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सत्यमेव जयते

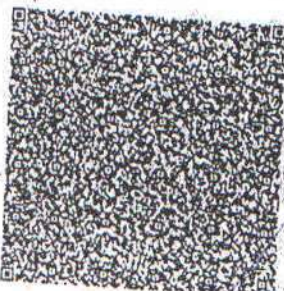
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP0142789835198N
 Certificate Issued Date : 20-Oct-2015 02:58 PM
 Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101716691535722N
 Purchased by : MESSERS ROYCE DEVELOPERS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO-GH-18B SEC-3 VAISHALI GZB
 Consideration Price (Rs.) : 20,91,00,000
 (Twenty Crore Ninety One Lakh only)
 First Party : INDUBALA
 Second Party : MESSERS ROYCE DEVELOPERS PVT LTD
 Stamp Duty Paid By : MESSERS ROYCE DEVELOPERS PVT LTD
 Stamp Duty Amount(Rs.) : 1,84,10,000
 (One Crore Eighty Four Lakh Ten Thousand only)

VERIFIED BY

Sub-Registrar-IV
Ghaziabad

Sub-Registrar-IV
Ghaziabad

Please write or type below this line.

Sale Deed For Rs. 20,91,00,000/-
 Stamp Duty Paid Rs. 1,84,10,000/-

20/10/15

For ROYCE DEVELOPERS PVT. LTD.

Anita Singh

Authorized Signatory

XM 0002754383

For ROYCE DEVELOPERS PVT.

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The mode of checking the legitimacy is on the users of the certificate.

(2)

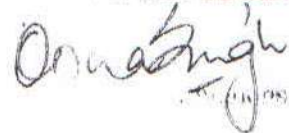
BRIEF PARTICULARS OF SALE DEED

1.	Type of Property	:	Residential
2.	Ward No./Pargana	:	V-Cord No. 0465/26
3.	Mohalla/Village	:	Vaishali, Ghaziabad
4.	Description of Property/Flat	:	Freehold Residential Plot No-GH-18B, Situated At Sector-3, Residential Colony Vaishali, Ghaziabad {U.P.}
5.	Measuring of Property	:	3475 Sq. Mtr.
6.	Status of Road	:	45 Ft. wide
7.	Sale Consideration	:	20,91,00,000/-
8.	Govt. Circle Rate	:	70,400/- Per Sq.Mt. {+7.5% increase for two side road}


Boundaries of Plot :-

East	:	45 Ft. wide Road	45.38 Mt.
West	:	40 Ft. wide Road	38 Mt.
North	:	Plot No-GH-18A	103.14 Mt.
South	:	Plot No-HS-3	79.95 Mt.

For ROYCE DEVELOPERS PVT. LTD.


Anurag Singh
Authorized Signatory/

For ROYCE DEVELOPERS PVT. LTD.


Director

(3)

Sale Deed For Rs. 20,91,00,000/-
Stamp Duty Paid Rs. 1,84,10,000/-

This Deed of sale is made at Ghaziabad {UP} on this day 20th of October 2015.

Mrs. Indubala W/o Late Sh. Ramprakash Goel R/o KH-1, Kavi Nagar, Ghaziabad, Tehsil and Distt. Ghaziabad, UP, {hereinafter called the Vendor}

Pan No. BIHPB7871G

IN FAVOUR OF

M/s Royce Developers Private Limited, having its registered office at RZJ-118, 1st Floor, Puran Nagar, Palam, New Delhi-110045, {PAN NO- AAHCR4228D} through its Authorized Signatory of the Company Ms. Oona Singh and its Director Mr. Aviral Agarwal duly authorised by the resolution of the Board of Directors Dated 16-10-2015 {hereinafter called the Vendee}

Pan No. AAHCR4228D

For ROYCE DEVELOPERS PVT LTD.

Oona Singh

(Authorized Signatory)

For ROYCE DEVELOPERS PVT LTD

Aviral Agarwal

(Director)

(4)

That the terms and expression VENDOR of the first part & VENDEE of the second part shall unless repugnant mean and include their respective heirs, successors, executor, nominees, assign, administrators and legal representative.

Whereas a piece of land measuring 3475 Sq.Mt. was allotted by GDA to the Vendor in terms of Letter No. 344/12/L.A.A./2012 Date 17-06-2014 read with letter no. 174/12/L.A.A./2012 Dated 17-03-2013 and letter no. 844/9-A-5-96/45 LA/90 dated 27-02-1996 {the said plot}. The said plot was duly registered in favour of the vendor by GDA vide sale deed entered in book no. 1 Volume no. 28737 pages 229 to 344 serial no. 31046 on 25-11-2014 in the office of Sub-Registrar-IV, Ghaziabad.

