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# INDIA NON JUDICIAL

## Government of Uttar Pradesh

e-Stamp



10/02/2021

Certificate No. : IN-UP33166849808276T  
 Certificate Issued Date : 10-Feb-2021 04:22 PM  
 Account Reference : NEWIMPACC (SV)/up14120904/ MEERUT/ UP-MRT  
 Unique Doc. Reference : SUBIN-UPUP1412090457034298593422T  
 Purchased by : A R INFRAHEIGHTS PVT LTD  
 Description of Document : Article 23 Conveyance  
 Property Description : LAND SITUATED AT KH.NO-1476/2 AT VILL MALIYANA DISTT MEERUT  
 Consideration Price (Rs.) : 1,58,77,500  
 (One Crore Fifty Eight Lakh Seventy Seven Thousand Five Hundred only)  
 First Party : LUSH GREEN PROJECTS PVT LTD AND OTHERS  
 Second Party : A R INFRAHEIGHTS PVT LTD  
 Stamp Duty Paid By : A R INFRAHEIGHTS PVT LTD  
 Stamp Duty Amount(Rs.) : 12,22,700  
 (Twelve Lakh Twenty Two Thousand Seven Hundred only)



e-Stamp  
Verified

LOCKED  
S.R.O.-3, MRT

Please write or type below this line.

LUSHGREEN PROJECTS PVT. LTD.

For A. R. INFRAHEIGHTS PRIVATE LIMITED

Director/Authorised Signatory

DIRECTOR

Handwritten signatures and fingerprints of the Director/Authorised Signatory and the Director of A. R. INFRAHEIGHTS PRIVATE LIMITED.

RS 0003616981

## Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shoalestamp.com](http://www.shoalestamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



(2)

e-Stamp Cir. No. IN-UP33166849808276T

**SALE DEED**

**SALE DEED FOR Rs. 1,58,77,500/-**

**CIRCLE RATE VALUE Rs. 1,74,66,000/-**

**STAMP DUTY Rs. 12,22,700/-**

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

**THIS SALE DEED** is made on this 10<sup>th</sup> day of February 2021 by and between:

**LUSH GREEN PROJECTS PRIVATE LIMITED (PAN No. AABCL1325P)** a company incorporated and registered under the Companies Act 1956, and having its registered office at-FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi – 110034, (hereinafter referred to as "**Vendor-1**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns), duly represented by its authorized signatory Mr. Rakesh Kumar Kataria S/o Late Sh. Ishwar Chandra Kataria R/o 206, Sec-45, Gurgaon-122003, who have been duly authorized vide Board Resolution dated 10.01.2021, of the **FIRST PART**;

**Sh. Mukesh Kumar S/o Late Sh. Balak Ram** as self also in the capacity of POA of Sh. Rakesh Kumar, Sh. Anil Kumar, Sh. Vinod Kumar, Sh. Satish Kumar S/o Late Sh. Balak Ram & Smt. Choti W/o Late Sh. Balak Ram R/o 948, Maliyana , Tehsil & Distt. Meerut and the POA was registered in the office of Sub – Registrar 1<sup>st</sup>, Meerut at Book No. 4, Volume No. 276 at Pages 113 to 124 at S. No. 198 on dated 29.04.2013, (hereinafter referred to as "**Vendor-2**", which expression shall, unless it be repugnant to the context or

**LUSHGREEN PROJECTS PVT. LTD.**

Director/Authorised Signatory

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

**DIRECTOR**



10/8/10



3/2/11

Nitin Goel  
Advocate



10/8/10

Nitin Goel  
Advocate



3/2/11

Nitin Goel  
Advocate



10/8/10

Nitin Goel  
Advocate



3/2/11

Nitin Goel  
Advocate



10/8/10

Nitin Goel  
Advocate



3/2/11

Nitin Goel  
Advocate





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subject thereof, be deemed to mean and include its successors and permitted assigns) **of the Second Part;**

