

Ch. No. 21  
Takai Corporation  
K. SHIZUOKA

सहाय्यमेव जापते

Certificate No.	IN-UP03291808551757P
Certificate Issued Date	07-Jun-2017 04:12 PM
Account Reference	SHCIL (FI) upshc01/GHAZIABAD/ UP-GZB
Unique Doc. Reference	SUBIN-UPUPSHCIL0103948324847520P
Purchased by	SARVPRIYA SECURITIES PVT LTD
Description of Document	Article 23 Conveyance
Property Description	PROPERTY CONSISTING OF PLOT NO-6 SEC-3 VAISHALI GZB
Consideration Price (Rs.)	
First Party	SAWHNEY BUILDERS PVT LTD
Second Party	SARVPRIYA SECURITIES PVT LTD
Stamp Duty Paid By	SARVPRIYA SECURITIES PVT LTD
Stamp Duty Amount(Rs.)	1,76,40,000 (One Crore Seventy Six Lakh Forty Thousand only)

VERIFIED BY  
Sub-Registrar-IV  
Ghaziabad

LOCKED BY  
Sub-Registrar-II  
Ghaziabad

For SAMWICHES AND SOUP, 77-1111

...Please write or type below this line

 John S. Goss

British Sign.

For Everyone Show 100% private 100%

Editorial Authorship

कृष्णप्रिया विक्रम SYNDICATE

मुख्यमंत्री/Minister of Home Affairs

VO 0005957426

Платформа Альянс

1. The authenticity of this **String Certificate** should be verified at [www.stringcerts.com](http://www.stringcerts.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The issue of this certificate is the responsibility of the certifier.
3. In case of any discrepancy please inform the Competent Authority.

**SALE DEED**

This Sale Deed is made and executed at Ghaziabad on this 07<sup>th</sup> day of June 2017.

BY

**M/S SAWHNEY BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at A-18, Sector-6, Noida, U.P.-201301 through its authorised representative **Shri AHESAN KHAN** S/o Rashid Khan, duly authorized to sign and execute this Deed by virtue of Board Resolution dated 01-06-2017 in this regard (hereinafter called the "**VENDOR/SELLER**", which expression shall mean and include their heirs and legal representatives of the First Part)

**IN FAVOR OF**

**M/S SARVPRIYA SECURITIES PVT. LTD.** having its registered office at 1102, 1102, Tower A, Signature Towers, South City 1, Gurgaon-122001, through its authorised representative **Shri ASHOK KUMAR**, duly authorized to sign and execute this Deed by virtue of Board Resolutions dated 24-05-2017 in this regard (hereinafter referred to as "**VENDEE/PURCHASER**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the Second Part.)

**WITH**

**M/S SYNDICATE BANK** having its registered office at Manipal south camera dist, Karnataka, 576104 and its concerned branches at Hauz Khas, New Delhi, through its authorised officer **Shri P.U.V.K.H Prasad**, duly authorized to sign and execute this Agreement by virtue of Board Resolutions/ Power of Attorney dated 11/02/2016 in this regard, (hereinafter referred to as "**CONFIRMING PARTY/BANK**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the Third Part)

For SAWHNEY BUILDERS PVT. LTD.

Asst. Gen.

For Sarvpriya Securities Pvt. Ltd.

Asst. Gen. Manager

For SYNDICATE BANK

Asst. Gen. Manager/Authorised Signatory

WHEREAS the Vendor is the recorded absolute owner of and in possession of Commercial Complex consisting of Freehold Land & Building at **PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P** by virtue of Sale Deed dated 23.07.2006 executed in its favour by Ghaziabad Development Authority (hereinafter referred to as "Property") which is bounded as under:

NORTH 5.30 M ROAD  
SOUTH 12.00 MT WD ROAD  
EAST BLOCK 1  
WEST 12.00 MT WD ROAD

WHEREAS the Vendor had taken Term loan facility from the Confirming Party/ Syndicate Bank through its branch situated at Hauz Khas, New Delhi and the said Property was mortgaged with the Bank as security. There were defaults in repayment of the amounts, the account of the Vendor was classified as NPA and the Bank had invoked the provisions of SARFAESI Act in respect of the Property and taken symbolic/ formal possession thereof.

**AND WHEREAS** the Vendee had evinced its interest to purchase the Property for a total value of Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) and accordingly the Vendor had submitted an One Time Settlement proposal (Hereinafter "OTS") dated 05.09.2016 along with Consent Letter of the Vendee, which was sanctioned vide communication dated 26.09.2016. That the payment of OTS amount was made by the Vendee for and on behalf of the Vendor in terms of the Sanction Letter and its extension to the Bank and no dues certificate has been issued by the Bank on 23.05.2017.