And whereas the Vendor is the owner and has 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.

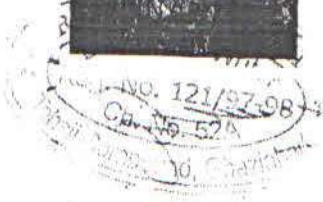
And whereas the Vendor have not conferred any rights of tenancy or otherwise in the aforesaid plot by any document whatsoever, and that the plot is fully in possession of the Vendor.

For ROYCE DEVELOPERS PVT LTD.

REGD

For ROYCE DEVELOPERS PVT LTD

Authorized Signatory



(5)

And whereas notwithstanding anytime contained herein, the vendee has satisfied itself in respect of all the aspects of the said plot and has agreed to buy the same on as-is-where-is basis.

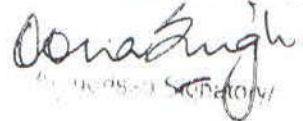
And whereas the Vendor have agreed to sell, transfer, convey and assign and the Vendee have agreed to purchase the entire aforesaid Freehold Residential Vacant Plot No.- GH-18B, Situated at SECTOR-3, Residential Colony VAISHALI, Ghaziabad, Teh. & Distt. Ghaziabad {UP} alongwith the rights, titles and interests, easements and privileges for a total consideration of Rs. 20,91,00,000/- {Rupees Twenty Crore Ninety One Lakhs Only} as per the terms and conditions agreed by and between the parties, which are being recorded to avoid any dispute and intricacies in future.

For ROYCE DEVELOPERS PVT. LTD.



Director

For ROYCE DEVELOPERS PVT. LTD.



Secretary

For ROYCE DEVELOPERS PVT. LTD.



14/11/18
GH No 52B
Sector 3, Ghaziabad



(6)

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1- That in consideration of sum of Rs. 20,91,00,000/- {Rupees Twenty Crore Ninety One Lakhs Only} has been paid by the vendee and received by the vendor {subject to realisation} as per details below :

For ROYCE DEVELOPERS PVT. LTD.

For ROYCE DEVELOPERS PVT. LTD.

Authorised Signatory

Arav Singh

Arav Singh
Director

For ROYCE DEVELOPERS PV LTD.

Authorised Signatory/

For ROYCE DEVELOPERS PVT. LTD.



Arav Singh
Director

NO. 121/97-98
Ch. No. 52A
Chazib



DETAILS OF PAYMENT

Sl.	Particulars	Amount (Rs.)	Remarks
1.	TDS deposited pursuant to section 194IA of the Income Tax Act, 1961 vide challan no.AC4309900 dated 20.10.2015 Axis Bank.	20,91,000/-	Axis Bank 20/10/2015
2	Pay Order No. 000354 dt. 31/08/2015 drawn on Central Bank of India, Bhajanpura, Delhi	3,49,85,000/-	Favouring Mrs. Indu Bala
3.	Cheque No. 007001 dt. 05/09/2015 drawn on Central Bank of India, Bhajanpura, Delhi	2,00,00,000/-	Favouring Mrs. Indu Bala
4.	Cheque No. 007002 dt. 05/09/2015 drawn on Central Bank of India, Bhajanpura, Delhi	2,50,00,000/-	Favouring Mrs. Indu Bala
5.	RTGS dated 15/09/2015	50,00,000/-	Favouring Mrs. Indu Bala
7.	Post-dated Cheque No.007026 dt. 24/10/2015 drawn on Central Bank of India, Bhajanpura, Delhi	11,49,000/-	Favouring Mrs. Indu Bala
8.	Post-dated Cheque No.007033 dt. 26/11/2015 drawn on Central Bank of India, Bhajanpura, Delhi	2,50,00,000/-	Favouring Mrs. Indu Bala
9.	Post-dated Cheque No.007028 dt. 26/02/2016 drawn on Central Bank of India, Bhajanpura, Delhi	1,50,00,000/-	Favouring Mrs. Indu Bala
10.	Post-dated Cheque No. 007029 dt. 26/10/2015 drawn on Central Bank of India, Bhajanpura, Delhi	76,00,000/-	Favouring M/s Meenal Housing Private Limited
6.	Post-dated Cheque No. 007030 dt. 28/10/2015 drawn on Central Bank of India, Bhajanpura, Delhi	74,00,000/-	Favouring M/s Meenal Housing Private Limited
9.	Post dated Cheque No.007008 dt. 26/11/2015 drawn on Central Bank of India, Bhajanpura, Delhi	1,00,00,000/-	Favouring M/s Meenal Housing Private Limited
8	Post-dated Cheque No.007031 dt. 26/02/2016 drawn on Central Bank of India, Bhajanpura, Delhi	2,00,00,000/-	Favouring M/s Meenal Housing Private Limited
9.	Post-dated Cheque No.007032 dt. 26/05/2016 drawn on Central Bank of India, Bhajanpura, Delhi	3,58,75,000/-	Favouring M/s Meenal Housing Private Limited
	Total	20,91,00,000	
(Rupees Twenty Crores Ninety One Lakhs Only)			

