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INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP07052536198414R
 Certificate Issued Date : 20-Dec-2019 01:57-PM
 Account Reference : SHCIL (FI)/ upshcil01/ MEERUT/ UP-MRT
 Unique Doc. Reference : SUBIN-UPUPSHCIL0108387311233360R
 Purchased by : A R INFRAHEIGHTS PVT LTD TH ITS DIR ATUL GUPTA
 Description of Document : Article 23 Conveyance
 Property Description : LAND AREA 12,353.34 SQ. MTRS. VILLAGE-MALIYANA PARGANA, TEHSIL AND DISTT. MEERUT
 Consideration Price (Rs.) : 4,81,92,000
 (Four Crore Eighty One Lakh Ninety 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.) : 33,73,500
 (Thirty Three Lakh Seventy Three Thousand Five Hundred only)



e-Stamp
Verified

LOCKED
S.R.O.-3, MRT

Please write or type below this line.

For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

 Authorised Signatory

Authorised Signatory



FOR A R INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

S. 0572239

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The risk of checking the authenticity is on the purchaser.

(2)

e-Stamp Cir. No. IN-UP07052536198414R

SALE DEED

SALE DEED FOR Rs. 4,81,92,000/-

STAMP DUTY Rs. 33,73,500/-

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

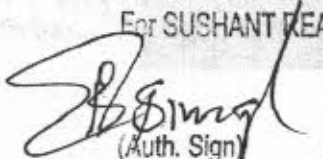
THIS DEED OF SALE is made on this 20th day of December 2019 in between:-

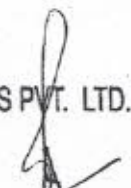
SUSHANT REALTORS PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 1202, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi – 110 001 represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma, who have been duly authorized vide Board of Resolution dated 09.02.2019 and 06.09.2019 (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

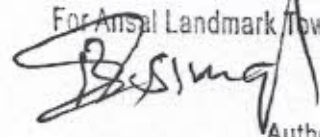
ANSAL LANDMARK TOWNSHIPS PVT. LTD., a Company registered under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16,

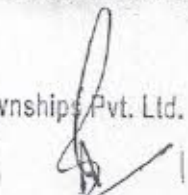
For SUSHANT REALTORS PVT. LTD.


(Auth. Sign)


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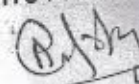
For Ansal Landmark Townships Pvt. Ltd.


Authorized Signatory





For A. R. INFRAHEIGHTS PRIVATE LIMITED


DIRECTOR



Stamp No. 10-707022301984148

SALE DEED

5TB-1



Nitin Gul
NITIN GOEL
Advocate



Nitin Gul
NITIN GOEL
Advocate



Nitin Gul
NITIN GOEL
Advocate



Nitin Gul
NITIN GOEL
Advocate



Nitin Gul
NITIN GOEL
Advocate



(3)

e-Stamp Cir. No. IN-UP07052536198414R

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 "**Vendor-2**", 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**", 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 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

For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

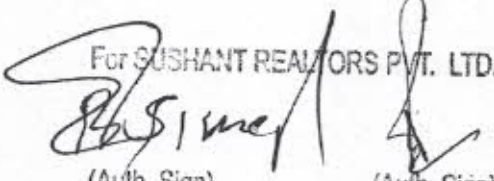
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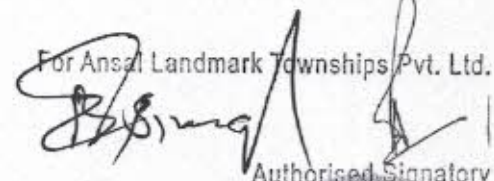
e-Stamp Cir. No. IN-UP07052536198414R

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 1.2353 Hect. or 12353.34 Sq. Mtrs. situated at Village Maliyana, Meerut Uttar Pradesh.

