

भारती प्रगैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

प्रत्येन्द्र पाल

19 FEB 2013

बोनाबिकारी

क. म. रा.



For

Kaveri Housing Pvt. Ltd.

Director



For BIBHAB BUILDWELL

Partner

DESCRIPTION OF SALE DEED

- | | |
|----------------------|--------------------------------------|
| 01. Type of property | Open land |
| 02. Ward & Distt. | Rural Land |
| 03. Property No. | Khasra No. 72 (Part), Khata No. 0149 |
| 04. Add. Of Property | Mauja Chamarauli Teh. & Distt. Agra. |
| 05. Land Area | 0.2669 Hect. |

9/3/13
For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

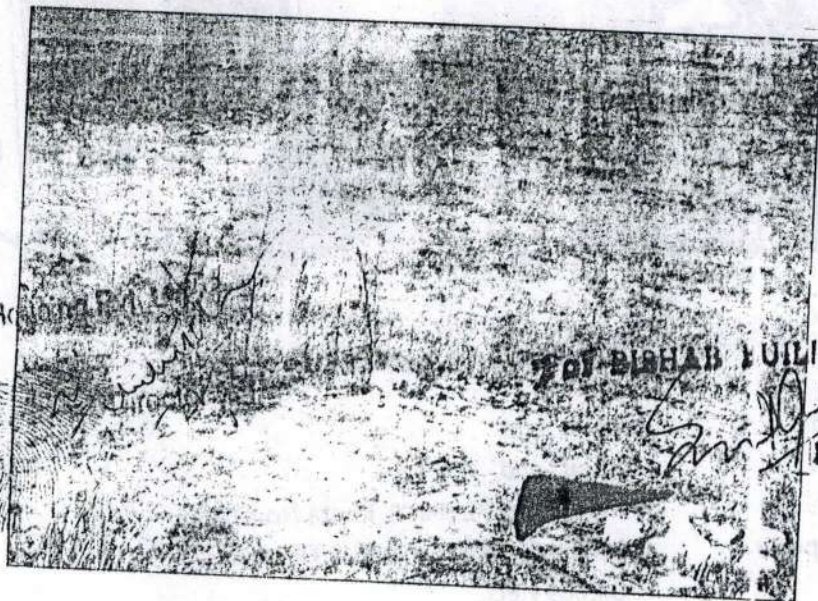
ਸਰ 1. ਭਿਖਰੀ ਵਿਸ਼ਵਾਸੀ ਨੂੰ 10 ਭਿਖਰੀ ਦੇ ਮੁਦਰੇ
 ਮਿਲਣ ਦੇ ਬਾਅਦ ਉਸਨੇ 1500

ਮਿਲਾ.

S. P. Singh
 Cashier
 Treasury, Agra



Amrvel



For Kaveri Ho

For BISHAB FULL WELLY

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 573385

राज्येन्द्र पाल

19 FEB 2013

कीर्तिपदारी

आपका

-2-

06. Location of Road	80 ft. Road
07. Circle Rate of Land	2,00,00,000/- Per Hectare
08. Value as per Circle Rate	53,38,000/-
09. Sale Consideration	75,00,000/-
10. Stamp Paid	5,25,000/-

For Kaveri Housing Pvt. Ltd.



Director

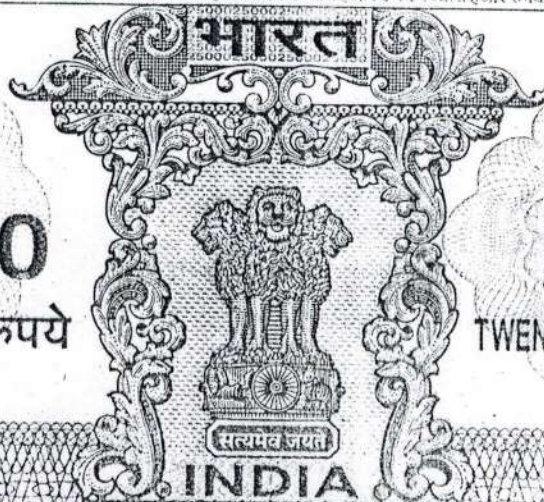
For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 573386

सचिव पाल

19 FEB 2013

जीवाधिकारी

आगरा

-3-

DESCRIPTION OF PROPERTY HEREBY SOLD

One Khasra No. land bearing No. 72 (Part), Khata No. 0149, 0.2669 Hectare at Mauja Chamarauli, Teh. & Distt. Agra. The sold Land is not declared under section 143 J.B. Act. by S.D.M. Agra.

