

5114/15



उत्तर प्रदेश UTTAR PRADESH

15 AUG 2015

E 447294



photo



Signature



दिल्ली अधिवक्ता संघ, इलाहाबाद
 कूपन 2014-15
 No. A 7101

SALE DEED

Short Description

- 1. Type of Land - Residential
- 2. Ward/Pargana - Sadar
- 3. Mohalla/ Village - Harwara Pargana and Tehsil Sadar, Allahabad.

Anita Choudhary

Skytel Infra Ventures Pvt. Ltd.

Signature

Director

Signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

30 AUG 2015

E 447296

[2]

4. Description of Property (Property No.) - Plots No. 218/ 0.1940 Hec.,
217/ 0.2170 Hec.
And 226/0.2050 Hec.,
Situating in village- Harwara
Pargana and Tehsil - Sadar,
Allahabad
5. Until of Measurement - Sq. Meters
(Hectare/Sq. Meter)
6. Area of Property - 3779.55Sq. Mtrs
7. Situation of Road - Sulem Sarai, Allahabad

Anita Chaudhary

SkyNet Infrastructure Pvt. Ltd.

[Signature]
Director

[Signature]

कलेक्ट्रेट हिंगोली

दिनांक 28/8/15

पिन कोड 431001

डॉ. (सु.) क. आर. गोरे हा. 2, सि. रोड, हिंगोली

श्रीम. गो. क. च. गोरे

विक्रय पत्र

32,847,073.00 / 24,568,000.00 10,000.00 20 10,000.00 800

संविधान
सोपनी
पुत्री श्री
सदस्या

श्रीम. गो. क. च. गोरे



निवासी 171 जयलाल रोड नंदर इलाहाबाद

जयलाल रोड

ने पर निष्ठापूर्वक रूप से खरीदा है दिनांक 28/8/2015 मध्य 11:31AM

पत्र दिनांक 28/8/2015

सिद्धांतकान्त अधिकारी के हस्ताक्षर

सुनील कुमार
(एच. निदेशक) (प्रशासन)

निष्ठापूर्वक निवेदन कि यह पत्र वास्तविक और वैध है

निवेदन

सोपनी, जयलाल रोड
पुत्री श्री का जयलाल रोड नंदर

निवासी 171 जयलाल रोड नंदर इलाहाबाद

श्रीम. गो. क. च. गोरे



श्री विवेक गोरे
पुत्री श्री का जयलाल रोड नंदर

निवासी 180 प्रीतम नगर नंदर इलाहाबाद



श्री प्रीतम नंदर
पुत्री श्री का जयलाल रोड नंदर
निवासी 1-बी जयलाल रोड विजय नगर नंदर इलाहाबाद

श्रीम. गो. क. च. गोरे



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

AUG 2015

441295

[3]

- | | |
|--------------------------------------|-------------------------------|
| 8. Location of the Road | - Less than 9 meter Wide Road |
| 9. Type of Property | - Residential |
| 10. (I) Amount of sale consideration | - Rs. 2,28,47,075/- |
| (II) Market Value | - Rs. 2,45,67,075/- |
| (III) Stamp Duty paid | - Rs. 17,20,000/- |

Skytel InfraVentures Pvt. Ltd.



Director

Gyanendra Chaturvedi



Anita Choudhary

कलेक्टर

दिनांक 28/8/15

नाम

2502
3-4410-510/10 डा. वि. वि. पाठक
प्रमाण 28/8/15

वे सिवाय - वेकेशन दिवस ।

दिनांक 28/8/15 से 29/8/15 तक

पुत्र श्री राम जी सिंह

का

पिता श्री विजय शंकर झाडाबाब

व श्री लक्ष्मी देवी

पुत्र श्री सुरेश चंद्र झाडाबाब

का

पिता श्री 14 अरिन्दम शंकर झाडाबाब

व श्री

आपका 88 पंजीय 4 दिनांक 28/8/15 को प्राप्त है।



सिवाय वेकेशन दिवस के 28/8/15

28/8/15
रुनील कुमार
राम निबन्धक (प्रथम)
इलाहाबाद
9/9/2015



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
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Rs.
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TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

15 AUG 2015

E 447293

[4]

THIS INDENTURE made on this 9th day of September, 2015

BETWEEN

Anita Chowdry Daughter of Late KamlaPatilChowdry,
Resident of 29, Watersreach Apartment, Good Child
Road, London-N4, 2EQ. Local Address: 1/1, Lyall Road,
Allahabad, partner of M/s Shyam Engineering Works,
registered head office at 4, South Road, Allahabad-211001

(Hereinafter called "**THE FIRST PARTY**"); **VENDOR**
which term shall always mean and include her heirs,
successor(s), legal representative(s), executor(s) and
assignee(s), unless expressly excluded.