**AND WHEREAS** the Bank has also entered into a Tripartite Private Treaty dated 25.05.2017 with the Vendor and Vendee, the Vendee has given its consent vide Consent Letter dated 25.05.2017 to the transfer of the Property and in terms thereof Bank has already issued Sale Certificate dated 25.05.2017 of the Property in favour of the Vendee and it has been decided to execute the present Sale Deed to record the transfer.

For Summary Sheet, see page 109.

For Sample Requests, ~~please~~ contact:

... to Gold Star For SYNDICATE BAGS

सहायक संस्थापक/Asst. General Manager  
गोपनीय एम्स लिमिटेड, Hauz Khas, New Delhi-110016

**AND WHEREAS** the Vendor with Bank as Confirming Party has thus sold and the Vendee purchased the said Property being Land & Building at PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P.

**THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. That the Vendor and Confirming Party sold and transferred all their rights, title and interest in respect of the said Property consisting of Land & Building together with all rights in superstructure and all rights of easements and other rights appurtenant to the said Land & Building to the Vendee herein absolutely and forever.
2. That the consideration for the sale of the said land admeasuring 2281.45 SQ MTR along with superstructure existing therein has been fixed at Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) which is the total sale consideration for the present Sale Deed.
3. That the total entire agreed sale consideration of Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) has already been paid by the Vendee to the Vendor for payment (including TDS) to the Confirming Party/ Bank towards the OTS proposal of the Vendor for which Confirming Party/bank has issued a sale certificate dated 25-05-2017 in the following mode and manner:

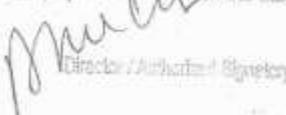
S. No.	In favor of	Date
1.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 275152	25-08-2016
2.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 281629	07-10-2016
3.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 075477	14-03-2017
4.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000226	17-05-2017
5.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000228	17-05-2017
6.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000230	17-05-2017
7.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000965, 000578	17-03-2017

4. That the Vendor and Confirming Party confirm and acknowledge the receipt of the aforesaid amounts and in the aforesaid mode and manner, the total agreed consideration towards the Sale Deed has thus already been paid and the Vendor and Confirming Party confirm that no further or other amounts are payable by the Vendee to the Vendor or the Confirming Party.

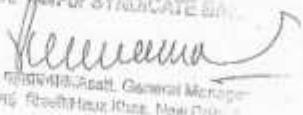
For Sawhney Private Ltd.

  
Anil Agarwal

For Sawhney Private Ltd.

  
Director/ Authorized Signatory

For SYNDICATE BANK

  
General Manager  
Sawhney Private Ltd., New Delhi

5. That the Vendor and Confirming Party have represented that there were certain litigations in respect of the Property and all the said litigations have been settled/ withdrawn/ closed and now there is no pending litigation/ claim/ demand whatsoever in respect of the Property.
6. That the Property was mortgaged with the Bank and there were litigation related thereto and the said mortgage has been redeemed and litigation stands closed in terms of the fulfillment of OTS which fact has also been confirmed by the Vendor and Confirming Party.
7. That apart from the aforesaid the said Property hereby sold to the Vendee is free from all encumbrances and all defects of title and is not the subject matter of any mortgage, lien, charges and attachment by any authority, disputes or litigations of any kind whether existing or apprehended and in case any of the said assurances is discovered to be incorrect, then the Vendor shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
8. That the Vendor unequivocally declares and affirms that during the period that they had rights over the subject Property no transfer of the said rights was effected to any other party and that no encumbrance, lien, mortgage, was created over the said Property by them except in favour of the Confirming Party/Bank which also stands discharged.
9. That the Vendor declares that there is no demand/ claim from Ghaziabad Development Authority and/ or any other revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed, the same shall be met by the Vendor and it shall keep the Vendee fully indemnified in this regard.
10. That the Vendor and Confirming Party have handed over the vacant and peaceful actual physical possession of the Land along with super structures free from all occupants either authorized or unauthorized to the Vendee.

For SAWHNEY BUILDERS INC. from Superior Quality Cabinets Ltd.

Arch. Sigr.

Editor / Author / Designer: [www.johnmitchell.com](http://www.johnmitchell.com)

साहेबका भाषप्रबन्धक/Asst. General Manager  
हाउज़ खास, नई दिल्ली/Hauz Khas, New Delhi-11



11. That the Vendor and Confirming Party have sold the said Property absolutely to the vendee, hence relinquish all its rights, titles, interest in the Property. That neither the Vendor or Confirming Party nor anyone claiming through them are left with any rights, title or interest in the said Property whatsoever. The Vendee has now become the exclusive owner in possession of the said Land and is entitled to deal with the same in any manner deemed fit by it.
12. That the Vendor and Confirming Party undertake to perform every act, deed, matters and things necessary for transferring the title in the name of Vendee in the relevant records as the absolute owner. That the Vendor and Confirming Party further undertake to appear before Ghaziabad Development Authority or any other authority/ person for grant of permission/ extension/ sanction for construction etc. on the Property.
13. That the Vendee shall be entitled to have the said Land mutated in the revenue and the other governmental records in its name on the strength of this sale deed or its certified copy and no further no objection certificate of any kind shall be required from the Vendor or Confirming Party nor it will be necessary for the Vendor or Confirming Party to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendor.
14. That the Vendor and Confirming Party have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.
15. That in case the Vendee requires any other documents to be executed by the Vendor and Confirming Party to further perfect the title of the Vendee or for any other purposes, the Vendor and Confirming Party shall execute and/ or register the same at the cost of the Vendee.
16. That all costs of stamping and registration of this sale deed have been borne by the Vendee.