For Kaveri Housing Pvt. Ltd.

Director

For BIDHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 573387

सांकेतिक पाल
19 FEB 2013
की तिथि पर
महाराष्ट्र

-4-

BOUNDED AS UNDER

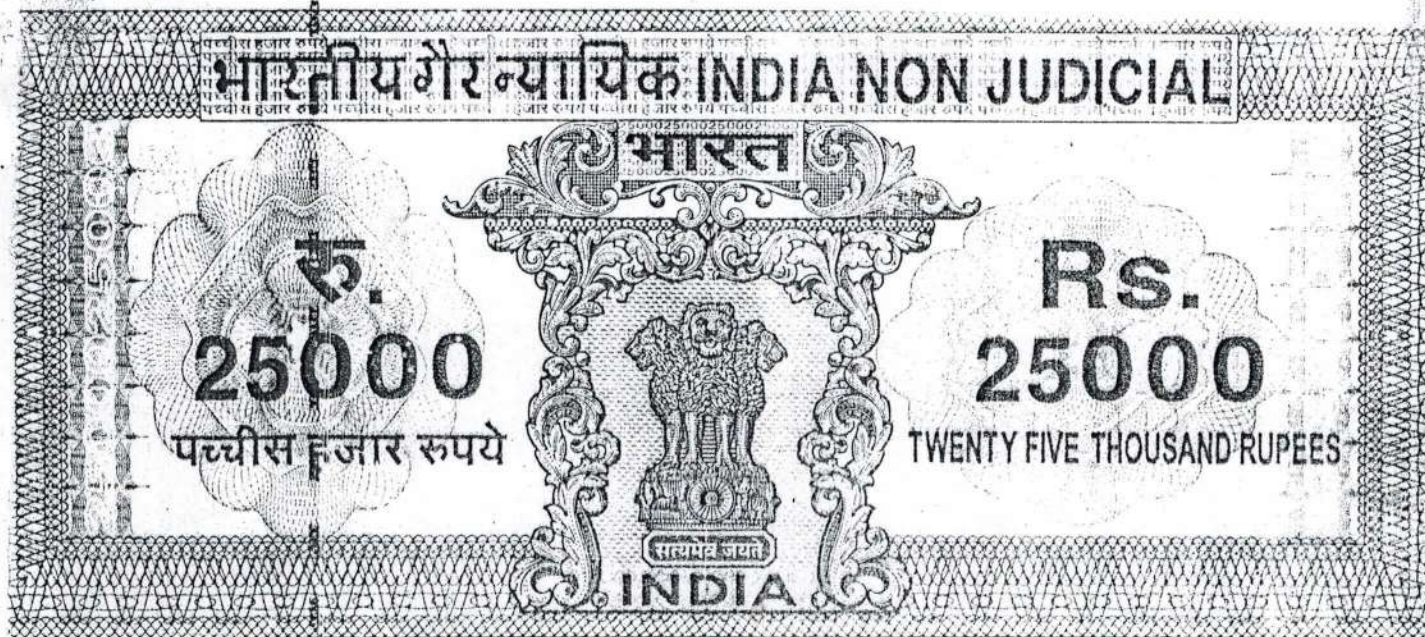
East -	Other's Property
West -	Part of Khasra No. 72
North -	Other's Property
South -	Road

For Kaveri Housing P. Ltd.