Whereas Vendor-1 **Sushant Realtors Pvt. Ltd.** purchased Kh. No. 1476/1 area 1900 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut through three sale deeds out of which Kh. No. 1476/1 area 633.33 Sq. Mtrs. was purchased from Sh. Pramod Kumar S/o Sh. Babu Lal R/o Village Khadauli, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 22.08.2014 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 9918 on page 261 to 278 at SL. No. 10362 on dated 22.08.2014 and Kh. No. 1476/1 area 633.33 Sq. Mtrs. was purchased from Sh. Naipal Singh S/o Sh. Kedari Lal R/o Village Rampur Pawti, Tehsil & Distt. Meerut Vide sale deed written dated 22.08.2014 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 9918 on page 303 to 320 at SL. No. 10364 on dated 22.08.2014 and Kh. No. 1476/1 area 633.33 Sq. Mtrs. was purchased from

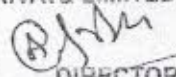
For SUSHANT REALTORS PVT. LTD.

(Auth. Sign) (Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED




DIRECTOR

570-2



[Handwritten signature]

कापिल जी शंकर आरंभ केवट
R/o 179, गलत पडा, मरु

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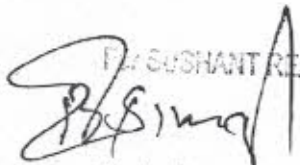


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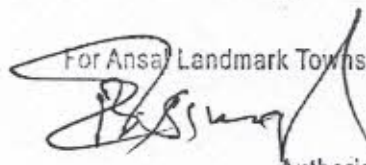
e-Stamp Cir. No. IN-UP07052536198414R

Sh. Navab Singh S/o Sh. Kedari Lal R/o Village Rampur Pawti, Tehsil & Distt. Meerut Vide sale deed written dated 22.08.2014 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 9918 on page 221 to 238 at SL. No. 10360 on dated 22.08.2014; and

Whereas Vendor-2 **Ansal Landmark Township Pvt. Ltd.** purchased Kh. No. 1467A, 1467B area 930 Sq. Mtrs., Kh. No. 1474 area 2530 Sq. Mtrs., Kh. No.1475 area 148.34 Sq. Mtrs., Kh. No. 1482 area 2420 Sq. Mtrs., Kh. No. 1488/3 area 2530 Sq. Mtrs., Kh. No. 1492/1 area 1895 Sq. Mtrs. Total Six Khasra Total Area 10453.34 Sq. Mtrs. Situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut, out of which Kh. No. 1467A, 1467B area 930 Sq. Mtrs. was purchased from Sh. Dale Ram S/o Sh. Sher Singh 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 93 to 120 at SL. No. 692 on dated 23.01.2008 and Kh. No. 1474 area 2530 Sq. Mtrs. was purchased from Sh. Jitendra & Sh. Mahesh Sons of Sh. Gyani & Smt. Bala W/o Sh. Gyani R/o Village Maliyana, Tehsil & Distt. Meerut Vide sale deed written dated 12.05.2010 which was registered in the office of Sub-Registrar – 3rd Meerut,

For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

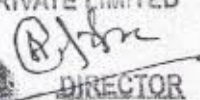
(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

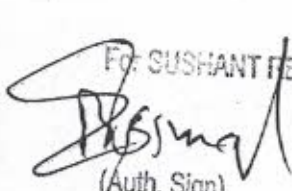


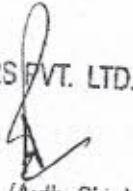

DIRECTOR

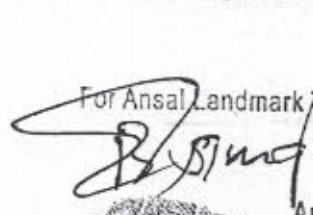
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e-Stamp Cir. No. IN-UP07052536198414R