For Sarpriya Securities Private Ltd.

For SAWANMEK BUILDERS PVT. LTD.

Auth. Sign.

For SYNDICATE BANK

Asstt. General Manager  
Hauz Khas, New Delhi-11



17. The Vendor represents to indemnify and keep indemnified the Vendee against all losses, charges, costs and expenses that may be occurred or suffered on account by the Vendor in case any representation under the present Deed are found to be false.

**Area of the said premises**

Total Land Area - 2281 Sq. Meter

Covered Area - 910 Sq. Meter

Carpet Area every floor - 455 Sq. Meter

Open Area - 1371 Sq. Meter

**Valuation of the said premises as per circle rate:-**

Govt. Circle Rate is Rs. 1,08,000/- P.S.M. Ground Floor & 40% Rebate for First Floor & 50% Rebate for Second Floor, Third Floor, Fourth Floor & Basement.

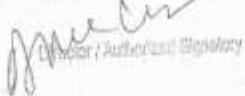
Or

Open Land Area Calculated on Govt. Circle Rate is Rs. 71,000/- P.S.M.

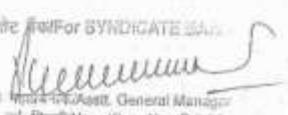
Above said property is not a Mall, that property is semi-finished & Stamp Duty paid on carpet area according to given the provision of Govt. Circle rate.

By CHAMNEY BROS. LTD. PVT. LTD. For Bonylta Securities Private Ltd.

  
Auth. Seal.

  
Bonylta Securities Private Ltd.

For Bonylta Securities Private Ltd.

  
RAMESH KUMAR AGARWAL, General Manager  
Bonylta Securities Private Ltd., 16, Street 11, New Delhi - 110 016



In Witness of the above, the parties hereto have set their hands to this sale deed on the day, month and year first above written in the presence of the witnesses.

FIRST PARTY/ VENDOR	SECOND PARTY/ VENDEE	THIRD PARTY/ CONFIRMING PARTY
<b>M/S SAWHNEY BUILDERS PVT. LTD.</b> <i>For SAWHNEY BUILDERS PVT LTD.</i>	<b>M/S SARVPRIYA SECURITIES PVT. LTD.</b> <i>For Sarvpriya Securities Private Ltd.</i>	<b>M/S SYNDICATE BANK</b> <i>For SYNDICATE BANK</i>
<b>AUTHORISED SIGNATORY</b> <i>Aut. Sign.</i>	<b>AUTHORISED SIGNATORY</b> <i>Deputy / Authorised Signatory</i>	<b>AUTHORISED OFFICER</b> <i>Asst. General Manager, New Delhi</i>

**WITNESSES:**

1.

2.

