



सत्यमेव जयते

SANJAY KUMAR CHOURHARY
ALIAS
SANJAY SINGH
Advocate
Reg. No. 436/2001
Chamber No. 64, Tels. Compound, GZB

RAJ KUMAR GUPTA
LICENSE NO. 11
TEHSIL, GHAZIABAD

INDIA NON JUDICIAL
I - 176
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP21047457893181T
Certificate Issued Date	: 05-Jan-2021 11:59 AM
Account Reference	: NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1400030434761278208160T
Purchased by	: ASR REALTECH LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: KHATA NO.00934,00214 KHASRA NO.1067 AND 1068 VILLAGE NOOR NAGAR GZB
Consideration Price (Rs.)	:
First Party	: MESSERS JKG INFRABUILD PVT LTD
Second Party	: ASR REALTECH LIMITED
Stamp Duty Paid By	: ASR REALTECH LIMITED
Stamp Duty Amount(Rs.)	: 49,00,500 (Forty Nine Lakh Five Hundred only)



LOCKED BY
S.R.O. 11th
Ghaziabad

Please write or type below this line.....

For ASR REALTECH LIMITED

Director

RS 0004024946

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at www.stampitapp.com or using e-Stamp Mobile App of Stock Holding Company. 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 validity is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





BRIEF PARTICULAR OF PROPERTY

Use of Property	Residential Land
V Code	
Mohalla / Village	Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad
Detail of Property	Freehold Residential Vacant Land measuring 2568.68 Sq. Mtr. , Part of Piece of land measuring 0.1688 hectare i.e. 6188 sq. mtr. in Khata Nos. 00934 and 00214 bearing Khasra Nos. 1067 and 1068 situated in Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad.
Status of Road	45 meter wide Road
Land value	Rs. 25,500/- per Sq. Mtr. (less 15%) Of Rs. 30,000/- per sq. mtr. (1568.68 sq. mtr. land) And Rs. 30,000/- per sq. mtr. rate for remaining area 1000 sq. mtr.
Sale Consideration	Rs. 7,00,02,000/-
According Govt. Rate	Rs. 7,00,02,000/-
Stamp Duty Paid	Rs. 4900,500/-

BOUNDARIES OF LAND AS UNDER :-

EAST : As Per Plan Attached
WEST : As Per Plan Attached
NORTH : As Per Plan Attached
SOUTH : As Per Plan Attached

For ASR REALTECH LIMITED
Sandeep Kumar Director

आवेदन सं.: 202100739000420

विक्रय पत्र

बही सं.: 1

रजिस्ट्रेशन सं.: 176

वर्ष: 2021

प्रतिफल- 70002000 स्टाम्प शुल्क- 4900500 बाजारी मूल्य- 70002000 पंजीकरण शुल्क - 700030 प्रतिलिपिकरण शुल्क - 80 योग
: 700110

श्री एएसआर रियलटेक लिमिटेड द्वारा
सन्दीप कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री महेन्द्र प्रकाश गुप्ता
व्यवसाय : अन्य
निवासी: सैकिण्ड-सी/208 नेहरू नगर गाजियाबाद

Sandeep Kumar



श्री, एएसआर रियलटेक लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक
07/01/2021 एवं 11:50:53 AM बजे
निबंधन हेतु पेश किया।

सन्दीप कुमार अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नविनकुमार एस०
उप निबंधक : सदर द्वितीय
गाजियाबाद
07/01/2021

M. Sharmin
मंजूर अहमद -
निबंधक लिपिक

प्रिंट करें



- 3 -

THIS SALE DEED is made and executed at Ghaziabad on this **06th** day of **January, 2021**,

BETWEEN

M/s J.K.G. INFRABUILD PVT. LTD., having office at A-24, Yojna Vihar, Delhi through its' Director **Mr. J.K. GOEL** S/o Shri NORANG LAL (vide board of director resolution letter dated) hereinafter referred to as the "**VENDOR**" of the First Part (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns)

(PAN : AADCJ2861Q)

IN FAVOUR OF

ASR REALTECH LIMITED, having office at F-93, A, GALI NO. 7, JAGAT PURI, DELHI through its Director **Mr. SANDEEP KUMAR** S/o Shri MAHENDER PRAKASH GUPTA R/o II-C/208, Nehru Nagar, Ghaziabad U.P. (vide board of director resolution letter dated 04-01-2021) hereinafter referred to as the "**VENDEE**" of the Second Part(which expression shall unless repugnant to the meaning or context thereof include his / her / their executors, administrators, successors and assigns)