**Bhawna Pal D/o Sh. Ashok Pal R/o 1094, Maliyana, Paragana Tehsil & Distt, Meerut** (hereinafter referred to as "**Vendor-3**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns) **of the Third Part;**

**Smt. Babita Pal W/o Sh. Subhash Pal R/o 1094, Maliyana, Paragana Tehsil & Distt, Meerut** (hereinafter referred to as "**Vendor-4**", which expression shall, unless it be repugnant to the context or subject thereof, be deemed to mean and include its successors and permitted assigns) **of the Fourth Part;**

**AND**

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

"**Vendor – 1**", "**Vendor – 2**", "**Vendor – 3**" and "**Vendor-4**" are hereinafter collectively referred to as "**Vendors**".

The Vendors and the Vendee are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

LUSHGREEN PROJECTS PVT. LTD.

Director/Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

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**WHEREAS:**

A. The Vendors are the lawful owners, having sufficient rights, title and interest and are in possession of the total land admeasuring 0.336888 hectares or 3368.88 sq. mtrs. situated at Kh. No. 1476/2 located in Village Maliyana, Pargana, Tehsil and Distt - Meerut, Uttar Pradesh, the details of which are more appropriately mentioned in Recital B, C and D below ("**Total Land**");

B. The **Vendor – 1** had purchased the land parcels comprised in khasra no. 1476/2 area 1263.33 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut ("**Land - 1**") from the following:

**Land -1:-**

(i) comprised in khasra no. 1476/2 area 1263.33 sq. mtrs. was purchased from Smt. Binasho Devi W/o Sh. Babu Lal R/o Village Khadauli Pargana, Tehsil & Distt. Meerut & Sh. Dhani Ram S/o Sh. Nanak R/o Roshanpur Dorli Tehsil Sardhana, Distt. Meerut & Sh. Navab Singh S/o Late Sh. Kedari Lal R/o Village Rampur Pawti, Pargana, Tehsil & Distt. Meerut vide sale deed written dated March 22, 2013, which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume no. 8652 on page 267 to 302 at sl. no. 3880 on March 22, 2013;

C. The Vendor – 2 is the owner of land parcel comprised in kh. no. 1476/2 area 1263.33 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil and Distt. Meerut ("**Land – 2**") from the following:

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Director/Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR



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**Land - 2**

- (i) comprised in kh. no. 1476/2 area 1263.33 Sq. mtrs. is mutated in all revenue records in the name of Vendor 2 and the Vendor 2 got the land after the death of his father and her husband Sh. Balak Ram;

D. The Vendor – 3 is the owner of land parcel comprised in kh. no. 1476/2 area 421.11 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil and Distt. Meerut (“**Land –3**”) from the following:

**Land - 3**

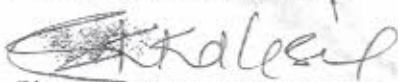
- (i) comprised in khasra no. 1476/2 area 421.11 sq. mtrs. was purchased by sale deed from Sh. Rati Ram S/o Sh. Fakira R/o Village Maliyan, Pargana Tehsil & Distt. Meerut vide sale deed written dated December 20, 2012, which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume no. 8415 on page 329 to 352 at sl. no. 18958 on December 21, 2012;

E. The Vendor – 4 is the owner of land parcel comprised in kh. no. 1476/2 area 421.11 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil and Distt. Meerut (“**Land –4**”) from the following:

**Land - 4**

- (i) comprised in khasra no. 1476/2 area 421.11 sq. mtrs. was purchased by sale deed from Sh. Rati Ram S/o Sh. Fakira R/o Village Maliyan, Pargana Tehsil & Distt. Meerut vide sale deed written dated December 20, 2012, which was registered in the office of Sub-Registrar – 3<sup>rd</sup> Meerut on book no.1, volume no. 8415 on page 353 to 376 at sl. no. 18959 on December 21, 2012;

LUSHGREEN PROJECTS PVT. LTD.