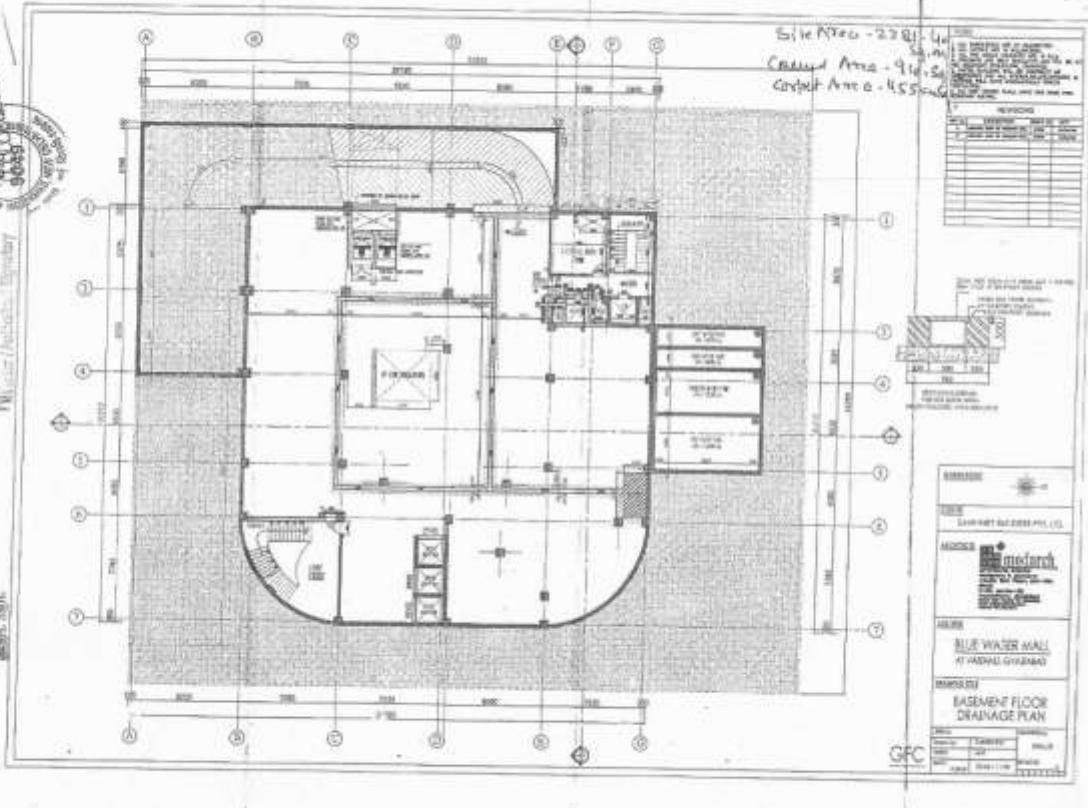


THE LITERATURE OF THE

卷之三

W. W. W.

Mr. Smith, Esq.



卷之三

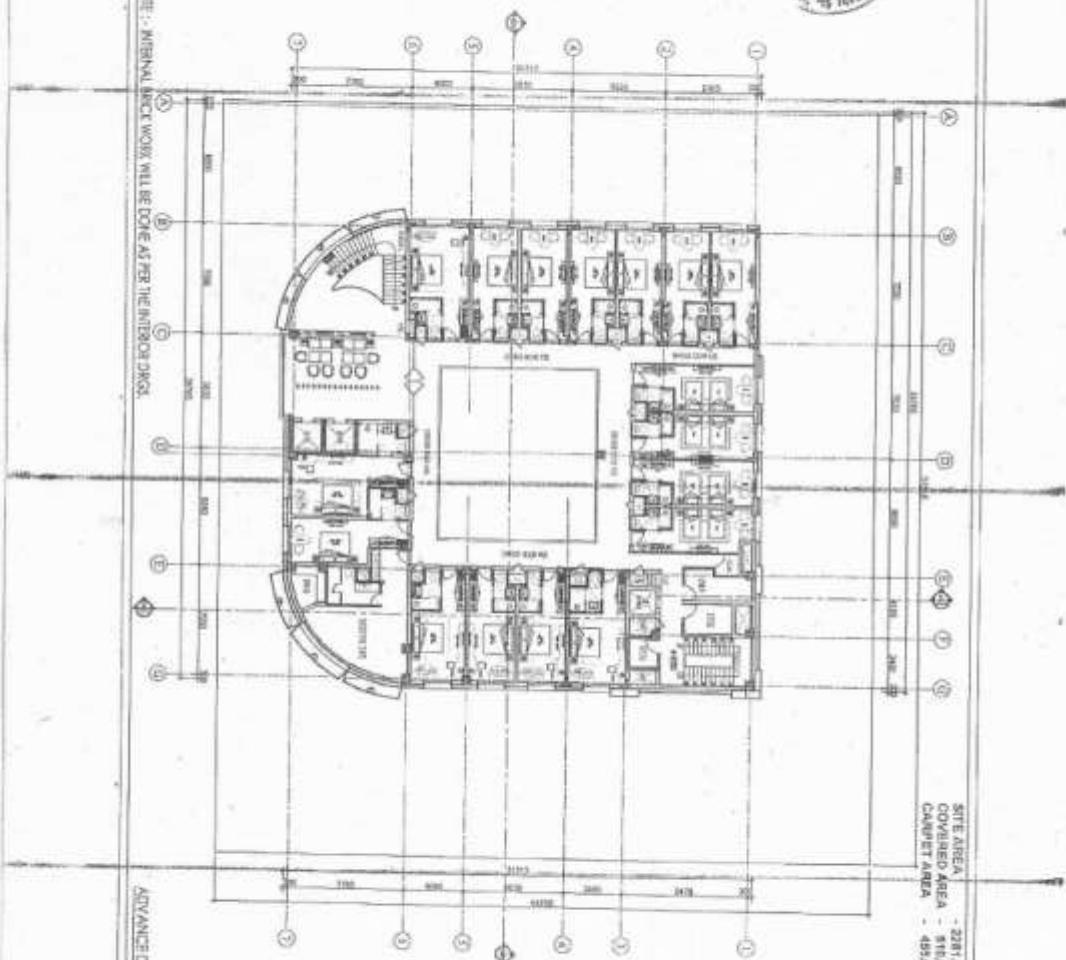
For Party - I : Securities Private Ltd.