(PAN : AABCN8169P)

For ASR REALTECH LIMITED
Sanjay Kumar
Director

6/1/2021

बही सं.: 1

रजिस्ट्रेशन सं.: 176

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री मैसर्स जेकेजी कंस्ट्रक्शन प्रा लि के द्वारा जे के
गोयल, पुत्र श्री नोरग लाल गोयल

निवासी: बी-१७४ योजना विहार दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री एसआर रियलटेक लिमिटेड के द्वारा सन्दीप
कुमार, पुत्र श्री महेन्द्र प्रकाश गुप्ता

निवासी: सैकिण्ड-सी/२०८ नेहरू नगर गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 1



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री प्रवीन कुमार, पुत्र श्री महेन्द्र प्रकाश गुप्ता

निवासी: २सी/२०८ लोहिया नगर गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री संजय सिंह, पुत्र श्री विश्वम्भर

निवासी: ३३ महरौली गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निष्पक्ष अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

शर्मा नवीन कुमार एस०
उप निबंधक: सदर द्वितीय
गाजियाबाद

मंजूर अहमद -
निर्विधक लिपिक

Whereas Vendor purchased the said piece of land measuring 0.1688 hectare i.e. 6188 sq. mtr. khata nos. 000934 and 00214, bearing khata nos. 1067 and 1068, Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad U.P. from MRJV CONSTRUCTION COMPANY vide regd. sale deed executed on dated 10-03-2014 entered in book no. 1 volume no. 8171 pages no. 395 to 416 serial no. 3168 on dated 10-03-2014 in the office of Sub Registrar-II, Ghaziabad.

And Whereas MRJV CONSTRUCTION COMPANY owner and in physical possession of freehold vacant piece of land, area measuring 0.7650 hectare i.e. 7650 sq. mtr. in khata no. 00934, bearing khasra no. 1067, and area measuring 0.7550 hectare i.e. 7550 sq. mtr. in khata no. 00214, bearing khasra no. 1068 situated in the area of Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad U.P.

Having purchased by MRJV CONSTRUCTION COMPANY Piece of land, area measuring 0.7650 hectare i.e. 7650 sq. mtr. in khata no. 00934, bearing khasra no. 1067, situated in the area of Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad U.P. from (1) Shri Shiv Kumar (2) Shri Ram Kumar (3) Shri Pushkar (4) Shri Praveen Kumar, (5) Shri Pyare Lal all sons of Late Shri Fakir Chand & (6) Smt. Dayawati Wife of Late Shri Fakir Chand, all R/o Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad by virtue of sale deed document regd. at no. 6208, in book no. 1 volume no. 5861 on pages no. 301 to 324, dated 21-05-2012, duly regd. with the office of Sub Registrar-II, Ghaziabad and Piece of land, area measuring 0.7550 hectare i.e. 7550 sq. mtr. in khata no. 00214, bearing khasra no. 1068, situated in the area of Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad U.P. from Shri Charan Singh Son of Shri Ram Chander R/o Village Noor Nagar, Pargana Loni, Tehsil and Distt. Ghaziabad by virtue of sale deed document regd. at no. 6205, in book no. 1 volume no. 5861 on pages no. 227 to 250, dated 21-05-2012, duly regd. with the office of Sub Registrar-II, Ghaziabad.



And whereas the Vendor are the exclusive and full fledged owner and have unfettered right to deal with the said plot described hereinabove in any manner the Vendor likes and that the Vendor have the full power and rights to alienate, transfer and sell the same and are entitled to execute this Deed of Sale.

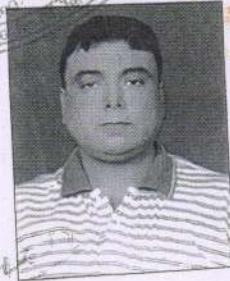
And whereas the Vendor have not conferred any rights of tenancy or otherwise in the aforesaid Plot by any document whatsoever, and that the plot is fully in possession of the Vendor.