in Book No.1, Volume 5958 on page 101 to 144 at SL. No. 6274 on dated 12.05.2010 and Kh. No.1475 area 148.34 Sq. Mtrs. was purchased from Sh. Titu & Sh. Ishwar Sons of Sh. Dharamveer R/o Village Maliyana, Pargana, 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. 1482 area 2420 Sq. Mtrs. was purchased from Sh. Jitendra Bharti S/o Sh. Ram Charan R/o Village Maliyana, Pargana, Tehsil & Distt. Meerut Vide sale deed written dated 15.09.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4793 on page 355 to 412 at SL. No. 9550 on dated 15.09.2008 and Kh. No. 1488/3 area 2530 Sq. Mtrs. was purchased from Sh. Shyam Singh S/o Sh. Chandgi Ram R/o 32, Gupta Colony, Meerut Vide sale deed written dated 22.07.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume 4684 on page 359 to 424 at SL. No. 7449 on dated 22.07.2008 and Kh. No. 1492/1 area 1895 Sq. Mtrs. was purchased from Sh. Ashok Singhal S/o Sh. R. K. Singhal R/o 15, Shiv Shankar Puri, Meerut Vide sale deed written dated 22.01.2008 which was registered in the office of Sub-Registrar – 3rd Meerut, in Book No.1, Volume

For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)


(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

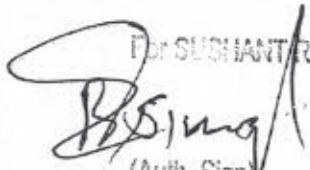


DIRECTOR

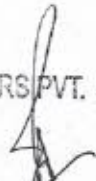

4329 on page 117 to 154 at SL. No. 652 on dated 22.01.2008 (hereinafter referred as 'Said Land'); and

Whereas the Vendee has approached the Vendors and expressed desire to purchase the Said Land, and the Vendors have agreed to sell the Land to the Vendee, for a consideration of Rs. 4,81,92,000/- (Rupees Four Crore Eighty One Lakh Ninety Two Thousand Only); and

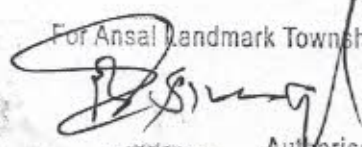


NOW THEREFORE THIS DEED OF SALE OF LAND WITNESSTH AS UNDER:

1. That in consideration of the sum of Rs. 4,81,92,000/- (Rupees Four Crore Eighty One Lakh Ninety Two Thousand Only) paid by the Vendee to the Vendors, 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 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.

For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)


For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)


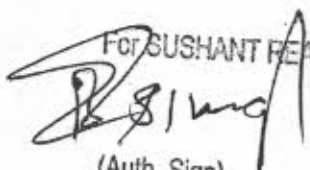
For Ansal Landmark Townships Pvt. Ltd.


 Authorised Signatory



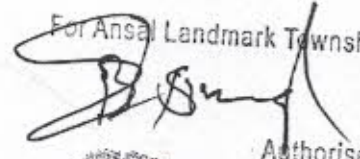
For A. R. INFRAHEIGHTS PRIVATE LIMITED


 DIRECTOR


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, as detailed at the foot of this deed. The Vendors 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 Vendors shall give grace period of 30 days over and above the date of dishonoured cheque and during the above grace period the Vendors shall not any action to cancel this deed but after passing over the grace period the Vendors shall have the right to cancel this deed.
3. That in the event, the Vendors 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 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 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

For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

 Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED


 DIRECTOR

Vendee, at the sole option and discretion of the Vendors or as may be mutually agreed between the Vendors and the Vendee.

4. That the Vendors 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 will sign the documents whenever the Vendee requires for the entry of name of Vendee mutated in revenue records.
5. That the Vendors 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 Vendors and the Vendee shall be responsible for payment of such taxes etc. from the date of registration of the sale deed.
6. That the Vendors 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

For SUSHANT REALTORS 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-UP07052536198414R

part thereof; or as a result of any misrepresentation or breach of any representation made by the Vendors herein.

7. The Vendors 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 Vendors and except the Vendors, no one else has / have any right title, interest or claim whatsoever or howsoever in any manner in the Land and the Vendors 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 SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

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For Ansal Landmark Townships Pvt. Ltd.