[Signature]
Director

For BISHAB BUILDWELL

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

C 57338



-5-

SALE DEED

THIS DEED OF SALE executed on this 1st day of March, 2013 between M/s KAVERI HOUSING (P) LTD. Agra, a Company incorporated under the provisions of Indian Companies Act 1956, having its registered office at 57/2, Kaveri Centre, Sanjay Palace, Agra (PAN-AABCK2388P) through its Director Mr. Vikas Fauzdar S/o Shri J. S. Fauzdar R/o 56, Allora Enclave, Dayal Bagh, Agra.

For Kaveri Housing Pvt. Ltd.

Director

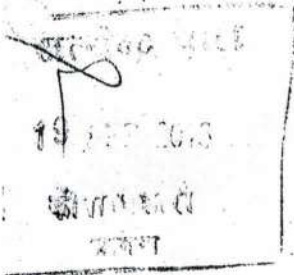
For BIBHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

C 5733



-6-

(Hereinafter called the VENDOR-FIRST PARTY which expression shall mean and include its successor in interest, Administrator and Assigns) on the terms set forth hereunder:-

AND

BIBHAB BUILDWELL, a Partnership firm having its office at 86, Bibhab Trade Centre, Bye Pass Road,

For Kaveri Housing Pvt. Ltd.



Director

For BIBHAB BUILDWELL

Partner



रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573

-7-

Agra (PAN No.AAMFB2087L) Through it partner Shri Sumeet Gupta S/o Shri Suresh Chandra Gupta R/o 49-50, Surya Nagar, Agra. (Hereinafter called the VENDEE-SECOND PARTY which expression shall mean and include its successor in interest, Administrator and Assigns) on the terms set forth:-

For Kaveri Housing Pvt. Ltd.

Director



For BIBHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573391

-8-

(i) Whereas Smt. Hardevi W/o Late Shri. Gaya Prasad R/o village Chamrauli Agra, was absolute owner in possession of ½ Part of land of Khasra No. 72 measuring 1 Bigha, 10 Biswa & 11 Biswasi and

For Kaveri Housing P. L. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

C 5733

-9-

Shri Raju S/o Shri Ram Babu R/o Mauja Chamrauli, Agra was also absolute owner in possession of Remaining $\frac{1}{2}$ part of land -1 Bigha, 10 Biswa & 11 Biswani – out of land having total area of 3 Bigha, 1 Biswa & 2 Biswansi at Mauja Chamarauli, Teh & Distt. Agra.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

C 5733

-10-

(ii) Whereas Shri Raju s/o Shri Rambabu R/o Mauja Chamrauli, Agra sold his above share of land measuring 1 Bigha, 10 Biswa & 11 Biswansi to M/s Meena Gramin Sahakari Awas Samit Ltd. having registration No. 2284 vide registered deed of sale dt. 27/07/1991 executed at Sub Register Office, Agra at book No. I, khata No. 358, Page No. 161/166 on S. No. 7122.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय वाणिज्यिक INDIA NON JUDICIAL

₹.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 5733

-11-

(iii) Whereas said M/s Meena Gramin Sahakari Awas Samiti Ltd. thereafter transferred & sold the 1/2 part of land from 31 Bigha, 10 Biswa & 11 Bishwansi to Sh. Indrajeet Kalra S/o Shri Dharm Chand Kalra R/o 7/75, Purani Sabji Mandi Chhipitola, Agra & remaining 1/2 Part above land to Shri Vijay Kumar Kalra S/o Shri Dharm Chand Kalra R/o 7/775, Purani Sabji Mandi, Chhipitolla, Agra

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

सत्यमेव जयते

19 FEB 2013

सौपाधिकारी

बाबरा

C 57339

-12-

vide distinct registered deed of sale dt. 10/10/1994 executed at sub Registrar Office, Agra at book No. I, Khand No. 1145, Page No. 25/48, on S.No. 5363 and another deed of sale dt. 10/10/1994 executed at Sub Registrar office, Agra at book No. I, Khand No. 1145, Page No. 1/24 on S.No. 5362 respectively.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573396