  
Authorized Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED



  
DIRECTOR



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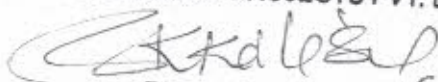
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- (ii) The Vendee has approached the Vendors and has expressed its desire to purchase the Total Land for a total consideration of Rs. 1,58,77,500/- (Rupees One Crore Fifty Eight Lakh Seventy Seven Thousand Five Hundred Only) ("**Consideration**") out of which some part is to be paid through cheques (the details of which has been given at the foot of this deed).

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


1. The recitals shall form an integral part of this Sale Deed and shall be deemed to be reproduced in the body of this Sale Deed.
2. That in consideration of the sum of **Rs. 1,58,77,500/- (Rupees One Crore Fifty Eight Lakh Seventy Seven Thousand Five Hundred Only)** paid by the Vendee to the Vendors, the details of which are more appropriately mentioned in Schedule – 1 attached hereto, the receipt of which is hereby acknowledged by the Vendors, the Vendors hereby relinquish, grant, convey, sell, transfer and assign all their rights, and interest in the Total Land in favor of the Vendee and the Vendee shall be the lawful, absolute and undisputed owner of the Total Land.
3. That the Vendors has delivered the peaceful, clean and vacant legal and physical possession of the Total Land to the Vendee, free from all encumbrances, charges and demands whatsoever and the Vendee shall use the Land as per its own will and the Vendee shall be entitled to create any kind of encumbrance including mortgage, interest, right, title, security interest, agreement to sell, hypothecation etc. over the Total Land or any part thereof in favor of any person. The Vendors will sign the documents

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR

  
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Babli Jaiswal




whenever the Vendee requires for the entry of name of Vendee mutated in revenue records.

4. The Vendors are duly authorized and have the necessary authority to sell the Total Land and there is no statutory bar or prohibition to sell or transfer the Land.
5. That right and title in the Total Land subsists only with the Vendors and except the Vendors, no one else has / have any right title, interest or claim whatsoever or howsoever in any manner in the Total Land and the Vendors have full, unfettered and unrestricted right power and absolute authority to sell, transfer, convey and assign the Total Land and are fully competent to execute this Sale Deed and to sign all necessary documents in this regard.
6. That there is no agreement(s), prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the Total Land or any part thereof.
7. That the Vendors do hereby declare that all the charges and payments relating to tax, encumbrances etc in respect of the Total Land up to the date of the execution of this Sale Deed, shall be borne and paid by the Vendors and the Vendee shall be responsible for payment of any taxes etc. from the date of execution of this Sale Deed.
8. Each Party hereby irrevocably and unconditionally agree to fully indemnify and to hold the other Party fully harmless from and against any and all liabilities, losses, damages, costs, claims, expenses penalties, charges or the like (collectively "losses") which may be suffered or incurred by such Party on account of breach of any representation,

LUSHGREEN PROJECTS PVT. LTD.





  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED



  
DIRECTOR

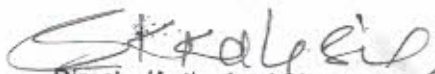
    
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warranties, covenants, terms and conditions of this Sale Deed on the part of other Party.

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

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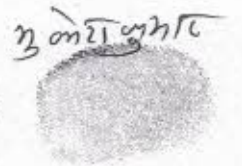
  
DIRECTOR

the same are received / raised, at a later stage after execution of the Deed, then the same shall also be borne and paid by the Vendors.

13. The Total Land is neither the subject matter of any HUF (Hindu Undivided Family) nor does it belong to a joint hindu family and no part of the Total Land is owned by any minor and / or no minor has any right, title, interest and claim or concern of any nature whatsoever in the Total Land.
14. That the Vendee has perused all title documents regarding the Total Land and is satisfied with the title and ownership of the Vendors. The Vendee shall be solely liable to pay the transfer charges, mutation expenses, stamp duty, registration charges payable to the Government / revenue authorities for the registration of this Sale Deed in relation to transfer of the Total Land by the Vendors in favor of the Vendee. The Vendee hereby also represents and warrants to the Vendors that it has taken all the necessary approvals from its Board of directors to purchase the land situated at Village Maliyana, Tehsil and Distt. Meerut and the execution of this Sale Deed on the part of the Vendee shall not be construed as a violation of any other agreement or document entered into by the Vendee with any other person.
15. That this Sale Deed shall be governed by the laws of India and the District Courts at Meerut / Hon'ble High Court of Uttar Pradesh, Judicature at Allahabad shall have jurisdiction to entertain any dispute arising out of or concerning this Sale Deed between the Vendor and Vendee.