And whereas the Vendor have agreed to sell, transfer, convey and assign and the Vendee have agreed to purchase the entire aforesaid **Freehold Residential Vacant Land measuring 2568.68 Sq. Mtr.**, Part of Piece of land measuring 0.1688 hectare i.e. 6188 sq. mtr. in Khata Nos. 00934 and 00214 bearing Khasra Nos. 1067 and 1068 situated in Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad. alongwith the rights, titles and interests, easements and privileges for a total consideration of **Rs. 7,00,02,000/- (Rupees Seven Crore and Two Thousand Only)** as per the terms and conditions agreed by and between the parties, which are being recorded hereunder to avoid any dispute and intricacies in future.

Uchhilm

For ASR REALTECH LIMITED

Sanjay Kumar Director



*Sanjay
Choudhary*



NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That in consideration of a sum of **Rs. 7,00,02,000/- (Rupees Seven Crore and Two Thousand Only)** the Vendor both hereby conveys, transfers, assign and assures unto the Vendee the entire Property together with the rights, title and interest, liberties, privileges, easements, benefits, advantages, and appertaining thereto belonging or in any way appertaining to or therewith usually held, occupied, enjoyed, reputed or known as part and parcel thereof or appurtenant AND ALSO all the estate, right, title and interest, property, claim and demand whatsoever of the Vendor into, out of and upon the said entire property hereby conveyed and granted to the Vendee TO HAVE AND TO HOLD the said property herein comprised and hereby conveyed, transferred, assigned and assured unto the Vendee free from all encumbrances whatsoever. And the said Vendor is responsible to pay all taxes, duties, dues, etc. which shall be payable for the said property for the period till date and Vendee will be reimburse for the same, if paid by him, on his behalf in future.

For ASR REALTECH LIMITED

Uchchawala

Sanjay Kumar

Director

2. That the total sale consideration of **Rs. 7,00,02,000/- (Rupees Seven Crore and Two Thousand Only)** the Vendor has already received from the Vendee.

DETAIL OF PAYMENTS :-

Rs. 25,00,000/-	Ch. No. 065051	dt. 08-10-2020
Rs. 25,00,000/-	RTGS UBINH20317712736	dt. 12-11-2020
Rs. 1,00,00,000/-	Ch. No. 111069	dt. 31-12-2020
Rs. 50,00,000/-	Ch. No. 065054	dt. 04-01-2021
Rs. 50,00,000/-	Ch. No. 065055	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065056	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065057	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065058	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065059	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065061	dt. 05-01-2021
Rs. 50,00,000/-	Ch. No. 065062	dt. 05-01-2021
Rs. 50,10,079/-	Ch. No. 065063	dt. 05-01-2021
Rs. 44,66,906/-	Ch. No. 065065	dt. 05-01-2021
Rs. 5,25,015/-	TDS Challan No. 23280	dt. 04-01-2021

3. That the Vendor hereby declares and assures the Vendee that they are the rightful owner of the property transferred under the sale deed and has the absolute right to dispose off, sell and transfer the same and that the said property is free from all encumbrances whatsoever. The Vendor agrees that if at any time the title of property in the Vendor is found to be defective, that is if the property is subject to any lien, mortgage or any encumbrances, the Vendors shall refund to the Vendee the amount paid by the Vendee to the Vendor as sale consideration together with all losses, damages and expenses, and interest incurred or borne by the Vendee in that connection.

Udhav

For ASR REALTECH LTD
Sandeep Kumar
Director

4. That the Vendor hereby assures the Vendee that they have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby they are prevented from granting and conveying the property in the manner aforesaid of whereby the same of any part thereof can or may be charged, encumbered or prejudicially affected to the estate title or otherwise, however.
5. That the Vendor hereby agrees that they shall indemnify and keep the Vendee indemnified off, from and against all actions, suits, proceedings, demands, claims, damages, losses, costs, expenses and charges whatsoever to which the Vendee may sustain, incur and suffer by reason of any defect in the title of the vendor in respect of and affecting the said property hereby sold.
6. That the actual physical possession of the property has already been handed over and delivered by the Vendor to the Vendee.
7. That it is agreed that all the original documents pertaining to the said property including all the previous Documents/Deeds etc. shall be handed over to Vendee at the time of registration of these presents.
8. That Vendor hereby assures the Vendee that the said property or any portion thereof is not at present affected by any Notice or Notification or Scheme of the Municipality or any other Local Body or Bodies. If it is found to be so affected, the Vendor hereby undertakes to refund the entire sale consideration as well as make good to the Vendee all losses, costs, damages etc. incurred by the Vendee as a result of and arising out of this transaction.