Anita Chowdry


Shynet Infrastructure Pvt. Ltd.
Shan


Shyam Chaturvedi


फिलॉसॉफी
दिनांक 28/5/15
विद्यार्थी नाम: श्रीमती. उमा देवी उमा देवी उमा देवी उमा देवी उमा देवी
श्रीमती. उमा देवी उमा देवी उमा देवी उमा देवी उमा देवी

पिकेता

Registration No.: 3114

Year: 2015

Roll No. 1

0101 श्रीमती. उमा देवी

श्रीमती. उमा देवी उमा देवी उमा देवी उमा देवी उमा देवी

Uma Chand



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

15/08/2015

E 447270

(5)

AND

1. **Skynet Infraventures Pvt. Ltd.** Having its registered office at 180, Preetam Nagar, Allahabad, a company duly incorporated under the Companies Act through its Director Mr. Ritesh Paul S/o Sri SatyaGopal Paul, resident of R/o 180-Preetam Nagar, Allahabad.
2. **Shri Gautam Chatterji** S/o Late P.K Chatterjee, R/o 1-C, Lyall Road, Civil Lines, Allahabad

(Hereinafter called "**PURCHASER**"); which term shall always mean and include its permitted successor(s), legal representatives(s), executor(s) and unless expressly excluded.

[Handwritten signature]

Skynet Infraventures Pvt. Ltd.



[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447291

(6)

WHEREAS Sri K. P. Chowdry, Partner of M/S Shyam Engineering Works, factory at 218, Jayantipur, Allahabad, Registered Head Office at 4, South Road, Allahabad-211001, acquired Bhumidhari land including Plots Bhumidhari Plots No. 218/ 0.1940 Hec., 217/ 0.2170 Hec. and 226/ 0.2050hec., situated in village HarwaraPargana and TehasilSadar, Allahabad

Anita Chowdry

Shynet Infra Ventures Pvt. Ltd.

Shyam
Director

Yashwanth Chatterji



उत्तर प्रदेश UTTAR PRADESH

[7]

Sri K. P. Chowdry died on 16-02-2009 and on his death his entire properties have been inherited by his only child and daughter Smt. Anita Chowdry, the Owner first party, and her name is recorded in the revenue records of the district revenue authorities.

WHEREAS the First party has decided to sell the aforesaid land to the Second party, i.e, Bhumidhar) Plots No. 218/ 0.1940 Hec., 217/ 0.2170 Hec. and 226/ 0.2050hec., situated

Anita Chowdry

Signature Intervention Pvt. Ltd.

Blau
Director

Yashwan Chatterji



उत्तर प्रदेश UTTAR PRADESH



E-447289

[8]

in village Harwara, Pargana and Tehsil - Sadar, Allahabad
having transferable rights, fully described at the end of this
deed and also shown to be bounded by Red lines in the
annexed site plan.

AND WHEREAS the vendor are in need of money and there is
no other option except to sell their entire remaining portion
i.e. part of Bhumidhari land including Plots Nos. 218

Handwritten signature: Anita Chowdhury

Skynet Infra ventures Pvt. Ltd.

Handwritten signature: Anand
Director

Handwritten signature: Gautam Nathani



उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447288

[9]

admeasuring 0.1940 Hec., 217 admeasuring 0.2170 Hec. and
226, all plots situated in Village-Harwara Pargana and Tehsil-
Sadar, Allahabad, area 4518.66 Sq. Yards or 3779.55Sq.
Mtrs.; along with construction and appurtenant land fully
described at the end of this deed and also shown by colour
red in the annexed plan. Knowing the idea of the vendors; the
purchaser offered to purchase the aforesaid property part of
Bhumidhari land including Plots Nos. 218 admeasuring 0.1940
Hec., 217 admeasuring 0.2170 Hec. and 226, all plots situated

Anita Choudhary

Glynal Infraventures Pvt. Ltd.