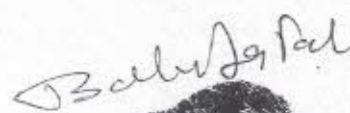
LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory



  
Bhawna

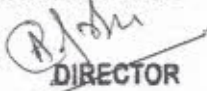


  
Balraj Patel



For A. R. INFRAHEIGHTS PRIVATE LIMITED



  
DIRECTOR



**Calculation of Stamp Duty:-**

That the Total Land comprised in khasra no. 1476/2 area 3368.88 sq. mtrs is abadi land, and 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 6,600/- x 75% = Rs. 74,25,000

Next 868.88 Sq. Mtrs. x 6,600/- x 60% = Rs. 34,41,000

3,368.88 Sq. Mtrs.

=Rs. 1,74,66,000

That circle rate value as per circle rate comes Rs. 1,74,66,000/- and the stamp duty is paid on Rs. 1,74,66,000/- but the agreed price of land is Rs. 1,58,77,500/- in which Vendors and Vendee are agreed

**SCHEDULE - 1****PAYMENT DETAIL:-**

1. Received a sum of Rs. 30,00,000/- (Rupees Thirty Lac Only) by cheque number 057031 dated 11.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Lush Green Projects Pvt. Ltd.

LUSHGREEN PROJECTS PVT. LTD.

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2. Received a sum of Rs. 29,09,345/- (Rupees Twenty Nine Lac Nine Thousand Three Hundred Forty Five Only) by cheque number 057055 dated 11.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Lush Green Projects Pvt. Ltd.
3. Rs. 44,655/- (Rs. Forty Four Thousand Six Hundred Fifty Five Only) TDS deducted of Lush Green Projects Pvt. Ltd. and deposited in the concerned Govt. Account .
4. Received a sum of Rs. 66,108/- (Rupees Sixty Six Thousand One Hundred Eight Only) by cheque number 057033 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Mukesh Kumar.
5. Received a sum of Rs. 5,00,000/- (Rupees Five Lac Only) by cheque number 057034 dated 10.03.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Mukesh Kumar.
6. Received a sum of Rs. 4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057035 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Mukesh Kumar.
7. Received a sum of Rs. 12,00,000/- (Rupees Twelve Lac Only) by cheque number 057036 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Mukesh Kumar.
8. Received a sum of Rs. 12,50,000/- (Rupees Twelve Lac Fifty Thousand Only) by cheque number 057037 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Mukesh Kumar.

LUSHGREEN PROJECTS PVT. LTD.

Director/Authorised Signatory

For A. R. INFRAHEIGHTS PRIVATE LIMITED

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9. Rs. 26,192/- (Rupees Twenty Six Thousand One Hundred Ninety Two Only) TDS deducted of Mukesh Kumar and deposited in the concerned Govt. Account.
10. Received a sum of Rs 38,707/- (Rupees Thirty Eight Thousand Seven Hundred Seven Only) by cheque number 057038 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Rakesh Kumar.
11. Received a sum of Rs 4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057039 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Rakesh Kumar.
12. Rs. 3,693/- (Rupees Three Thousand Six Hundred Ninety Three Only) TDS deducted of Rakesh Kumar and deposited in the concerned Govt. Account.
13. Received a sum of Rs. 38,608/- (Rupees Thirty Eight Thousand Six Hundred Eight Only) by cheque number 057040 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Anil Kumar.
14. Received a sum of Rs.4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057041 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Anil Kumar.
15. Rs. 3,692/- (Rupees Three Thousand Six Hundred Ninety Two Only) TDS deducted of Anil Kumar and deposited in the concerned Govt. Account.