*Mike*  
Mike A. Smith, Secretary

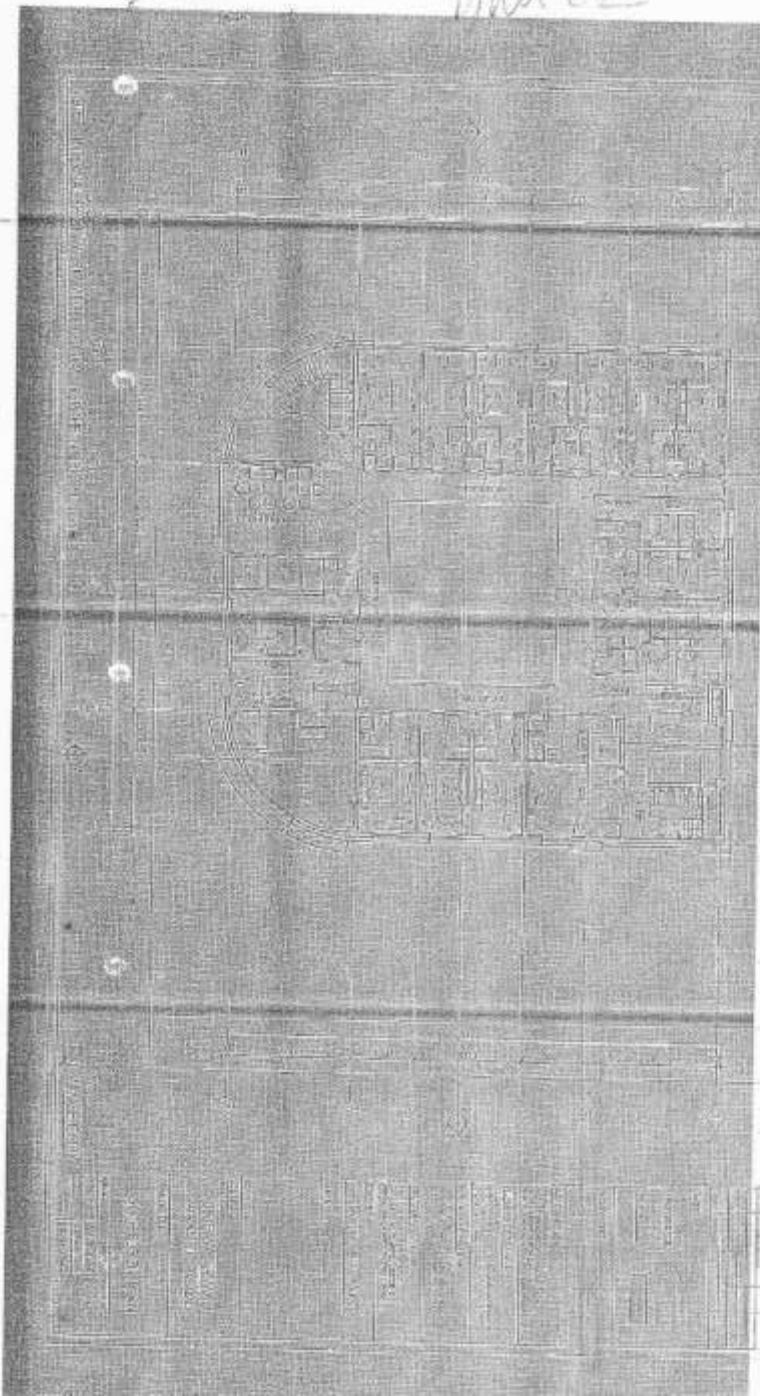


KUNSTEN 1991

MANEE RUM



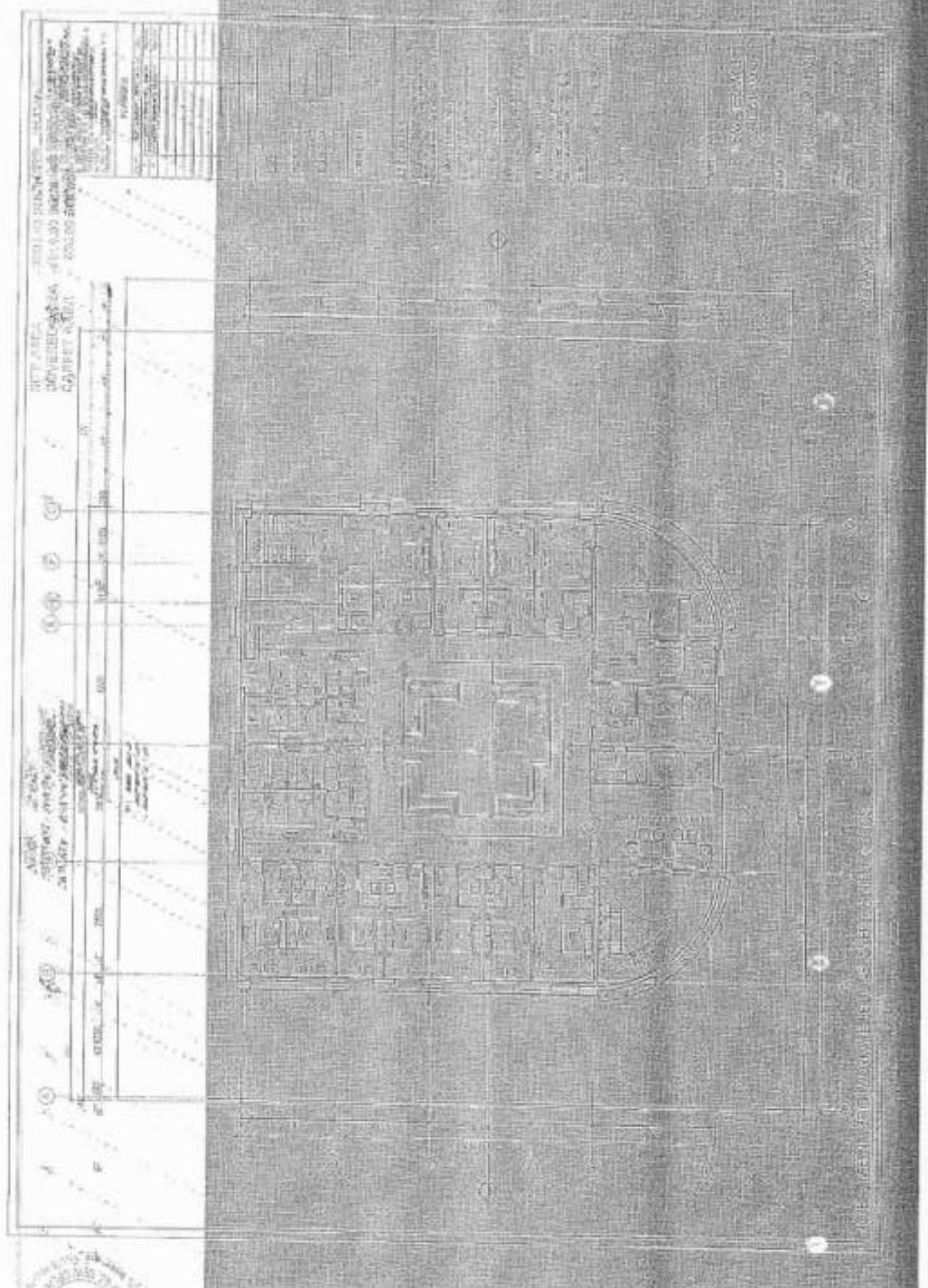
ADVANCE COPY



Meier

St. Catharina

Room	Width	Length	Area	Notes
Living Room	12'0"	14'0"	168 sq ft	
Bedroom	10'0"	12'0"	120 sq ft	
Kitchen	8'0"	10'0"	80 sq ft	
Bath	5'0"	8'0"	40 sq ft	
Breakfast Room	5'0"	8'0"	40 sq ft	
Storage	5'0"	8'0"	40 sq ft	
Staircase	5'0"	8'0"	40 sq ft	
Total	50'0"	50'0"	2520 sq ft	