[Signature]
Director

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

15 AUG 2015

E 447287

[10]

in Village-Harwara Pargana and Tehsil-Sadar, Allahabad, area 4518.66 Sq. Yards or 3779.55 Sq. Mtrs, along with construction and appurtenant land fully described at the end of this deed and also shown to be bounded by red lines in the annexed map against a total sale consideration of Rs. 2,23,47,075/- (Rupees Two Crore Twenty Eight Lacs Forty Seven Thousand Seventy Five Only), which sum is quite reasonable and as per prevailing market value and therefore the vendors have decided to sell the same to the aforesaid

Anita Choudhary



Bignot Infra ventures Pvt. Ltd.



Santam Chatterji





उत्तर प्रदेश UTTAR PRADESH



E 447282

[11]

purchaser against a total sale consideration of Rs. 2,28,47,075/- (Rupees Two Crore Twenty Eight Lacs Forty Seven Thousand Seventy Five Only)

NOW THIS SALE DEED WITNESSES AS UNDER:

1. In consideration of Rs. Rs. 2,28,47,075/- (Rupees Two Crore Twenty Eight Lacs Forty Seven Thousand Seventy Five Only) paid as per details given in schedule of payment, given at the end of this Deed by the purchaser to the vendors and

Anita Choudry



Global Infrastructure Pvt Ltd

[Signature]
Director

[Signature]



उत्तर प्रदेश UTTAR PRADESH



E 447283

[12]

the receipt of which is hereby acknowledge by the vendors;
the vendors hereby transfer, sell and alienate their entire i.e.
Bhumidhari Plots No. 218/ 0.1940 Hec., 217/ 0.2170 Hec. and
226/ 0.2050hec., situated in village HarwaraPargana and
TehasilSadar, Allahabadappurtenant land fully described at the
end of this Deed and also shown to be bounded by red lines
in the annexed plan UNTO THE PURCHASER TO HOLD THE
SAME AS ABSOLUTE OWNER FOR EVER and the vendors have

Anda Choudhary

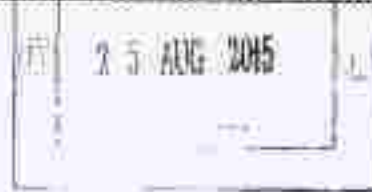
Skynet Infrastructures Pvt. Ltd.

Pranav
Director

Yashwanth Chatterji



उत्तर प्रदेश UTTAR PRADESH



E 447284

[13]

also delivered the possession of the vended property to the purchaser today.

II. The vendors and the purchaser hereby agree as under:

1. That in future both purchaser Skynet Infraventures Pvt. Ltd. Having its registered office at 180, Preetam Nagar, Allahabad, a company duly incorporated under the Companies Act through its Director Mr. Ritesh Paul S/o Sri Satya Gopal

Anita Choudhary

Skynet Infraventures Pvt. Ltd.



Gyanam Mathy



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447285

[14]

Paul, resident of R/o 180-Preetam Nagar, Allahabad, and Shri Gautam Chatterji S/o Late P.K Chatterjee, R/o 1-C, Lyall Road, Civil Lines, Allahabad, shall be entitled to dispose individually any developed portion of the aforesaid property as per internal MOU.

2. That the premises/ property hereby sold shall be quietly entered into and upon held and enjoyed by the purchaser without any hindrance from the vendors or any person claiming through/ or under the vendors.

Anita Choudhary

Skymol Infra ventures Pvt. Ltd.

Gautam Chatterji



उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447286

[15]

3. That the purchaser shall be entitled to get its their name mutated in the record of Nagar Nigam, Allahabad; A.D.A., Allahabad and in any other Government Department.
4. That the interest hereby transferred, subsist and the vendors have power to sell the same.
5. That the property hereby sold is free from any encumbrance, lien or charge.
6. That liability to pay House Tax, Water Tax or any other property Tax regarding the property hereby sold upto the date

Amrita Choudhary

Skymot Infrastructures Pvt. Ltd.

Blans
Director

Amrita Choudhary



उत्तर प्रदेश UTTAR PRADESH

23 AUG 2015

E 447281

[16]

of execution of this sale deed shall be exclusive liability of the vendors and from execution of this sale deed the same shall be paid by the purchaser.

7. That the 2nd party has got/ will get sanctioned Development Plan from A.D.A., Allahabad at its own cost.

8. That the vendors will at the cost of the purchaser shall execute and do every such assurance, deeds or things that

Arundhita Choudhury

SkyNet InfraVentures Pvt. Ltd.

Blaw
Director

Manoj Kumar Chatterjee



उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447-280

[17]

may be necessary for more perfectly assuring the title to the purchaser as and when required by the purchaser.

