rs. Twenty Lac Thirty Thousand Six Hundred Ninety Nine Only) by Ch. No. 055657 dated 30.09.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For MUKANDA ASSOCIATES

Partner

e-Stamp Cir. No. IN-UP08400411499651S

13. Rs. 48,50,000/- (Rs. Forty Eight Lac Fifty Thousand Only) by Ch. No. 055658 dated 31.03.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.

14. Rs. 48,74,000/- (Rs. Forty Eight Lac Seventy Four Thousand Only) by Ch. No. 055659 dated 31.03.2021 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.

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.

570-1

पवन कुमार शर्मा कृपाल सिंह
R/o 253/2, 25th Floor, 1st Floor

ANSAL LANDMARK TOWNSHIPS PVT. LTD.

For Ansal Landmark Townships Pvt. Ltd.

(Auth. Signatory)

570-2

जीलेश्वर शर्मा अशोक नारायण शर्मा
R/o 1327, 25th Floor, 1st Floor
बृहन्मयूर नगर

MUKANDA ASSOCIATES

For MUKANDA ASSOCIATES

(Partner)

DATED 20.08.2020 Drafted by Nitin Goel, Adv. Meerut.

Nitin Goel
NITIN GOEL
Advocate

(12)

e-Stamping Certificate No. 11-ET/081004114906712

13. Rs. 45,50,000/- (Rs. Forty Five Lacs Fifty Thousand Only) by CH. No.

025658 dated 31.07.2020 drawn on Axis Bank Ltd., Football Ground,

Bhambhata, Delhi Road, Meerut.

14. Rs. 48,71,000/- (Rs. Forty Eight Lacs Seventy One Thousand Only) by CH.

No. 025659 dated 31.07.2020 drawn on Axis Bank Ltd., Football Ground,

Bhambhata, Delhi Road, Meerut.

IN WITNESS WHEREOF, the Parties hereto have hereunto set and

subscribed their respective hands at the place and on the date herein set out,

first above written under their respective signatures and in the presence of

आवेदन सं०: 202000734029378

following witnesses

ARSAI LANDMARK FOR SKIN'S PVT. LTD.

बही संख्या 1 जिल्द संख्या 14345 के पृष्ठ
187 से 214 तक क्रमांक 5796 पर दिनांक
20/08/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sachin Singh

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

20/08/2020



Naksha Nazri of Land

NO. OF VENDOR / FIRST PARTY- 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. Yogesh Gauba and Mr. Ajay Pal Sharma.

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 total Land situated at purchased Kh. No. 1453/1 area 421.66 Sq. Mtrs., Kh. No. 1468A area 778.33 Sq. Mtrs. & Kh. No. 1468B area 73.33 Sq. Mtrs. is agriculture land and Kh. No. 1453/3M area 5560 Sq. Mtrs., Kh. No. 1453/2 area 2530 Sq. Mtrs., Kh. No. 1462A area 315 Sq. Mtrs., Kh. No. 1462B area 735 Sq. Mtrs., is abadi land thus Total Seven Khasras Total Area 10413.32 Sq. Mtrs. revenue Village Maliyana, Pargana, Tehsil and Distt - Meerut, Uttar Pradesh, .

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 Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory



Signature of Vendor

For MUKANDA ASSOCIATES

Partner



Signature of Vendee



