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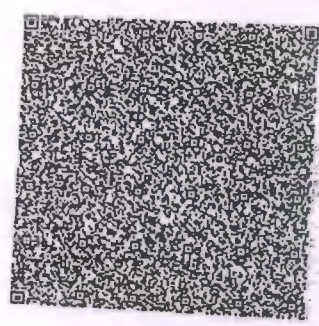


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP01097853890025N
Certificate Issued Date : 22-May-2015 05:23 PM
Account Reference : SHCIL (FI) upshcil01-MEERUTY OF-MRT
Unique Doc. Reference : SUBIN-UPURSHCIL0101320609707998N
Purchased by : MS INDUS VALLEY PROMOTERS LTD TH DIR AJAY GUPTA
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND AT VILL-SIVAYA JAMAULLAHPUR, TEH-SARDHANA, DISTT-MEERUT.
Conslderation Price (Rs.) : 74,36,800
(Seventy Four Lakh Thirty Six Thousand Eight Hundred only)
First Party : MR ADITYA KUMAR JAIN SO SH JAGESH CHAND JAIN
Second Party : MS INDUS VALLEY PROMOTERS LTD TH DIR AJAY GUPTA
Stamp Duty Paid By : MS INDUS VALLEY PROMOTERS LTD TH DIR AJAY GUPTA
Stamp Duty Amount(Rs.) : 5,21,000
(Five Lakh Twenty One Thousand only)



CHECKED
B.R. SARDHANA

LOC ED
B.R. SARDHANA

Please write or type below this line



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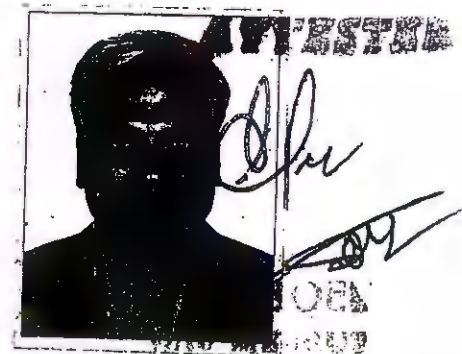
Statutory Alert:

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 onus of checking the legitimacy is on the users of the certificate.

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e-Stamp Certificate No. IN-UP01097853890025N.



SALE DEED

DETAILS OF DOCUMENT

(V Code No. 0304)

- | | | |
|--|---|---|
| 01. TYPE OF LAND | : | Agriculture. |
| 02. MOHALLA/VILLAGE | : | Sivaya Jamaullahpur. |
| 03. DETAILS OF PROPERTY | : | All that 1/3rd land i.e.
0.2656 hectare land situated in Village Sivaya Jamaullahpur,
Tehsil Sardhana, District Meerut. |
| 04. UNIT OF MEASURE | : | Hectare. |
| 05. AREA OF PROPERTY | : | 0.2656 Hectare. |
| 06. POSITION OF ROAD | : | N.A. |
| 07. OTHER DETAILS
(9 Meter Road/Corner) | : | N.A. |
| 08. TYPE OF PROPERTY | : | Agriculture. |
| 09. TOTAL AREA OF PROPERTY | : | 0.2656 Hectare. |

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10.	TOTAL COVERED AREA	:	N.A.
11.	STATUS - Finished/Unfinished/ Other	:	N.A.
12.	VALUATION OF TREES	:	N.A.
13.	BORING/WELL/OTHERS	:	N.A.
14.	CONSTRUCTED AREA	:	N.A.
15.	YEAR OF CONSTRUCTION	:	N.A.
16.	CONNECTED TO MEMBER OF SAHKARI AVAS SAMITI	:	N.A.
17.	CONSIDERATION AMOUNT	:	Rs. 74,36,800/-
18.	Circle Rate According Rate List	:	Rs. 1,30,00,000/ per hectare.
19.	Number of Seller	:	One.
	Number of Purchaser	:	One.

SALD DEED RS. 74,36,800/-.

