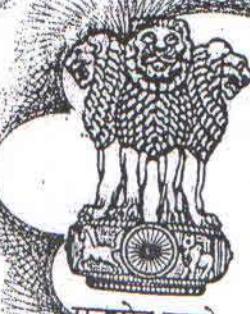


19393

INDIA NON JUDICIAL  
Government of Uttar Pradesh



नानासेव जयते

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.).

First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

e-Stamp



IN-UP0142789835198N  
30-Oct-2015 02:22 PM  
SHCIL (FI) / upshcilo1 / GHAZIABAD / UP-GZB  
SUBIN-UPUPSHCIL0101716691535722N  
MESSERS ROYCE DEVELOPERS PVT LTD  
Article 23 Conveyance  
PLOT NO-GH-18B SEC-3 VAISHALI GZB  
20,91,00,000  
(Twenty Crore Ninety One Lakh only)  
INDUBALA  
MESSERS ROYCE DEVELOPERS PVT LTD  
MESSERS ROYCE DEVELOPERS PVT LTD  
1,84,10,000  
(One Crore Eighty Four Lakh Ten Thousand only)

VERIFIED BY

Sub Registrar-IV  
Ghazababd

Digitized  
VERIFIED BY

Sub Registrar-IV  
Ghazababd

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

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

503 out

For ROYCE DEVELOPERS PVT LTD.

Oma Singh

Authorised Signature/  
XN 0002754383

ROYCE DEVELOPERS PVT LTD

Statutory Alert:  
1. The authenticity of this Stamp Certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com). Any discrepancy in the details on this Certificate and the details available on the website renders it invalid.  
2. The basis of checking the legitimacy is on the basis of the certificate.

(2)

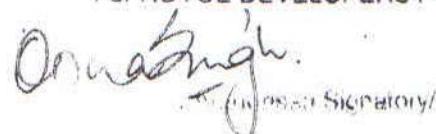
### BRIEF PARTICULARS OF SALE DEED

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}

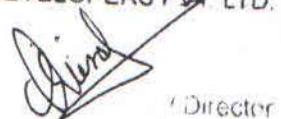
#### Boundaries of Plot :-

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.

  
Om Prakash Singh  
Managing Director

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*

*Authorised 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.

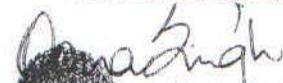
And whereas the Vendor have not conferred any rights of tenancy or otherwise in the aforesaid plot by any document whatsoever, and that the plot is fully in possession of the Vendor.

For ROYCE DEVELOPERS PVT LTD.



REDDY

For ROYCE DEVELOPERS PVT LTD



Om Prakash Singh  
Vice President  
Signatory/



NO. 121/97-98  
Ch. 10-52A  
10, Chawla

(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.

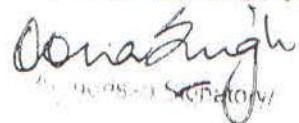
For ROYCE DEVELOPERS PVT LTD.



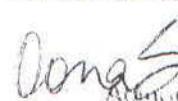
Director

2nd a/10/17

For ROYCE DEVELOPERS PVT LTD.

  
Secretary

For ROYCE DEVELOPERS PVT LTD.



(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.

*Om Prakash Singh*  
Authorised Signatory

*Shivam*  
Director

For ROYCE DEVELOPERS PVT. LTD.

Authorised Signatory/

For ROYCE DEVELOPERS PVT. LTD.

*Om Prakash Singh*  
Director  
Stamp No. 52A  
Date: 12/1/98  
Place: Ghaziabad  
No. 421/97-98



#### 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 LTD.

For ROYCE DEVELOPERS PVT LTD. *Arvind Singh*

## Introduction

- 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.

*S. Singh*

For ROYCE DEVELOPERS PVT. LTD.

*Suraj Singh*

For ROYCE DEVELOPERS PVT. LTD.

*Suraj Singh*

Director

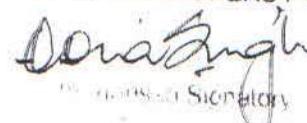
(9)

- 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, registration fees and the execution charges have been borne and paid the vendee.
- 10- That the vendee shall get the mutation 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.

  
Sonu Singh  
Managing Director

For ROYCE DEVELOPERS PVT LTD

  
Arvind  
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.

For ROYCE DEVELOPERS PVT. LTD.

*Dan Singh*

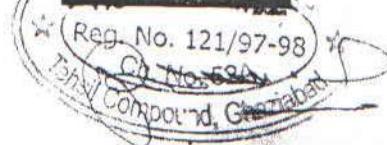
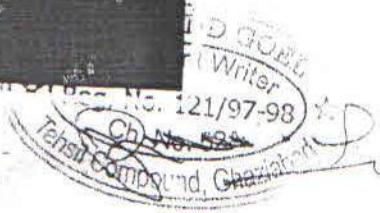
Non-Executive Signatory

For ROYCE DEVELOPERS PVT. LTD

*Abinash*

Director

*Sudhakar*



(11)

VENDOR

Suraj Singh

VENDEE

For ROYCE DEVELOPERS PVT.