9. That if at any time in future the property hereby sold goes out of possession of the purchaser due to defect in title of the vendors, the vendors shall indemnify the purchaser of such losses.

Surta Choudhary

Ekyon Infra Ventures Pvt. Ltd.

[Signature]

Gyanam Chatterji





उत्तर प्रदेश UTTAR PRADESH

[18]

SCHEDULE OF PAYMENT

1. Rs. 29,21,000/- Paid by RTGS, dated 18-11-2014
drawn on Oriental Bank of
Commerce, Ashok Nagar, Allahabad.
2. Rs. 30,00,000/- Paid by RTGS, dated 15-04-2015
drawn on Oriental Bank of Commerce,
Ashok Nagar, Allahabad.
3. Rs. 10,00,000/- Paid by RTGS, dated 17-8-2015
drawn on Oriental Bank of
Commerce, Ashok Nagar,
Allahabad.

Aruna Choudhary

Skytel Infraventures Pvt. Ltd.

Shan
Director

Gautam Chatterjee



उत्तर प्रदेश UTTAR PRADESH

[19]

4. Rs.1,59,26,075/- Paid by RTGS, drawn on Oriental Bank of Commerce, Ashok Nagar Allahabad

Total Rs. 2,28,47,075/- (Rupees Two Crore Twenty Eight Lacs Forty Seven Thousand Seventy Five Only)

Anita Chowdhury

Skytel Infraventures Pvt. Ltd.

Manoj Kumar Chhetri





उत्तर प्रदेश UTTAR PRADESH

20 AUG 2015

E 447277

[20]

SCHEDULE OF PROPERTY HEREBY SOLD

Plots No. 218/ 0.1940 Hec., 217/ 0.2170 Hec. and 226/
0.2050hec., area – 3779.55 Sqm

North : "Open Area" and Shyam Sunder Vihar.
South : Shyam Sunder Vihar Colony
East : 20 ft wide Road
West : Shyam Sunder Vihar Colony

Anita Choudhary

Signal Infrastructures Pvt. Ltd.

B. S. Chatterji
Director

B. S. Chatterji



उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447276

[21]

VALUATION OF PROPERTY FOR THE PURPOSES OF PAYMENT OF STAMP DUTY

Area – 3779.55 Sq. Mtrs.

1. Value of Land

= Rs. 6,500/- per Sq. Mtrs. = 3779.55 X Rs.6,500/-

= Rs. 2,45,67,075/-

The total cost of sold property 2,45,67,075/- and the stamp duty worth Rs. 17,20,000/- according to G.O. No.2756/11 dated 30 June 2008.

IN WITNESS WHEREOF we the vendor and purchaser have signed and executed this deed of sale out of our own Free will

Anita Choudhry

Slynet Infrastructure Pvt. Ltd.

[Signature]
Director

Ananta Chatterji

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000

एक लाख रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

25 AUG 2015

E 447278

(22)

and accord in the presence of witnesses

(PURCHASERS)

1. *Dynal Infraventure Pvt. Ltd.*
[Signature]

2. *Apurva Prathap*

WITNESSES

1.

2.

Drafted by:

Typed by:

(VENDOR)

Anita Choudhary



[Faint signature]