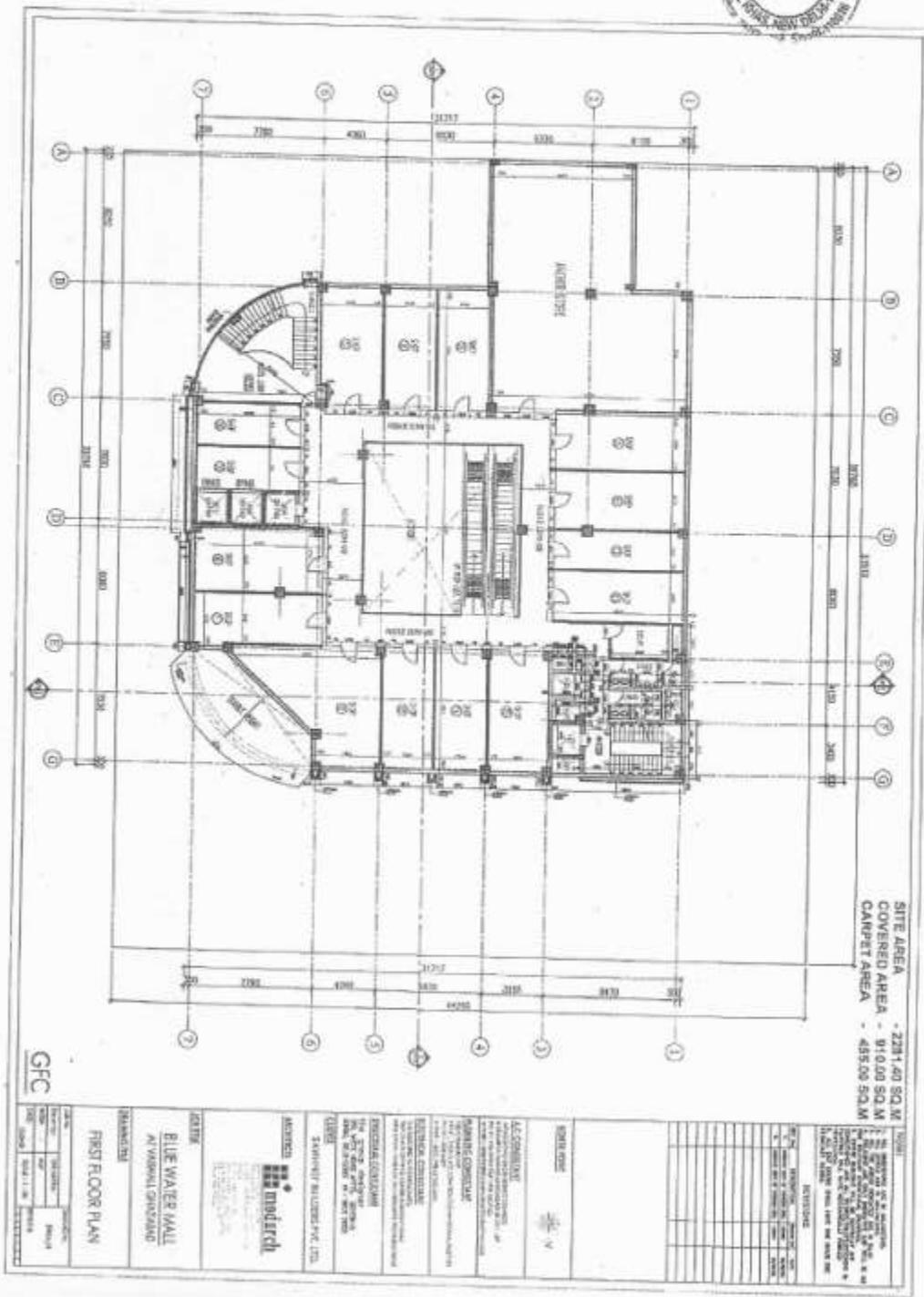


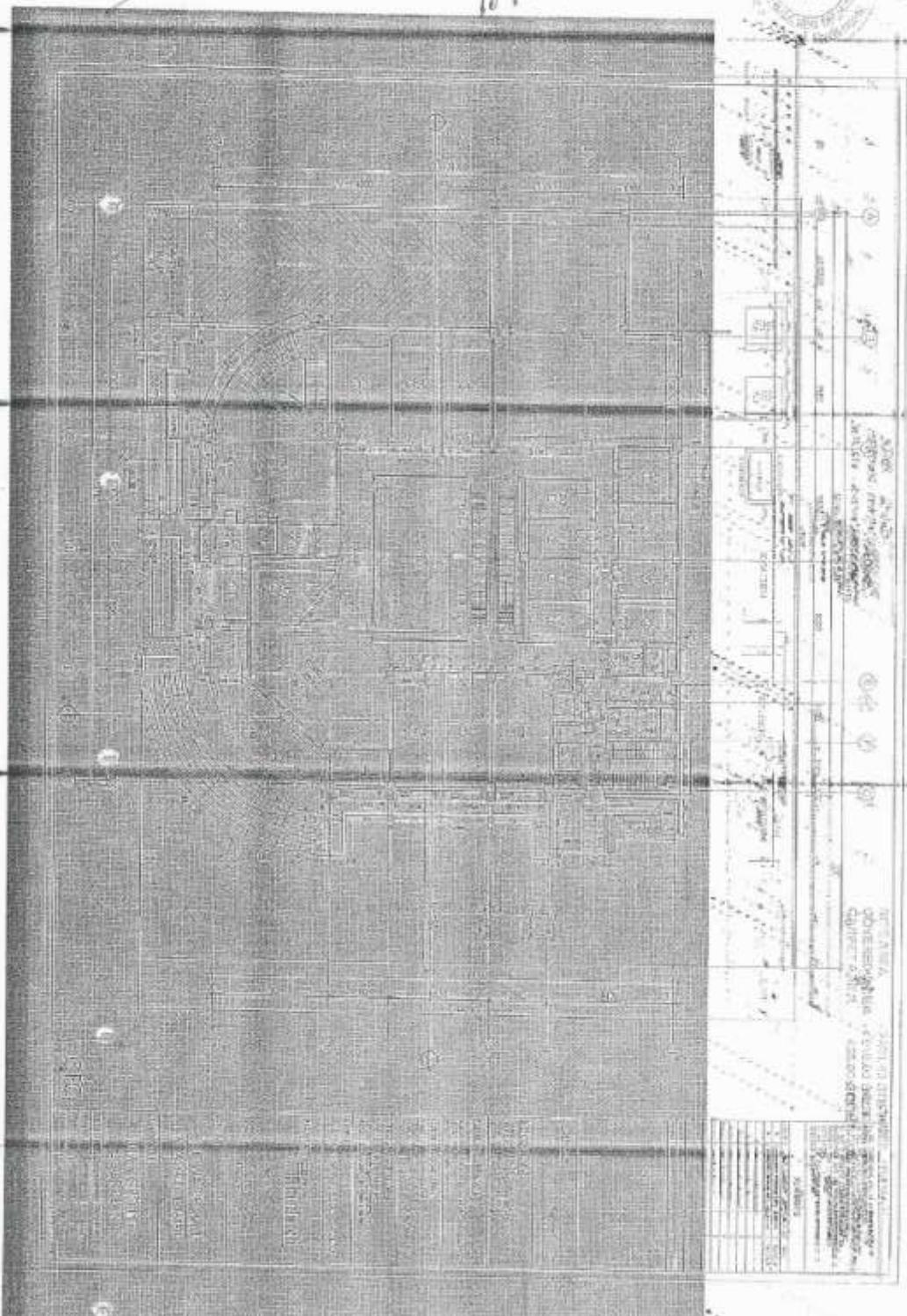
11/11/01

✓ 11/11/01

THE SAWFIRE BUILDER LTD.

*Muca*





~~11~~

~~Map 11~~

~~Sheet 1~~

For SUSTAINABILITY

NET DUKE, 

For Complete Report Visit [www.99trading.com](http://www.99trading.com)

Securities Private Ltd.  
  
Mr. C. N. Sankaran

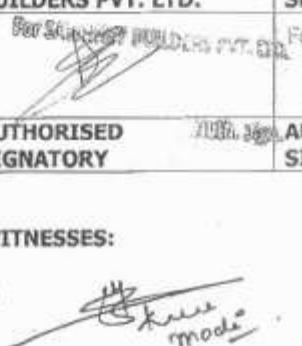
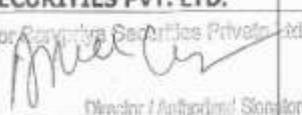
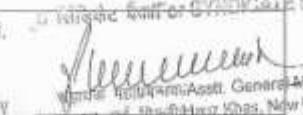


9049



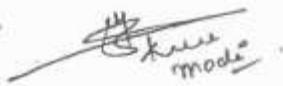
POSSESSION LETTER

I, Ahmed Khan, Authorized Representative of **M/S SAWHNEY BUILDERS PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered office at A-18, Sector-6, Noida, U.P.-201301 with **M/S SYNDICATE BANK** having its registered office at Manipal south camera dist, Karnataka, 576104 and its concerned branches at Hauz Khas, New Delhi, through its authorised officer Shri P.U.V.K.H Prasad have handed over the physical vacant possession of possession of 1 Property being Land & Building at **PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P.