Om Prakash Singh

Authorised Signatory/

For ROYCE DEVELOPERS PVT LTD

Shivendra Singh

Director

WITNESSES :-

Sudhakar  
S/o S. P. Khera  
107. Shastha Vihar  
Delhi

Sudhakar

2- UDDAN ANAND  
26 LINE 57 ANAND  
A-15 SECTION-58  
MOTI DA

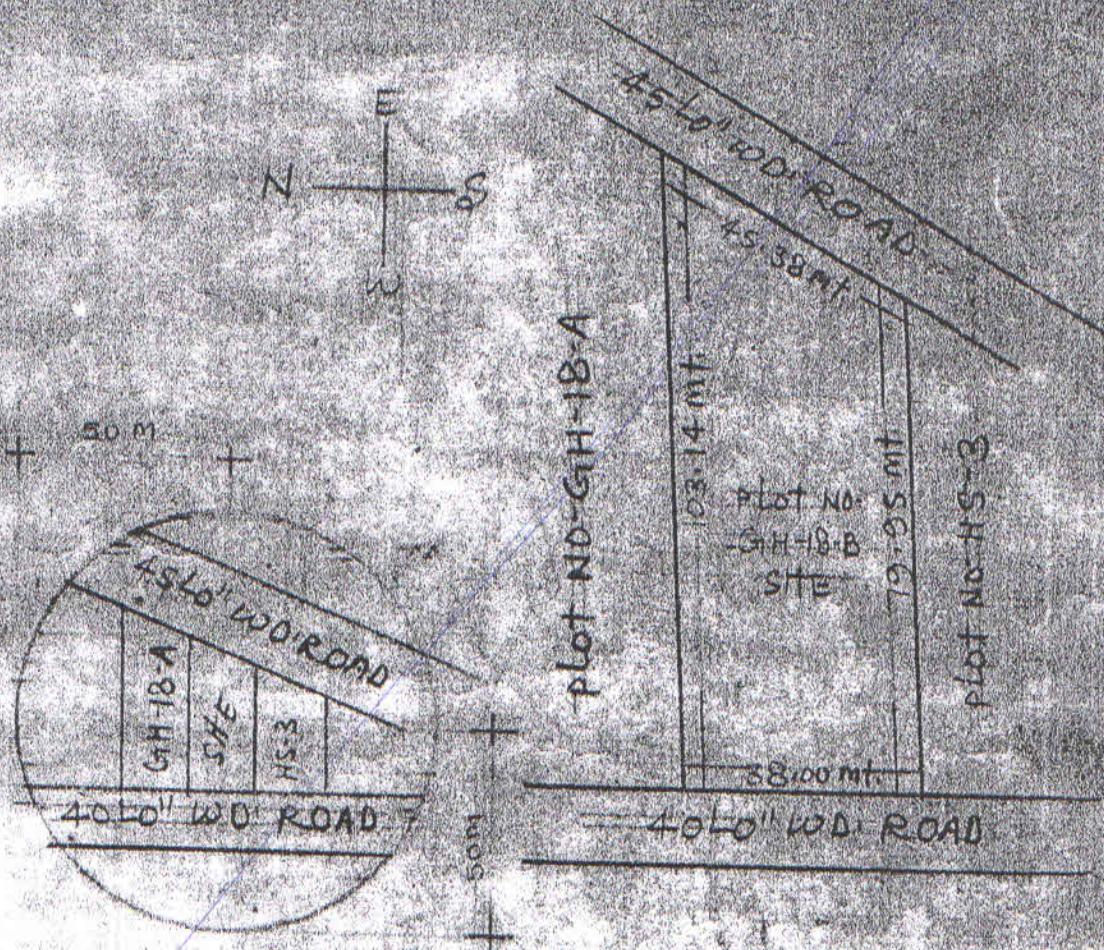
VS MPT

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  
GAZIABAD (U.P.)

PLOT. AREA = 3475.00 SQ. MT.



LOCATION PLATE

For ROYCE DEVELOPERS PVT. LTD.

Director

For ROYCE DEVELOPERS PVT. LTD.

  
Donab Singh  
Unlicensed Signatory

SELL SIGN

PURC. SIGN

(SIGNED ON ORG. SUPPLIED BY OWNER)

GETH PAL SINGH  
A. ARCHITECT ENGINEER  
H.P.D.A. LIC NO. 40  
TEHSIL COMPOUND, GAZIABAD  
M.C.B. - 981017556