सत्येन्द्र पाल

19 FEB 2013

खोवाबिकारी
आगरा

-13-

(iv) Whereas Shyam Kunj Sahkari Awas Samiti Ltd. Agra Purchased the ½ part of the total land measuring 1 Bigha, 10 Biswa & 11 Biswansi from Smt. Hardevi W/o Late Sh. Gaya Prasad R/o Village Chamrauli, Agra vide registered deed of sale dt. 27/07/1991 executed at Sub Registrar office Agra. at book No. I, Khand No. 358, Page No. 47/52, on S.No. 7113 and remaining ½ Part of the above land came to Shyam Kunj Sahkari Awas Samiti by purchase from

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573397

सत्येन्द्र पाल

19 FEB 2013

कीर्ति जरी
आगरा

-14-

Sh. Inderjeet Kalra & Shri Vijay Kumar Kalra Both S/o Shri Dharm Chand Kalra Both R/o 7/75, Purani Sabji Mandi, Chhipitola, Agra vide registered deed of sale dt.27/07/2004 executed at Sub Registrar office (IV), Agra at book No. I, Jild No. 259, Page No. 381/404, On S.No. 1592. Thus Shyam Kunj Sahkari Awas Samiti became the absolute owner in possession of Khasra Plot of land bearing No. 72, Khata No. 129 having total area of 3 Bigha, 1 Biswa & 2 Biswansi at Mauja Chamarauli Teh. & Distt. Agra.

For Kaveri Housing P. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573398

सं. २०००/१९९९
१९ अक्टूबर १९९९
कलकत्ता
जगद्वारा

-15-

(v) Whereas land measuring 1651.18 Sq.Mtr. was acquired by ADA for Road widening out of above total land measuring 3 Bigha, 1 Biswa & 2 Biswansi & remaining land 308.25 Sq. Mtr is not available at site as it is to suppose that this land is also used in road or drainage etc. Thus only land measuring 0.5081 HECT. remained in possession of M/s Shyam Kunj Sahakari Awas Samiti Ltd.

For Kaveri Housing P. Ltd.

Director



For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 573399

-16-

Whereas Shyam Kunj Sahkari Avas Samiti Ltd. had obtained permission from Addl. Avas Ayukta/Addl. Registrar U.P. Avas Vikas Parishad Vide dated 12-05-2011 for the sale of the land in pursuance of which Mr. Shyam Kunj Sahkari Avas Samiti Ltd. sold the land to Kaveri Housing (P) Ltd.

For Kaveri Housing Pvt. Ltd.

Director

For BIRHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



INDIA

उत्तर प्रदेश UTTAR PRADESH

A 698025

-17-

(vi) Whereas M/s Shyam Kunj Sahakari Awas Samiti Ltd. (Reg.No. 1303) Through its secretary Mr. Subash Chand Gupta S/o Late Shri Heera Lal Gupta R/o 130 MIG Indra Puram, Shamsabad Road, Agra, sold land measuring 0.5081 Hect. to VENDOR M/s Kaveri Housing (P) Ltd. Agra,

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 698026

-18-

having registered office at 57/2, Kaveri Centre , Sanjay Place Agra, through its Director Mr. Vikas Fauzdar S/o Shri J.S Fauzdar R/o 56, Alora Enclave, Dayal Bagh, Agra, vide sale deed dated 04/07/2011 excuted at Sub Registrar. Agra (IV), on Bhai No. 1, Jild No. 1946, Page No. 1-42, Sl.no. 3842.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

उत्तर प्रदेश UTTAR PRADESH

A 698027

-19-

(vii) Whereas the First Party –VENDOR is absolutely seized of the said property Land and has absolute, perfect & unimpeachable title and absolute alienable rights therein.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये



TWENTY
THOUSAND RUPEES

Rs. 20000

उत्तर प्रदेश UTTAR PRADESH

A 698028

-20-

(viii) Whereas the said plot is free from all kind encumbrance, charge, lien, mortgage and guarantee and is free from litigation and there is no prohibition, restriction & legal impediments in its transfer & sale by Vendor to the vendee.