** to **M/S SARVPRIYA SECURITIES PVT. LTD.** having its registered office at 1102, 1102, Tower A, Signature Towers, South City 1, Gurgaon – 122001, as per the terms and conditions of the Sale Deed dated 07/06/17 executed between the parties in the presence of witnesses.

FIRST PARTY / VENDOR	SECOND PARTY/ VENDEE	THIRD PARTY/ CONFIRMING PARTY
<b>M/S SAWHNEY BUILDERS PVT. LTD.</b> <i>For SAWHNEY BUILDERS PVT. LTD.</i> 	<b>M/S SARVPRIYA SECURITIES PVT. LTD.</b> <i>For Sarvpriya Securities Private Ltd.</i> 	<b>M/S SYNDICATE BANK</b> <i>For Syndicate Bank</i> 
<b>AUTHORISED SIGNATORY</b>	<b>AUTHORISED SIGNATORY</b>	<b>AUTHORISED OFFICER</b>

**WITNESSES:**

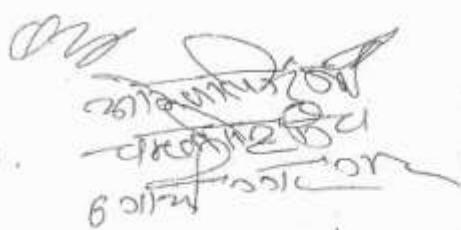
1.



Atul Kumar Modak

S/o - Atul Kumar Modak  
W2-107, 2nd floor, Khaipur  
New Delhi - 110088.

2.




आज दिनांक 07/06/2017 को

बही सं 1 जिल्द सं 33519

पृष्ठ सं 239 से 262 पर क्रमांक 8886

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

BK

प्रभारी

उप निवन्धक (चतुर्थ)

गाजियाबाद

7/6/2017