L. A. M.

For ASR REALTECH LIMITED
Sanjeev Arora
Director



JKG INFRABUILD PVT. LTD.

Regd. Office- A-24, Ground Floor, Yojana Vihar, Delhi-110092, E-mail : info@jkgroup.co.in

2nd January, 2021

BOARD RESOLUTION

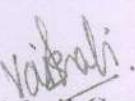
Certified true copy of the Resolution passed in the meeting by the Board of Directors of M/s JKG Infrabuild Pvt. Ltd. held on 2nd January, 2021 at its Registered Office A-24, Yojna Vihar, Delhi -110 092, wherein proper quorum was present.

RESOLVED THAT the company has decided to authorize Mr. Jai Kumar Goel, S/o Shri Noorang Lal Goel, R/o A-24, Yojna Vihar, Delhi - 110092, and is hereby authorized to sale below mentioned property to M/s ASR REALTECH LTD having its registered office at F-93A, Gali No. 7, Jagat Puri, New Delhi - 110051, to sign and submit Sale Deed, Agreement to Sale and all the relevant documents and perform all the legal formalities including visiting to the Authority for the purpose of Registry etc.. and to do all the acts, deeds, things as may be necessary, proper and expedient to sell the Agricultural Land measuring 2568.68 sq meters of the company situated at Khasra No. 1067, 1068 situated in the village - Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad (UP).

RESOLED FURTHER THAT the common seal of the company has been affixed on this resolution in presence of Mrs. Vaishali Goel, Director of the company.

RESOLED FURTHER THAT a copy of this resolution duly certified by the Directors / Company Secretary of the company be furnished to anyone concerned in this matter.

For and on behalf of Board of Directors of
M/s JKG Infrabuild Pvt. Ltd.


Vaishali Goel
Director



ASR REALTECH LIMITED

Corporate Office : 4 Loha Mandi, Bulandshahar Road, Industrial Area,
Near PNB Ghaziabad (U.P.) 201009

EXTRACT OF RESOLUTION PASSED IN THE MEETING OF BOARD OF
DIRECTORS OF COMPANY HELD ON MONDAY AT 04TH DAY OF JANAUARY,
2021 AT REGISTERED OFFICE OF THE COMPANY.AT F-93 A, GALI No.7,
JAGATPURI DELHI - 110051

CONSIDERATION OF PURCHASE OF LAND AT KHASRA NO. 1067 khata no 00934 and Khasra no 1068 khata no 00214 AT VILLAGE NOOR NAGAR, Pargana Loni, Tehsil and Distt. Ghaziabad.

After due deliberation the Board passed the following resolutions unanimously:

"RESOLVED THAT the consent of the company be and is hereby given to the Board of Directors of the Company for purchase of the land owned by the Company measuring 2568.68 Square Meter or 3072.14 Square Yards situated at Khasra No.1067 Khata No 00934 and Khasra no 1068 Khata No 00214 Village Noor Nagar, Raj Nagar Extn., Pargana Loni Tehsil & Distt. Ghaziabad, U.P. from M/s JKG INFRABUILD PVT LTD A-24 YOUJNA VIHAR DELHI (Seller) through its Director Mr. MANISH GOEL S/O SHRI J.K. Goel R/o A-24 YOUJNA VIHAR DELHI.

RESOLVED FURTHER THAT Mr. Sandeep Kumar S/o Shri Mahender Prakash Gupta R/o II-C 208 Nehru Nagar Ghaziabad, Uttar Pradesh Director of the company be and is hereby authorized on behalf of the Company to negotiate and finalize, sign, execute and deliver any Agreement(s), Contract(s), Sale Deed(s), POA and all such other documents as may be required with M/s JKG INFRABUILD Pvt Ltd in such manner as he may deem fit in the best interest of the company.





ASR REALTECH LIMITED

Corporate Office : 4 Loha Mandi, Bulandshahar Road, Industrial Area,
Near PNB Ghaziabad (U.P.) 201009

RESOLVED FURTHER THAT Mr. Sandeep Kumar Director of the company be and is hereby also authorized to appear on behalf of the Company, before the office of sub registrar and all other statutory/regulatory authority (ies) to represent the Company and to engage any advocate for the purpose of registration of the sales Agreement/Deeds etc, as may be required only for the above mentioned land.