For Kaveri Housing Pvt Ltd.

Director



For BIBHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519023

-21-

(ix) Whereas the Vendor has hereby covenanted to transfer, alienate & sale the said plot of land to the Vendee for valuable sale price as set forth hereunder:-

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519022

-22-

Now this indenture of sale witnesseths & parties here to have agrees as under:-

1. That for a sale Consideration of Rs. 75,00,000/- paid by the Vendee second Party M/s Bibhab Buildwell to the Vendor – First Party M/s Kaveri Housing (P) Ltd. in respect of land 0.2669 Hect. Out of (Part) Khasra Plot No. 72 referred to above, & more fully described at the foot of this deed, the

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519021

18 FEB 1963

-23-

VENDOR doth hereby transfer, alienate, assign & Sale to the VENDEE M/s BIBHAB BUILDWELL the aforesaid Plot of Land along with all rights of easements, appurenance, ways & access to have & hold it absolutely as owner of it forever.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519020

-24-

2. That the First party – VENDOR has put the VENDEE in actual physical & proprietary possession of the said plot of land. The VENDEE hereby admits to have obtained the said possession from the VENDOR.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

AG 519019

-25-

3. That the sale consideration of Rs. 75,00,000/- (Rupees Seventy five Lakhs only) has been paid by VENDEE to the VENDOR as under:-

For Kaveri Housing Pvt. Ltd.

Director



For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519018

-26-

Particulars

Amount

S.No. Date Cheque No.
1. 15/12/2012 774808 on Punjab & Sind Bank, New Agra ,Agra

75,00,000/-

For Kaveri Housing Pvt. Ltd

TOTAL

75,00,000/-

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519017

-27-

Thus the entire Sale Price stands paid up & received by the VENDOR which he hereby admits & acknowledges to have so received.

For Kaven Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AG 519016

19 FEB 1973

-28-

4. That the VENDEE shall have absolute right to use the said plot of land in the manner it likes and it shall be entitled to get its name mutated in relevant record & VENDOR, if need be, shall accord its CO-Operation in getting the said mutation done.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Pratne.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

Z 054829

-29-

5. that the VENDOR hereby gives guarantee & Warranty of good marketable & unimpeachable title to the VENDEE in the land sold and hereby undertakes & agrees to indemnity it for damages & loss

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत



सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

Z 054828

उत्तर प्रदेश

18 FEB 2013

उत्तर प्रदेश

-30-

If occasioned to it on account of any latent & patent defect in title or loss title of and he shall make good the said loss with all interest & damages incurred by Second Party – VENDEE title without any demur.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

Z 054827

कावेरी प्रा. लि.

18 SEP 2013

कावेरी प्रा. लि.

सदर

-31-

6. This sale deed is presented by Mr. Mukesh Kumar S/o Sh. Ganga Singh R/o 4, Vaishno Dham-I, Dayal Bagh, Agra on behalf of M/s Kaveri Housing (P) Ltd., as per power of attorney

For Kaveri Housing P. Ltd.

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

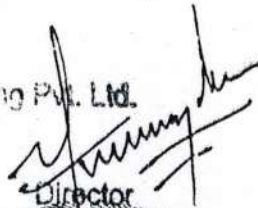
S 372514



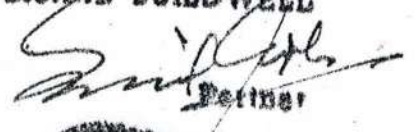
-32-

dated 11/06/09 on Bahi No. 6, Zild No. 41, Page no.361-374 at Sr. No. 13 to present the deed before Sub-Registrar.

For Kaveri Housing Pvt. Ltd.