MARKET VALUE FOR STAMP PURPOSE : 74,36,800/-.

Stamp Duty Rs. : 5,21,000/-.

This Deed of Sale is made on this 1st day of June 2015 at Meerut,
between:

Shri Aditya Kumar Jain S/o Shri Jagesh Chand Jain, R/o
601, Plaza Heights, Off Hughes Road, Mumbai
hereinafter called the Vendor
include his legal heir, son

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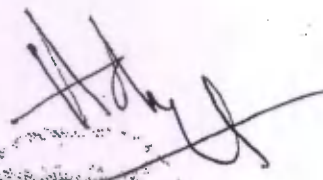

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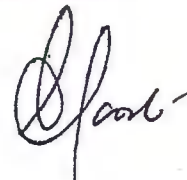
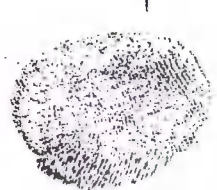
AND IN FAVOUR OF

M/s INDUS VALLEY PROMOTERS LTD. (PAN : AAACI2241L) (a Company incorporated under the Indian Companies Act 1956) having its head office at Rainbow Chambers, 2, P.L. Sharma Road, Meerut, through its Director SHRI AJAY GUPTA S/o Late Shri R.K. Gupta, R/o A-2, Shastri Nagar, Meerut City who is duly authorised by the Board of Directors vide Resolution dated 20.02.2009 hereinafter called the 'Vendee' which expression shall mean and include their legal heirs, successors, assignees etc.

WHEREAS the Vendor is the absolute owner and bhumidhar with transferable rights of all that 1/3rd land i.e. 0.2656 hectare (hereinafter called as "said land") described hereunder situated at Village Sivaya Jamaullahpur, Tehsil Sardhana, District Meerut and has purchased the same (1/6th share) vide registered sale deed no. 6378 dated 04.05.2011 and (1/6th share) vide registered sale deed no. 1448 dated 31.01.2012 with Sub Registrar, Sardhana, District MEERUT (hereinafter mentioned as "the said land").

AND WHEREAS the aforesaid land is a agricultural land and recorded in the revenue record as agricultural land and on the spot the said land is used for the purpose of agriculture.

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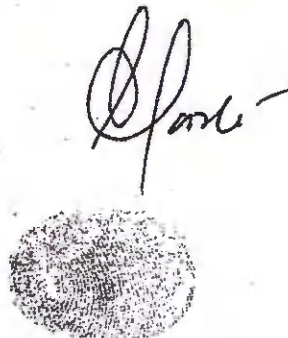
AND WHEREAS the said land is free from all kind of encumbrances and lien of every kind upto this day and there is no acquisition or requisition proceedings are pending against the said land in any court or office and the said land is not subject to any attachment etc. and the Vendor have full rights and powers to transfer the same.

AND WHEREAS the said land is duly recorded in the name of the Vendor as a bbumidhar with a transferable right and according to the present law, the Vendor have full rights and power to transfer the said land in all respect.

AND WHEREAS it is also assured by the Vendor to the Vendee that the said land is not mortgaged in any bank or financial institution and it is free from all sort of encumbrances and lien.

AND WHEREAS the Vendor is interested to sell the said land and the Vendee is interested to purchase the said land.

AND WHEREAS the said land is a agriculture land and the price is settled between the Vendor and Vendee is Rs. 74,36,800/- (Rupees Seventy four lacs thirty six thousand eight bundred only) which is correct market value of the said land.