RESOLVED FURTHER THAT Mr. Sandeep Kumar Director of the company be and are hereby severally authorized to do all such acts, Sale deeds and things as may be necessary, incidental or consequential to give effect to the above and to delegate all or any one or more of the aforesaid authorities and responsibilities to any other person and authorize them to exercise the powers so delegated on behalf of the Company;

RESOLVED FURTHER THAT a certified copy of the minutes and of the Resolutions be furnished to said authority and the same shall continue to remain in force until the underlying matter has been disposed off in full."

Certified True Copy

For ASR REALTECH LIMITED For ASR REALTECH LIMITED
For ASR REALTECH LIMITED Rajesh Mittal

RAJEEV KUMAR MITTAL
Director Director
DIN: 00553737
Address:
H.No.1194 Krishan Ganj,
Pilkhuwa Dehat, Hapur
Distt - Ghaziabad

AJAY GUPTA Director
Director
DIN: 02975227
Address:
H.No.02, Shalimar Park Extn
Gali No.03, Childern Welfare
Public School, Bholanath
Nagar, Shahdara East Delhi-
110032

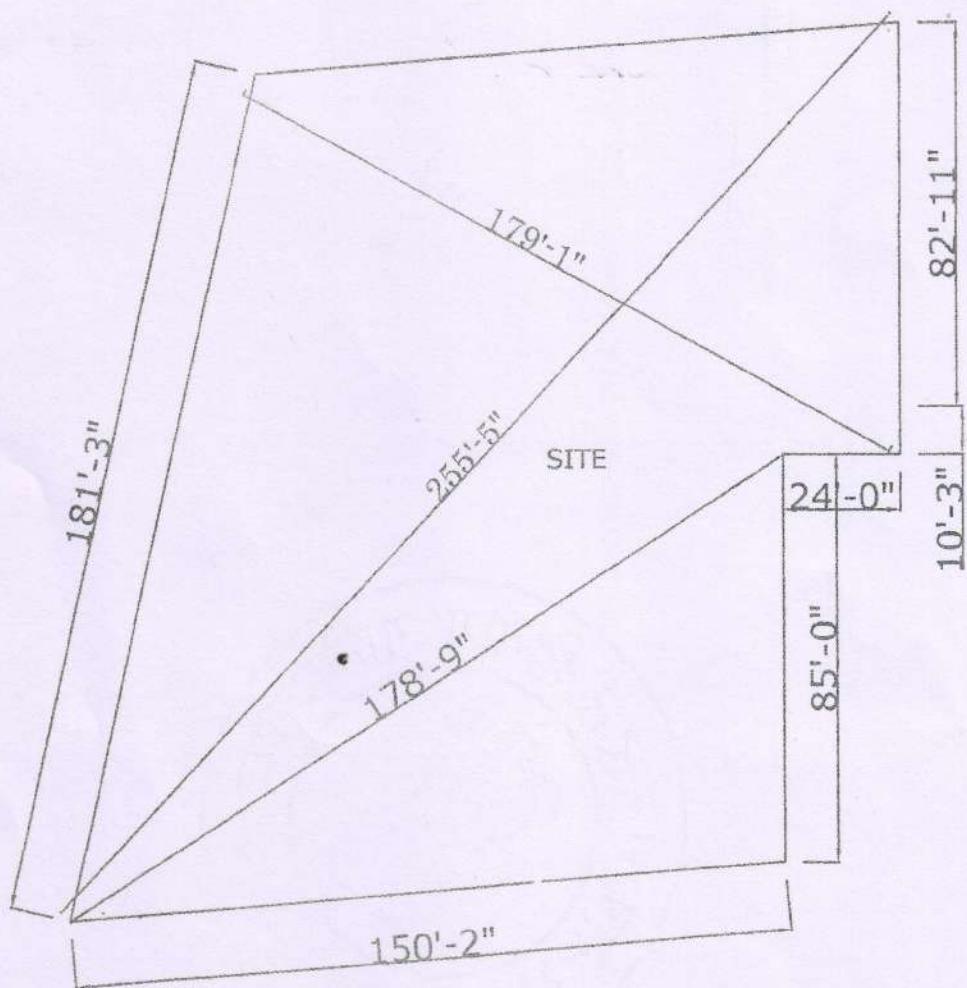
Date: 04.01.2021
Place: Delhi

SITE PLAN OF PLOT NO.- 2 ON KH.NO - 1067 & 1068 SITUATED
AT NH.-58 IN VILLAGE- NOORNAGAR PARG.- LONI TEHSIL & DISTT.
GHAZIABAD (U.P)

N
X
S

TOTAL PLOT AREA = 2568.68 SQ. MT.