LUSHGREEN PROJECTS PVT. LTD.

  
Director/Authorised Signatory



For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR



  
Bhawna



  
Sahil

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16. Received a sum of Rs. 38,707/- (Rupees Thirty Eight Thousand Seven Hundred Seven Only) by cheque number 057042 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Vinod Kumar.
17. Received a sum of Rs. 4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057054 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Vinod Kumar.
18. Rs. 3,693/- (Rupees Three Thousand Six Hundred Ninety Three Only) TDS deducted of Vinod Kumar and deposited in the concerned Govt. Account.
19. Received a sum of Rs. 38,608/- (Rupees Thirty Eight Thousand Six Hundred Eight Only) by cheque number 057044 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Satish Kumar.
20. Received a sum of Rs. 4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057045 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Satish Kumar.
21. Rs. 3,692/- (Rupees Three Thousand Six Hundred Ninety Two Only) TDS deducted of Satish Kumar and deposited in the concerned Govt. Account.
22. Received a sum of Rs. 38,707/- (Rupees Thirty Eight Thousand Seven Hundred Seven Only) by cheque number 057046 dated 10.02.2021

LUSHGREEN PROJECTS PVT. LTD.

  
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For A. R. INFRAHEIGHTS PRIVATE LIMITED

  
DIRECTOR



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drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Smt. Choti.

23. Received a sum of Rs. 4,50,000/- (Rupees Four Lac Fifty Thousand Only) by cheque number 057047 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Smt. Choti.

24. Rs. 3,693/- (Rupees Three Thousand Six Hundred Ninety Three Only) TDS deducted of Smt. Choti and deposited in the concerned Govt. Account.

25. Received a sum of Rs. 69,815/- (Rupees Sixty Nine Thousand Eight Hundred Fifteen Only) by cheque number 057048 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Babita Pal.

26. Received a sum of Rs. 10,00,000/- (Rupees Ten Lac Only) by cheque number 057049 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Babita Pal.

27. Received a sum of Rs. 9,00,000/- (Rupees Nine Lac Only) by cheque number 057050 dated 31.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Babita Pal.

28. Rs. 14,885/- (Rupees Fourteen Thousand Eight Hundred Eighty Five Only) TDS deducted of Babita Pal and deposited in the concerned Govt. Account.

29. Received a sum of Rs. 69,815/- (Rupees Sixty Nine Thousand Eight Hundred Fifteen Only) by cheque number 057051 dated 10.02.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Bhawna Pal.

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For A. R. INFRAHEIGHTS PRIVATE LIMITED

DIRECTOR

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30. Received a sum of Rs. 9,00,000/- (Rupees Nine Lac Only) by cheque number 057052 dated 25.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Bhawna Pal.
31. Received a sum of Rs. 10,00,000/- (Rupees Ten Lac Only) by cheque number 057053 dated 31.07.2021 drawn on Axis Bank Limited, Football Chauraha Branch, Delhi Road, Meerut to Bhawna Pal.
32. Rs. 14,885/- (Rupees Fourteen Thousand Eight Hundred Eighty Five Only) TDS deducted of Bhawna Pal and deposited in the concerned Govt. Account.

**Note:** Mr. Pawan Kumar is authorized to present the above sale deed in the office of Sub Registrar Meerut on behalf of Mr. Atul Gupta by registered power of attorney (Only for Presentation) dated 30-06-2014 which was registered in the office of Sub-Registrar 1<sup>st</sup> in Book No.6 Volume 1 on page 273 to 282 at SL. No. 7 on dated 19-07-2014.

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

**For Lush Green Projects Private Limited**  
LUSHGREEN PROJECTS PVT. LTD.

Vendor-1"

  
Director/Authorised Signatory

Authorised Signatory  
Name: Mr. Rakesh Kumar Kataria



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

  
DIRECTOR



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LL GREEN PROJECTS PVT. LTD.