For ROYCE DEVELOPERS PVT. LTD.

For ROYCE DEVELOPERS PVT. LTD.

(8)

- 2- That in the circumstances any of the above cheques are not honoured by the concerned for any reason whatsoever, then this sale deed will stand automatically cancelled and the second party shall be held responsible for the same and all the expenditure incurred in this regards shall be borne by the second party.
- 3- That the vendor has handed over the physical possession of the above said plot and all the previous documents/deeds etc. to the vendee on the spot.
- 4- That the vendor hereby declares and assures the vendee that she is the rightful owner of said plot and further declares and assures the vendee that the said plot under sale is free from all sort of encumbrances, charges, mortgages, liens, etc.
- 5- The vendee is entitled to enjoy the said plot without any interruption by the vendor or by any person claiming under the vendor. The vendee shall have right to sell, gift, mortgage to any person and raise construction on the above said plot and can utilise the same in any manner, whatsoever.
- 6- That the vendor hereby agrees to sign and execute any further documents required in connection with the transfer of ownership title of the vendor to the vendee and for transfer of ownership title in the records of municipal corporation of Ghaziabad/Ghaziabad Development Authority, or any other concerned authorities.
- 7- That all the previous original title documents pertaining to the said property have been handed over by the vendor to the vendee on the spot.

20/11/2011

For ROYCE DEVELOPERS PVT. LTD.

[Signature]
For ROYCE DEVELOPERS PVT. LTD.

For ROYCE DEVELOPERS PVT. LTD.

[Signature]

Director

(9)

8- That the entire liability pertaining to the said plot in the nature of previous dues, demands {such as G.D.A. and any other} charges till the date of execution of the vendee.

9- That the registration expenses such as cost of the stamp papers, registraion fees and the execution charges have been borne and paid the vendee.

10- That the vendee shall get the mutaion in the records of GDA and municipal authorities done in its own name as soon as possible after the execution of this sale deed. The vendee hereby assures the vendor and undertakes that the sanction of plans would be got approved by it in its own name and nowhere the name of the vendor shall be mentioned whether for the purpose of sanction of plans or construction or booking and sale of apartments.

Note :-

The Government Circle Rate is Rs. 70,400/- Per Sq. Mt. and the stamp duty has paid according Government Circle Rate.

For ROYCE DEVELOPERS PVT LTD. -


Sonia Singh
Authorized Signatory

For ROYCE DEVELOPERS PVT LTD


Director

(10)

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
WINNESS.

3/12/97

For ROYCE DEVELOPERS PVT. LTD.

Dona Singh

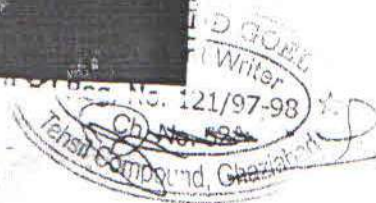
(Authorized Signatory)

For ROYCE DEVELOPERS PVT. LTD.

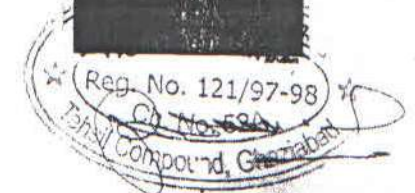
[Signature]

Director

Sul Khane



Vasya



(11)

VENDOR

सुनील कुमार

VENDEE

For ROYCE DEVELOPERS PVT.

Om Singh
Authorized Signatory

For ROYCE DEVELOPERS PVT. LTD.