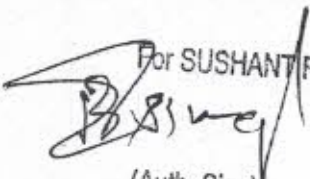
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For A. R. INFRAHEIGHTS PRIVATE LIMITED

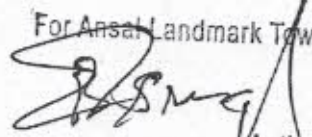
DIRECTOR

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 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 may be prevented from transferring the Land.
12. That there is no breach, violation etc. on the part of Vendors and the Vendors 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 Vendors 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 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

For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)

(Auth. Sign)

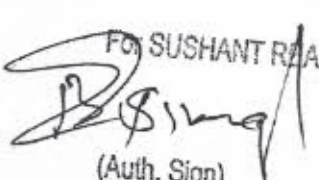
For Ansal Landmark Townships Pvt. Ltd.

 Authorised Signatory

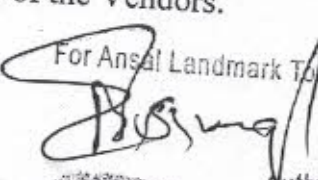
For A. R. INFRAHEIGHTS PRIVATE LIMITED


 DIRECTOR

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 only, The Vendors 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 Vendors.

For SUSHANT REALTORS PVT. LTD.

 (Auth. Sign)

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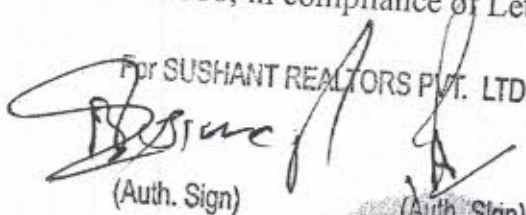
For A. R. INFRAHEIGHTS PRIVATE LIMITED


 DIRECTOR



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 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.1475 area 148.34 Sq. Mtrs., is agricultural land & Land situated at Kh. No. 1476/1 area 1900 Sq. Mtrs. , Kh. No. 1467A, 1467B area 930 Sq. Mtrs., Kh. No. 1474 area 2530 Sq. Mtrs., Kh. No. 1482 area 2420 Sq. Mtrs., Kh. No. 1488/3 area 2530 Sq. Mtrs., Kh. No. 1492/1 area 1895 Sq. Mtrs. Total Six Khasra Total Area 12,205 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 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

For SUSHANT REALTORS PVT. LTD.



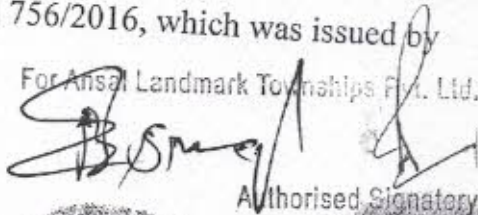
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For Ansal Landmark Townships Pvt. Ltd.



Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED



DIRECTOR



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e-Stamp Cir. No. IN-UP07052536198414R

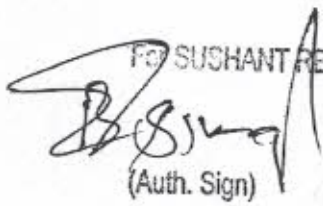
additional AIG Stamp on dated 12.08.2016, the stamp duty and the calculation as per circle rate of abadi is as under:-

On First 1,000 Sq. Mtrs. x 6600/- 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 7,353.34 Sq. Mtrs. x 6600/- x 50%	= Rs. 2,42,66,022
<hr/> 12,353.34 Sq. Mtrs. <hr/>	<hr/> =Rs. 4,81,91,022 <hr/>

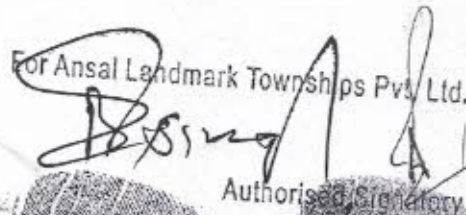
21. That circle rate value as per circle rate comes Rs. 4,81,91,022/- but the agreed price of land is Rs. 4,81,92,000/- in which Vendors and Vendee are agreed so the stamp duty is paid on Rs. 4,81,92,000/-

PAYMENT SCHEDULE:-

1. Received a sum of Rs. 49,50,000/- (Rs. Forty Nine Lakh Fifty Thousand Only) by D. D. No. 001343 dated 02.12.2019 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut.