Director

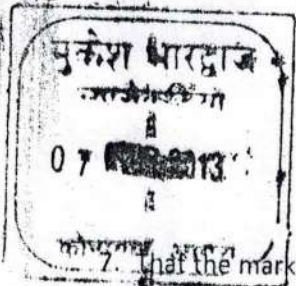

For BISHAB BUILDWELL


Petitioner




उत्तर प्रदेश UTTAR PRADESH

S 372513



-33-

7. That the market value of the said property as per Circle rate comes to Rs. 53,38,000 and stamp of Rs. 5,25,000 is being paid on this Deed of sale.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

S 372512



-34-

DESCRIPTION OF PROPERTY HEREBY SOLD

One Khasra land bearing No. 72, (Part) Khata No.0149, 0.2669 Hect. at Mauja Chamarauli, Teh. & Distt. Agra.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner





उत्तर प्रदेश UTTAR PRADESH

S 372511



-35-

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET & SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS DEED OF SALE ON THE DATE, MONTH & YEAR AFORE STATED.

For Kaveri Housing

For BISHAB BUILDWELL

VENDOR - FIRST PARTY

VENDEE - SECOND PARTY

WITNESS :

1. Rajeev Chaudhary
S/o Late Shri J. S. Chaudhary
E-3/1007 Shaheed Nagar, Agra.
2. Arvind Goyal
S/o B. S. Goyal
R/o 10/5, Sharda Niwas, New Sarswat Nagar,
Balkeshwar Road, Agra.



500000

Til 21.3.13

Treasury, Agri

आज दिनांक 06/03/2013 को

वही सं. 1 जिल्द सं. 2742

पृष्ठ सं. 1 से 72 पर क्रमांक 1737

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुकेश कुमार श्रीवास्तव

उपनिबन्धक चतुर्थ

सदर आगरा

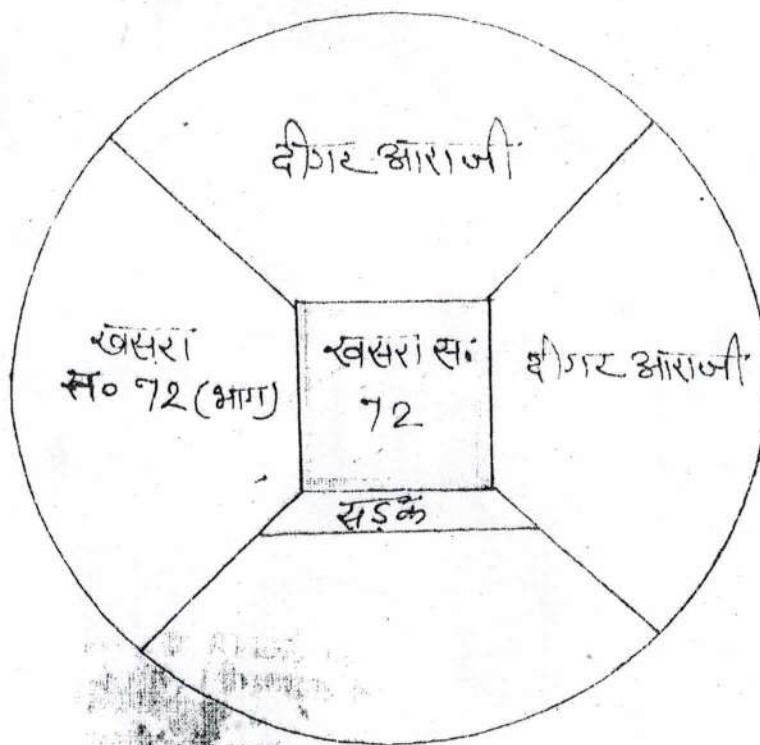
6/3/2013

नक्शा नजरी आराजी खसरा सं. 72 बाँके मौजा
पमरौली तह व जिला भागरा

विक्रेता:- कौरी हाउसिंग प्रा. लि.

क्रेता:- मेसरी विभव वेल वेल

कुल विक्रीत रकवा 20.2669 हेक्टर
(माल बंग से दिखाया गया)



For Kaveri Housing Pvt.

Director

For BISHAB BUILDWELL

Partner

TR. 57 De