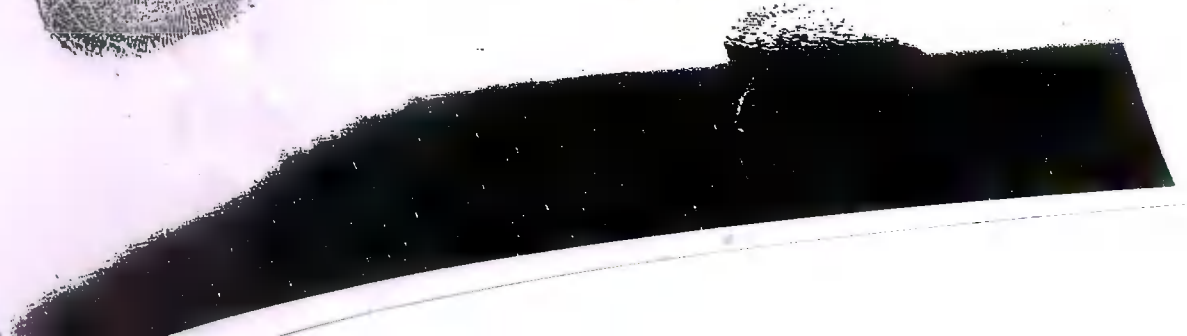
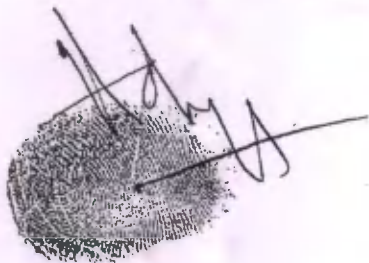


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NOW THIS DEED OF SALE IS WITNESSETH AS FOLLOWS :

1. That in consideration of the sum of Rs. 74,36,800/- (Rupees Seventy four lacs thirty six thousand eight hundred only) which is paid by the Vendee to the Vendor as per details given hereunder and the receipt of which is fully acknowledged by the Vendor and Vendor hereby transfer and convey all that 1/3rd land out of Khasra Nos. described hereunder i.e. 0.2656 hectare land situated at Village Sivaya Jamaullahpur, Tehsil Sardhana, District Meerut alongwith all rights, title and interest etc. whatsoever connected with the said land to the Vendee forever.
2. That the possession of the said land is hereby delivered to the Vendee physically on spot and the Vendee shall be entitled to use and occupy the said land.
3. That the Vendee shall be entitled to get mutated their name in the revenue record as per their sweet will and the Vendor shall be bound to submit his consent for the purpose of mutation and the Vendor shall also be bound to execute all such documents which may be required for the purpose of mutation from time to time.
4. That all the land revenue till the date of this sale deed shall be paid and clear by the Vendor and if any takavi etc. is in balance or payable that shall also be paid by the Vendor and the Vendee



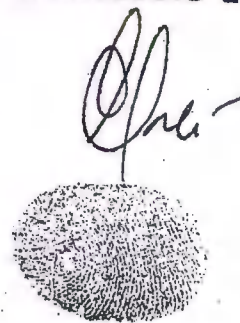
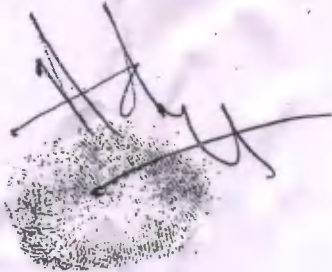
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shall not be liable to pay any land revenue or takavi etc. In any way.

5. That it is assured by the Vendor to the Vendee that the Vendor is the absolute owner and there is no dispute in the said land pending in any court or office and there is no acquisition or requisition proceedings are pending in any court or office and no litigation of any type is pending and the Vendor have clear and marketable title which is absolutely transferred by the Vendor to the Vendee.
6. That if in future due to any flaw or blemish in the title of the Vendor or due to any claim or charge all or any part of the land hereby sold shall be pass out from the ownership and possession of the Vendee then the Vendee shall be entitle to recover of whole or any part of the sale consideration from the Vendor or his legal heirs or from his properties alongwith all costs, interest, damages and expenses etc.

PROVIDED ALWAYS and it is hereby agreed that whenever such an interpretation is required then the Vendor and Venue shall mean and include their legal heirs, successors and assignees etc.