For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)


(Auth. Sign)

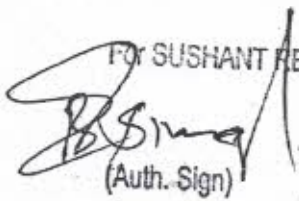
For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED


DIRECTOR

2. Received a sum of Rs. 41,16,080/- (Rs. Forty One Lakh Sixteen Thousand Eighty Only) by D. D. No. 001363 dated 12.12.2019 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
3. Received a sum of Rs. 25,00,000/- (Rs. Twenty Five Lakh Only) by D.D.No. 001375 dated 19.12.2019 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Sushant Realtors Pvt. Ltd..
4. Rs. 72,720/- (Rs. Seventy Two Thousand Seven Hundred Twenty Only) deducted on a/c of TDS from Sushant Realtors Pvt. Ltd..
5. Rs. 4,09,200/- (Rs. Four Lakh Nine Thousand Two hundred Only) deducted on a/c of TDS from Ansal Landmark Townships Pvt. Ltd..
6. Received a sum of Rs. 24, 00,000/- (Rs. Twenty Four Lakh Only) by Ch. No. 057004 dated 31.03.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
7. Received a sum of Rs. 24,20,000/- (Rs. Twenty Four Lakh Twenty Thousand Only) by Ch. No. 057005 dated 31.03.2020 drawn on Axis Bank

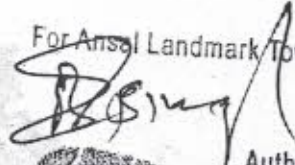
For SUSHANT REALTORS PVT. LTD.



(Auth. Sign)

(Auth. Sign)

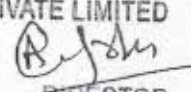
For Ansal Landmark Townships Pvt. Ltd.



Authorized Signatory

Authorized Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED



DIRECTOR

- Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd.
8. Received a sum of Rs. 10,63,280/- (Rs. Ten Lakh Sixty Three Thousand Two Hundred Eighty Only) by Ch. No. 057018 dated 31.05.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Sushant Realtors Pvt. Ltd..
9. Received a sum of Rs. 30,00,000/- (Rs. Thirty Lakh Only) by Ch. No. 057007 dated 31.05.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
10. Received a sum of Rs. 31,66,720/- (Rs. Thirty One Lakh Sixty six Thousand Seven Hundred Twenty Only) by Ch. No. 057009 dated 31.05.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut.
11. Received a sum of Rs. 18,18,000/- (Rs. Eighteen Lakh Eighteen Thousand Only) by Ch. No. 057010 dated 30.09.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Sushant Realtors Pvt. Ltd..

For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.

Authorized Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

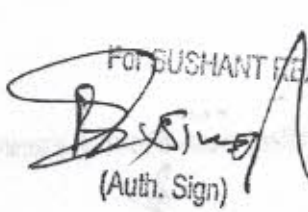
DIRECTOR

(17)

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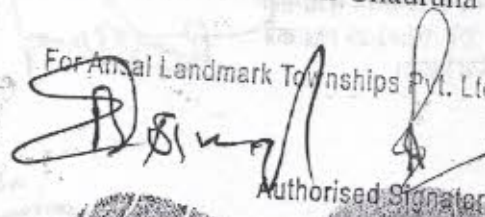
12. Received a sum of Rs. 30,00,000/- (Rs. Thirty Lakh Only) by Ch. No. 057011 dated 30.09.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
13. Received a sum of Rs. 35,00,000/- (Rs. Thirty Five Lakh Only) by Ch. No. 057012 dated 30.09.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
14. Received a sum of Rs. 37,32,000/- (Rs. Thirty Seven Lakh Thirty Two Thousand Only) by Ch. No. 057013 dated 30.09.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..
15. Received a sum of Rs. 18,18,000/- (Rs. Eighteen Lakh Eighteen Thousand Only) by Ch. No. 057014 dated 31.12.2020 drawn on Axis Bank Ltd., Football Chauraha Branch, Delhi Road, Meerut in favour of Sushant Realtors Pvt. Ltd..
16. Received a sum of Rs. 35,00,000/- (Rs. Thirty Five Lakh Only) by Ch. No. 057015 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha

For SUSHANT REALTORS PVT. LTD.