*[Signature]*

Director/Authorised Signatory

(Mukesh Kumar as self also in the capacity of POA

Rakesh Kumar, Anil Kumar,

Vinod Kumar, Satish Kumar Sons of Late Sh. Balak Ram

& Choti W/o Late Sh. Balak Ram)



"Vendor-2"

*[Handwritten text in Hindi]*



*Bhawna*



(Bhawna Pal)

"Vendor-3"



(Babita Pal)

"Vendor-4"

*Babita Pal*



For A. R. INFRAHEIGHTS PRIVATE LIMITED

For A. R. INFRAHEIGHTS PRIVATE LIMITED

(Director)



DIRECTOR

गठ-1

*[Signature]*

प्रमोद कुमार शंभू बाबू लाल  
R/o गाम खड़ीली, मेरठ

गठ-2

*[Signature]*  
नरसिंह जी शंभू आरं मेरठ  
R/o 179, डालक पाड़ा, मेरठ

DATED 10-02-2021 Written & Drafted by Nitin Goel Adv. Meerut.

*Nitin Goel*  
**NITIN GOEL**  
Advocate

आवेदन सं०: 202100734009583

बही संख्या 1 जिल्द संख्या 14810 के पृष्ठ  
119 से 154 तक क्रमांक 2390 पर दिनांक  
11/02/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Sachin Singh*

सचिन सिंह

उप निबंधक : सदर तृतीय  
मेरठ

11/02/2021





# LUSH GREEN PROJECTS PRIVATE LIMITED

FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura New Delhi North West DL  
110034

**CIN: U45201DL2005PTC142521**

**CRETIFIED TRUE COPY OF THE RESOLUTION OF THE BOARD OF DIRECTORS  
OF LUSH GREEN PROJECTS PRIVATE LIMITED ON 10<sup>TH</sup> DAY OF  
JANUARY, 2021 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT  
FF-08, TOWER-1, PEARLS OMAXE, NETAJI SUBHASH PLACE, PITAMPURA NEW  
DELHI NORTH WEST DL 110034 INDIA AT 10:00 A.M.**

**TO AUTHORISE MR. RAKESH KUMAR KATARIA AS AUTHORISED  
REPRESENTATIVE/SIGNATORY**

The Chairman informed the Board that Company is required to authorise a person as Authorised Representative/Signatory for Sale of Property.

The Directors discussed the matter and passed the following resolution unanimously:

**"RESOLVED THAT** the consent of all the Directors of Company be and is hereby given to Authorise Mr. Rakesh Kumar Kataria S/o. Late Sh. Ishwar Chandar Kataria as Authorised Representative/Signatory to deal and Sign the all kinds of documents in connection with sale of property for following property:

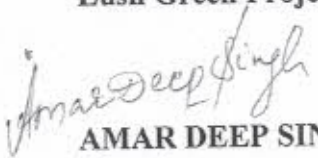
Land in Khasra no. 1476/2 area 1263.33 sq. mtrs., situated at Village Maliyana, Paragna, Tehsil & Distt. Meerut, Uttar Pradesh purchased in the name of **Lush Green Projects Private Limited** (Company).

**RESOLVED FURTHER THAT** the following is the Authorized Representative/Signatory be and are hereby authorized to deal, sign, execute and submit all documents in connection to deal with the sale of said property:

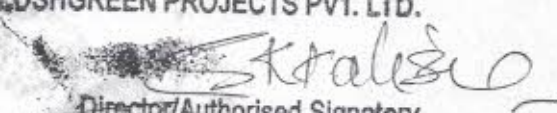
- **Mr. RAKESH KUMAR KATARIA**

**RESOLVED FURTHER THAT** any Director of the Company be and is hereby authorised to sign a certified true copy of this resolution and submit as may be required or it may deem fit."

**For and on behalf of  
Lush Green Projects Private Limited**

  
**AMAR DEEP SINGH**  
Director  
DIN: 08325090

**LUSHGREEN PROJECTS PVT. LTD.**

  
Director/Authorised Signatory