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SCHEDULE-'A'
DETAILS OF THE 'SAID LAND'

All that 1/3rd share out of -

<u>Khasra Nos.</u>	<u>Area (in hectare)</u>
570 M	0.3900
571	0.0280
572	0.1260
574	0.2530

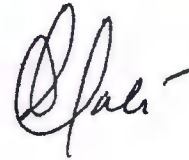
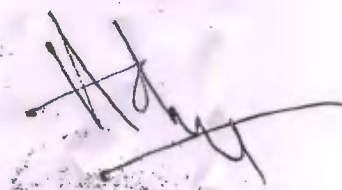
Total Khasra Nos. 04.

Total Area : 0.7970 hectare.

Area of 1/3rd Share is 0.2656 hectare land which is sold through this sale deed.

SCHEDULE "B"
DETAILS OF PAYMENT

01. Received 25,00,000/- (Rupees Twenty five lacs only) through cheque no. 147667 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
02. Received 25,00,000/- (Rupees Twenty five lacs only) through cheque no. 147668 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.



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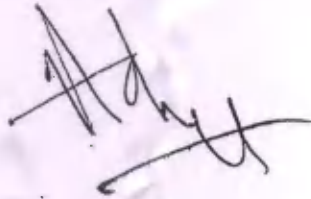
03. Received 23,62,432/- (Rupees Twenty three lacs sixty two thousand four hundred thirty two only) through cheque no. 147169, drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

04. Received 74,368/- (Rupees Seventy four thousand three hundred sixty eight only) through TDS.

TOTAL CONSIDERATION RS. 74,36,800/-.

OTHER DETAILS :

1. That the land sold through this sale deed is a agricultural land.
2. That the Circle rate is fixed Rs. 1,30,00,000/- per hectare and the said land is situated within 200 Mtr. of Abadi and as per this instructions stamp duty is hereby paid
3. That the Vendor and Vendee are not belongs to SC/ST.
4. That the Sajra, Khasra & Khatauni are enclosed herewith.
5. That the abovesaid land is situated in semi urban area.




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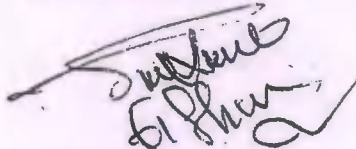
e-Stamp Certificate No. IN-UP01097853890025N.

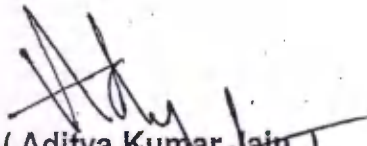
6. That it is make clear between Vendor and Vendee that at present in the abovesaid land, the makka crop is growing, and the expenses of growing etc. is already born by the Vendor and the further all expenses regarding the growing shall be paid and clear by the Vendee only.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
EXECUTED THIS DEED OF SALE EXECUTED ON THIS 1st day of
June, 2015 AT MEERUT.

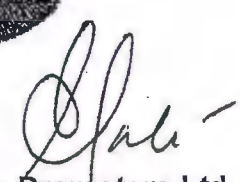
Witness No. 1 :


CALANKAR,
P. S. Chandra bij
M. 608-A, T. H. P. R.
S. M. P.
Witness No. 2 :



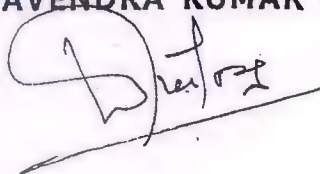

(Aditya Kumar Jain)
Vendor




M/s Indus Valley Promoters Ltd.
through its Director Ajay Gupta
Vendee



DRAFTED BY : SHRI DAVENDRA KUMAR GARG, DOCUMENT
ADVISOR, MEERUT.



आज दिनांक 01/06/2015 को

वही सं. 1 जिल्द सं. 6472

पृष्ठ सं. 263 से 284 पर क्रमांक 7743

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

CC

प्रेम प्रकाश

उप निबन्धक सरधना

1/6/2015