(Auth. Sign)

(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.


Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED


DIRECTOR

(18)

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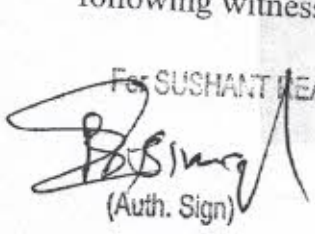
Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..


17. Received a sum of Rs. 35,00,000/- (Rs. thirty Five Lakh Only) by Ch. No. 057016 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd..

18. Received a sum of Rs. 32,26,000/- (Rs. Thirty Two Lakh Twenty Six Thousand Only) by Ch. No. 057017 dated 31.12.2020 drawn on Axis Bank Ltd. , Football Chauraha Branch, Delhi Road, Meerut in favour of Ansal Landmark Townships Pvt. Ltd.

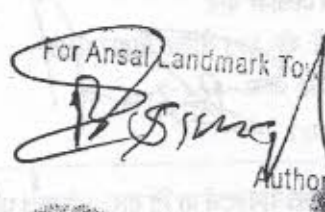
IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written under their respective signatures and in the presence of following witnesses.

For SUSHANT REALTORS PVT. LTD.


(Auth. Sign)


(Auth. Sign)

For Ansal Landmark Townships Pvt. Ltd.


Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED


DIRECTOR

(19)

e-Stamp Cir. No. IN-UP07052536198414R

Rama malik

गठ-1
रामजीलमलिककीमुखमसिंहमोलु
169 सीलकुंठ कमीचर केरु

SUSHANT REALTORS PVT. LTD.
For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

(Auth. Signatory)

गठ-2
प्रमोदकुमारकीवाबुलाल
R10 खमेलीमिलानेरु

ANSAL LANDMARK TOWNSHIPS PVT. LTD.
For Ansal Landmark Townships Pvt. Ltd.

Authorised Signatory
(Auth. Signatory)

A. R. INFRAHEIGHTS PVT. LTD.

For A. R. INFRAHEIGHTS PRIVATE LIMITED

(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-

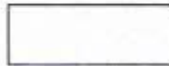
- 1- **SUSHANT REALTORS PVT. LTD.**, having its registered office at 1202, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi - 110 001 represented by its authorized signatories Mr. Brij Pal Singh and Mr. Ajay Pal Sharma.
- 2- **ANSAL LANDMARK TOWNSHIPS PVT. LTD.**, having its registered office at 115, 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. 1476/1 area 633.33 Sq. Mtrs., Kh. No. 1476/1 area 633.33 Sq. Mtrs., Kh. No. 1476/1 area 633.33 Sq. Mtrs., Kh. No. 1467A, 1467B area 930 Sq. Mtrs., Kh. No. 1474 area 2530 Sq. Mtrs., Kh. No. 1475 area 148.34 Sq. Mtrs., Kh. No. 1482 area 2420 Sq. Mtrs., Kh. No. 1488/3 area 2530 Sq. Mtrs., Kh. No. 1492/1 area 1895 Sq. Mtrs. Total 9 Khasra admeasuring 1.2353 Hect. or 12353.34 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 SUSHANT REALTORS PVT. LTD.

(Auth. Sign)



Signature of Vendor

For Ansal Landmark Townships Pvt. Ltd.