Direct
Director

WITNESSES :-

Sunil Kumar
1. Sunil Kumar
810 S.P. Khanna
107, Shastri Vihar
Delhi

Sunil Kumar

2. UDAYAN ANAND
56 LAKE SIDE
A-15 SECTOR-50
MAYAPUR

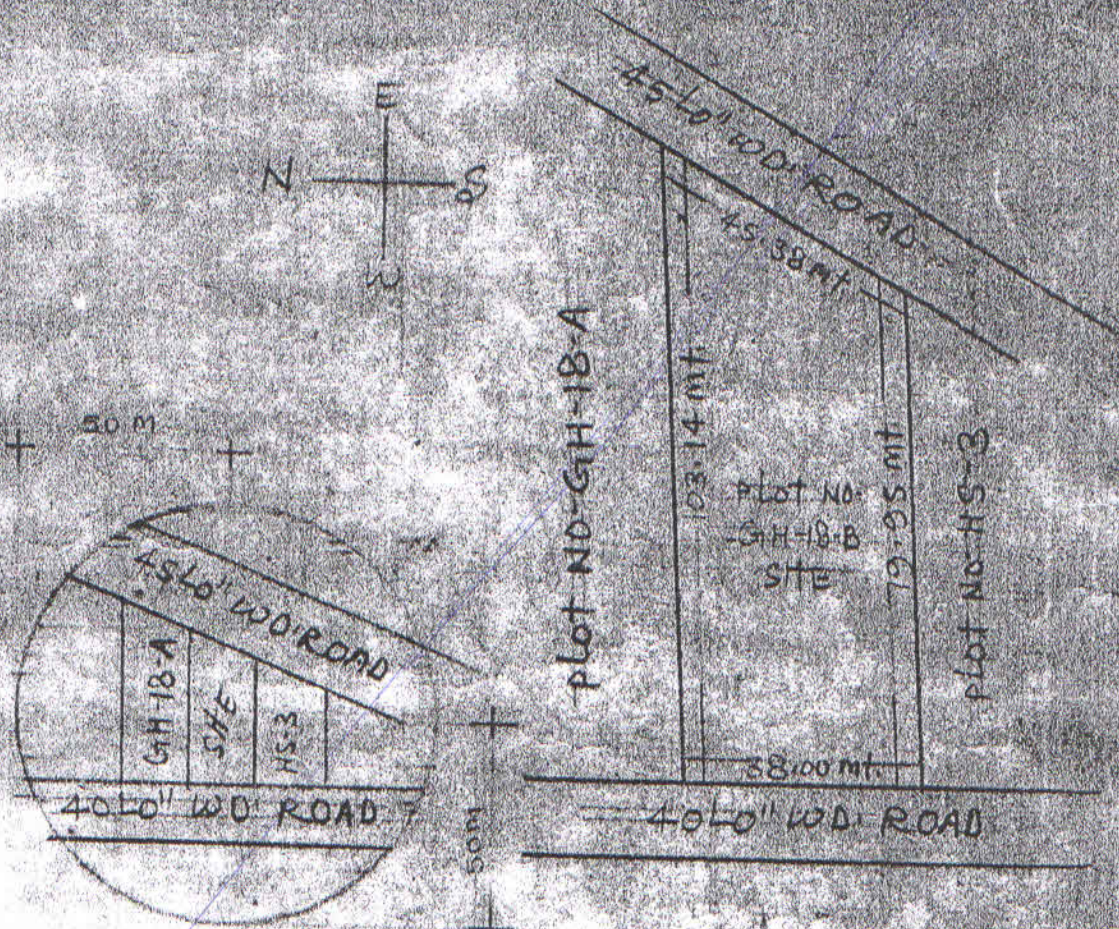
Udayan Anand

DRAFTED BY : RAMANAND GOEL, Document writer,
chamber No. 52-A, Tehsil Compound, Ghazibad.

7

SITE PLAN OF FREEHOLD RESIDENTIAL
 PLOT NO GH-18-B AT SECTOR-3
 RESIDENTIAL COLONY, VATSHALI
 GHAZIABAD (U.P.)

PLOT AREA = 3475.00 SQ. mt.



LOCATION PLAN

For ROYCE DEVELOPERS PVT. LTD.

[Signature]
 Director

For ROYCE DEVELOPERS PVT. LTD.

[Signature]
 Authorised Signatory

SETHI PAL SINGH
 A. ARCHITECT ENGINEER
 H.P.D.A. LIC NO. 40
 TEHSIL COMPOUND, GHAZIABAD
 MCE. - 9810175568

SELL SIGN

PURC. SIGN

(BASED ON DATA SUPPLIED BY OWNER)