PHOTOGRAPH

ARAZI NO. 226, 217 & 218 SITUATED AT MAUZA-HARWARA,
SULEM SARAI, PARGANA & TEHSIL-SADAR, DISTT.
ALLAHABAD



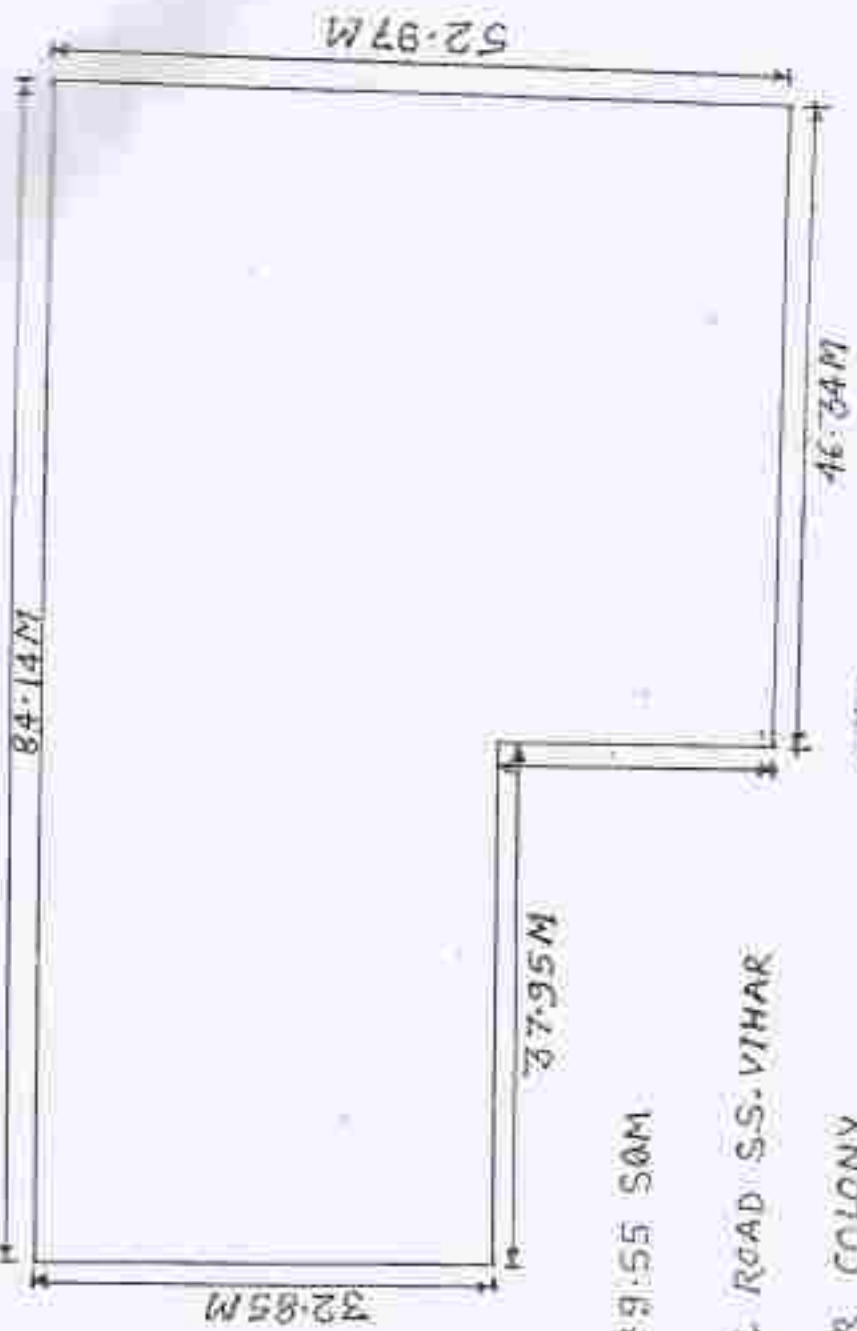
Amra Choudhary

Wand

Amra Choudhary



SITE PLAN OF ARAZI NO. 226, 217 & 218 SITUATED AT
MAUZA - HARWARA, PIRGANA STENSIL - SADAR
SULEMSARAI ALLAHABAD.



AREA - 3779.55 SQM

N - INTERNAL ROAD S.S. VIHAR

S - S.S. VIHAR COLONY

E - 20'-0" WIDE ROAD

W - S.S. VIHAR COLONY



VENDOR ✓

An. Kes. Chaudhary



WITNESSE





उत्तर प्रदेश UTTAR PRADESH

BG 117320

[70]


This Stamp of Rs. 5,000/- is part of Sale Deed dated 9.9.2015 Between Anita Chowdry and Skynet Infraventures Pvt. Ltd. and another

(Purchasers)

(Vendor)

Skynet Infraventures Pvt. Ltd.




Anita Chowdry

Witnesses:


Gantans Chatterji

2 Manish Agarwal 
S/o Sri Suresh Chandra Agarwal
Allahabad.

Drafted by : Manoj Kumar Singh "Lokesh", Advocate

Typed by : Lal Bahadur 

28/8/15
गोमय परमाणु एन.पी.ए. के. बलुवा
गोमय परमाणु एन.पी.ए. के. बलुवा
5-11 28/8/15

आम दिनांक 09/09/2015 को
धर्म सं 1 जिल्ला सं 8914
पृष्ठ सं 227 सं 368 पा अंकांक 5114
संविदांकुत किमा मया ।

संविदांकुत अधिकारी के लिये



सुनील कुमार
संघ निबन्धक (प्रमाण)
इलाहाबाद
पञ्जाब