45.00 MT. WIDE ROAD



For ASR Realtech Ltd.

40000/-

For ASR REALTECH LIMITED
Sandeep Kumar

SELLER

PURCHASER

MANOJ SHARMA

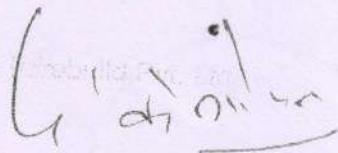
Architects, Engineers, Valuers &
Int. Designers Reg. No. 54/85

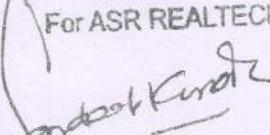
ARCHITECTS & COMBINE

Director : 27, T-Block, G.Z.B.
P.H. P.O. Ph. No. 9811504899

SITE PLAN

9. That it is agreed by and between the parties hereto that the costs of stamping, engrossing and registration of the conveyance deed shall be the sole liability of the Vendee.
10. That all previously taxes etc. due with respect to the said property shall be borne by the Vendor. And now till date payable by Vendee from the date hereof.
11. That after the execution of this sale deed, the Vendor is left with no right, title interest, claim of any nature whatsoever in the said plot and that the Vendee is fully authorized and competent to get the said plot duly mutated in her/his/their favour and to get her name duly transferred and substituted in the records of the Ghaziabad Development Authority, Ghaziabad, Municipal Corporation, Revenue Records etc. and other concerned authorities and Vendor or the first party shall render all assistance for the purpose, as may be required.
12. That the Purchaser or the second party has become the absolute owner of the above said plot and has full right of ownership and possession to use, to sell, to mortgage, to transfer, to gift, to get approval of map from Concerned Authority, of the above said plot, to make construction thereon, in any manner and get power, water and sewer connections etc. and to deal with all the relevant, competent authorities for any of the above or any other related jobs with regard to the said plot.
13. That the said property is being sold by the Vendor to the Vendee as it is in the present position at the spot.



For ASR REALTECH LIMITED

Director



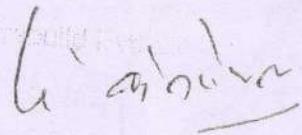
14. That now the Vendee has become the absolute owner of the above said property and has acquired the rights of ownership in the above said property as desired by Vendee.
15. That the Vendee has seen the above said property at the spot and is satisfied above as situation and location.
16. That the Vendee has paid the stamp duty as per Stamp Act applicable in Uttar Pradesh.

Note :-

1. The said Plot is situated 500 mtr. away from the Main Road.
2. That Vendor will be liable to make boundary wall and filling of this Property after execution of this deed.

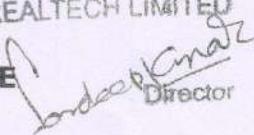
IN WITNESS WHEREOF, the parties have set their hands to these presents at Ghaziabad on the day, month and year first above written in presence of witnesses.

VENDOR



For ASR REALTECH LIMITED

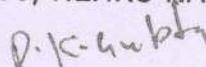
VENDEE


Bandeep Kumar
Director

WITNESSES :-

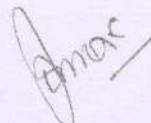
1.

PRAVEEN KUMAR S/O MAHENDRA PRAKASH GUPTA
R/O II-C-208, NEHRU NAGAR, GHAZIABAD U.P.



2.

SANJAY SINGH S/O VISHAMBHAR SINGH
R/O VILLAGE MEHRAULI, GHAZIABAD U.P.



DRAFTED BY :-

SANJAY KUMAR CHAUDHARY Alias SANJAY SINGH (ADVOCATE)
Registration No. 4361/2001 Chamber No. 64,
TEHSIL COMPOUND GHAZIABAD (U.P.).
Has Not Seen/Visited The Site & Has Prepared/Written
the sale deed as per facts explained by both the Vendor & Vendee