(Auth. Sign)



Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

Signature of Vendee



आवेदन सं०: 201900734067403

बही संख्या 1 जिल्द संख्या 14023 के पृष्ठ 273 से 314
तक क्रमांक 13500 पर दिनांक 21/12/2019 को रजिस्ट्रीकृत
किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

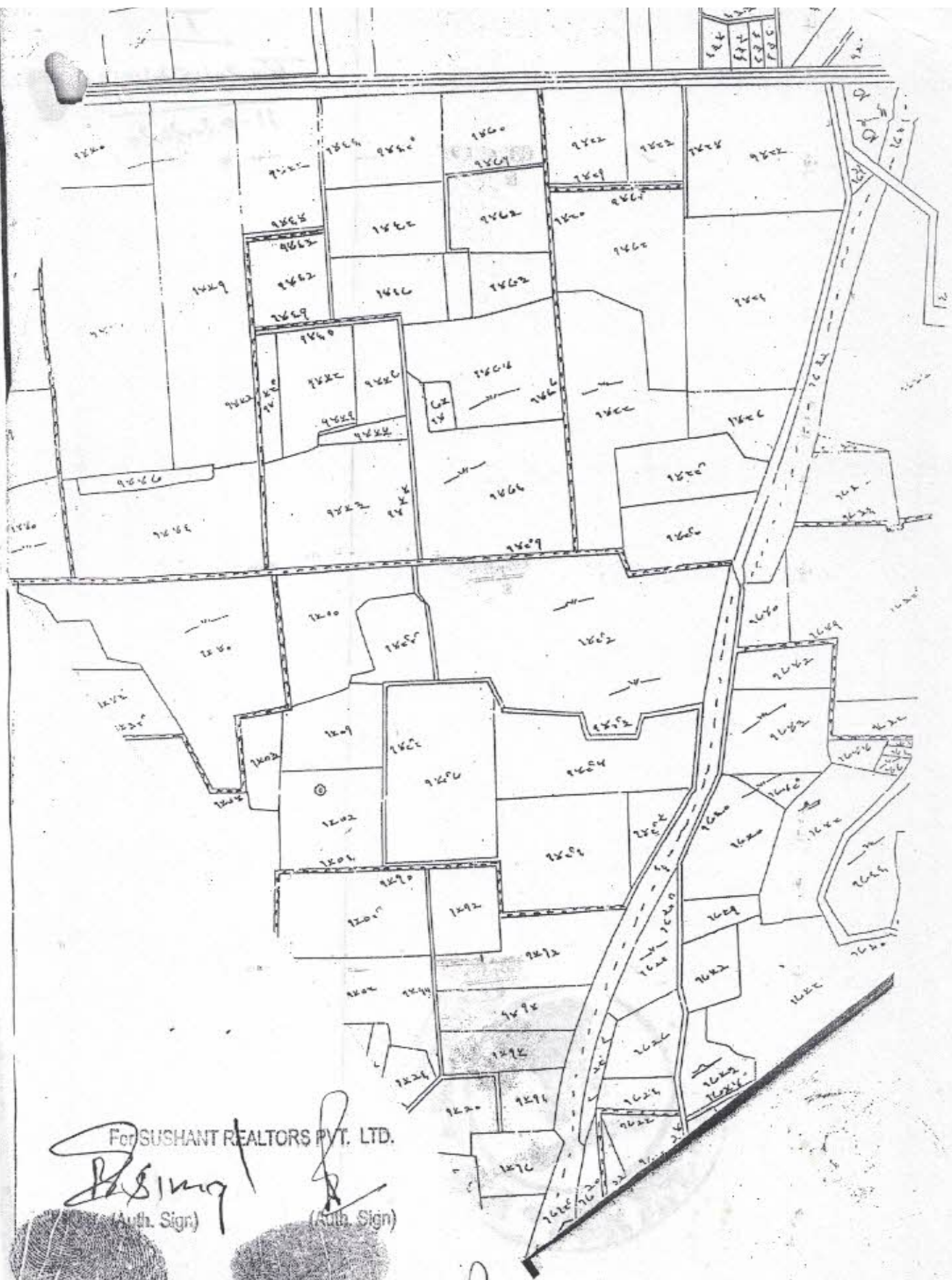
Sachin Singh

सचिन सिंह

उप निबंधक : सदर तृतीय

मेरठ

21/12/2019



For SUSHANT REALTORS PVT. LTD.

(Auth. Sign)

(Auth. Sign)

For Ansa Landmark Townships Pvt. Ltd.

Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR