

RINESH KUMAR
Advocate

3331323

5290



उत्तर प्रदेश UTTAR PRADESH

C 629864

BRIEF PARTICULAR OF SALE DEED

Nature of Property : Agricultural
Ward/Pargana : Dasna
Mohalla/Village : Shahpur Bambetha
Pargana : Dasna
Tehsil & Distt. : Ghaziabad

For Sale

For M G K ESTATE PVT. LTD.

(Appd. Signatory)



उत्तर प्रदेश UTTAR PRADESH

C 629863

Detail of Property : Land
Type of Property : Land

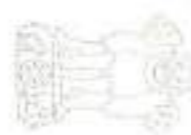
For M C K ESTATE PVT. LTD.

(Auth. Signatory)

For SURYA INVESTMENTS LTD.

(Auth. Signatory)

Sr. No. 874
Re. No. 06 JUN 2013
A/c. In Stamp No. 022
Office of the Treasurer
District



विकेता

Registration No: 5290

Year: 2,013

Book No.:

1

0101 श्री पूर्णकै पर्यटन द्वारा रोहित भर्मा

का पत्र पत्र भर्मा

श्री-02 वाराणसी जिल्ला

व्यक्ति/समा/सत्री



Signature





उत्तर प्रदेश UTTAR PRADESH

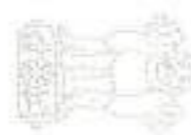
C 629862

Measuring of property: area 1.0518 hectare
 Collector Rate : Rs. 1,00,00,000/- per acre
 As per sector rate : Rs. 2,59,91,000/-
 Sale consideration : Rs. 6,57,37,500/-
 Stamp duty paid : Rs. 46,01,900/-

For MGN STATE PVT. LTD.
 (Auth. Signatory)

For SURVA... PVT. LTD.
 (Auth. Signatory)

Sr. No. 856
Rs. 877
Add. in Stamp No. 08 JIN 0777
Office of the Treasury
Gwalior



शेता

Registration No. : 5290

Year : 2013

Book No. : 1

0201 श्री सुंद देवरा स्वामयर्षी द्वारा आशोक चण्डीवा

राजगुणार चण्डीवा

एत-25 श्रीन चण्डीवा

आपुर/आपुर/श्री

Kashish





उत्तर प्रदेश UTTAR PRADESH

C 629861

C 629861

SALE DEED

Total sale consideration Rs. 6,57,37,500/-
According to Sector Rs. 46,01,900/- Out of which Rs. 13,14,900/-
paid at the time of agreement to sell dated 21-05-2013 entered in Book
No. I volume 11075 pages 21/348 document No. 4694 dated 21-05-2013
in the office of Sub-Registrar -I Ghaziabad and balance stamp duty of Rs.
32,87,000/- paid on this deed of sale and a correction deed was also
executed between the parties dated 27-05-2013 entered in book no. 1
volume 11092 pages 295/304 document no. 4866 dated 27-05-2013 in the
office of sub registrar -I Ghaziabad and balance stamp duty of Rs.
32,87,000/- paid on this deed of sale.

For M G ESTATE PVT. LTD.

Auth. Signatory

For SURYA VAIDYANATHAN PVT. LTD.

Director/ Auth. Signatory



Sr. No.	021
Re.	
Adm. In Stamp No.	06 JUN 2020
Office of TPO/Inspector	
Chennai	





उत्तर प्रदेश UTTAR PRADESH

C 629860

Details of Land

The Agriculture land admeasuring 1.0518 hectare of land comprised within various khasra nos. 1523M area 0.1010 hectare, 1518M area 0.1640 hectare 1526 area 0.3790 hectare and 1536 area 0.4078 hectare (total khasra No. 4 total area 1.0518 Hectare situated at Village Shahpur Bamhetha, Pargna Dasna, Tehsil & Distt. Ghaziabad U.P. (hereinafter referred to as the "Land")

For M G K ESTATE PVT. LTD

For SURYA VASUDEVAN PVT. LTD.
Director / Auth. Signatory

RINEESH KUMAR

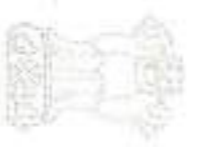
Advocate
Enrollment No. 17703
Tehsil Ghaziabad



(Auth. Signatory)



Office of The Treasurer
Chennai
06 JUN 2018
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उत्तर प्रदेश UTTAR PRADESH

C 629859

C 629859

The Land is agriculture land

The collector rate of the above said land is Rs. 1,00,00,000/- Per Acre.
And the farming is doing in 200 meter all around the Land

For SURYA VAISHNAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

For M G K ESTATE PVT. LTD.

(Auth. Signatory)

KUNESH KUMAR

Enrollment No. 12/03
Tehsil Gopaband



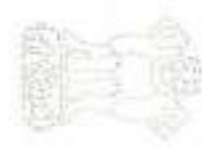
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Pa. _____
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OFFICE OF THE TENDERS
COMMISSIONER
KARNATAKA





उत्तर प्रदेश UTTAR PRADESH

C 629858

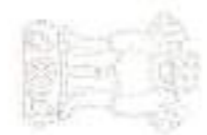
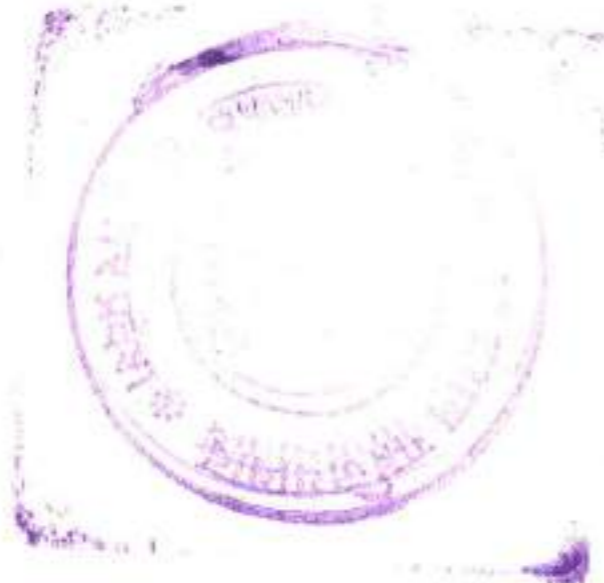
The Vendor and the Vendee do not belong to SC/ST.
The Land is not situated at any main road, NH and link road.

[Signature]
For SURYA VAIGHAV DEVELOPERS PVT. LTD.
Director / Auth. Signatory

For M G K ESTATE PVT. LTD
[Signature]
(Auth. Signatory)

Office of the
Registrar
of Companies
New Delhi

Sl. No. 88
No. 87
Add. to Stamp No. 08 JUN 2019





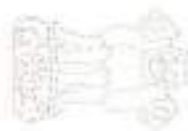
THIS SALE DEED ("Sale Deed") is made and executed at Ghaziabad on this 6th day of June, 2013.

For M G ESTATE PVT. LTD.

[Signature]
Auth. signature

For SURYA VAIBHAV DEVELOPERS PVT. LTD.
[Signature]
Director / Auth. Signatory

Sr. No. 080
Re. 87
Add. to Stamp No. 08
08 JUN 2019
Office of the Treasury
Chartered
Cashier





BY

M/s. MGK Estate Pvt Ltd., a company incorporated under the Indian Companies Act, 1956 and having its registered office at D - 32, Laxmi Nagar, Main Vikas Marg, New Delhi, 110092 acting through its authorized signatory Sh. Rohit Bhasin S/o. Late N.M.Bhasin vide resolution dated 06/06/2012 which is valid till today (hereinafter referred to as "Vendor" which expression shall include its successors in interest, executors and assigns) AAACM8269J

For M G K ESTATE PVT. LTD.

(Authorized Signatory)

For SURYA VADHAW DEVELOPERS PVT. LTD.

Director / Auth. Signatory



CHIEF TREASURER
उत्तर प्रदेश UTTAR PRADESH

C 629855

C 629855

IN FAVOUR OF

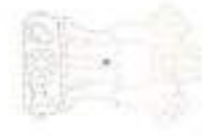
M/s Surya Vaibhav Developers Pvt. Ltd. a company incorporated under the Indian Companies Act, 1956 and having its registered office at S-25, Green Park, New Delhi-110016 acting through its Authorised Signatory Sh. Shashank Varshney s/o Sh. Raj Kumar Varshney vide resolution dated 21/05/2013 which is valid till today (hereinafter referred to as "Vendee" which expression shall include its successors in interest, executors and permitted assigns). **AJCS3424N**

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

M G K ESTATE PVT. LTD
(Auth. Signatory)

Director / Auth. Signatory

Sr. No. _____
Rs. _____
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06 JUN 77
Office of The Treasury
Chattisgarh
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 629854

Vendor and Vendee shall, wherever the context requires, hereinafter be referred to individually as "Party" and collectively as "Parties".

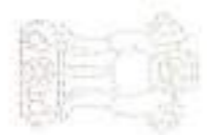
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

For M G ESTATE PVT. LTD.

(Auth. Signatory)

ST. No.
Rs.
Acct. in Stamp No. 807
06 JUN 1919
Office of the Treasury
Glazehed
Cashier





CHIEF TREASURER, GOVT. OF UTTAR PRADESH

C 629853

WHEREAS

A. Vendor is the lawful owner and in absolute possession of land admeasuring 1.0518 hectares comprised within various khasra nos. 1523M area 0.1010 hectare, 1518M area 0.1640 hectare 1526 area 0.3790 hectare and 1536 area 0.4078 hectare (total khasra No. 4 total area 1.0518 Hectares), situated at Village Shahpur Bambetha, Pargna Dasna, Tehsil & Distt. Ghaziabad U.P. (hereinafter referred to as the "Land")

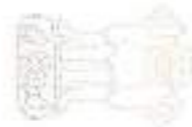
for M G K ESTATES PVT. LTD

(Auth. Signatory)

For SURYA VAISHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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06 JUN 2013
Office of The Treasury
Chennai
Cashier





B. The Vendee is interested in purchasing the Land and has approached the Vendor and the Vendor has agreed to sell the Land (on as is where as basis)

For M G K ESTATE PVT.

(Authorized Signatory)

For SURYA VAISHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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06 JUN 2019
Office of the Treasury
Chennai
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 629851

C 629851

C. The Vendor and the Vendee have entered into an agreement to sell with respect to the Land entered in Book No. I volume 11075 pages 221/348 document No. 4694 dated 21-05-2013 in the office of Sub-Registrar -I Ghaziabad ("Agreement") and the Vendee has paid Rs.20,00,000/- (Rupees Twenty Lacs only) as earnest money on the execution of the Agreement vide cheque no. 004025 dated 14th May 2013 drawn on Punjab & Sind Bank ,New Delhi,

For M G K ESTATE PVT. LTD.

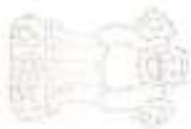
(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory



OF No.
 For
 Add. to D.O. No.
 06 JUN 2019
 Office of the Treasury
 Chhattisgarh
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D. The Parties have also entered into a correction deed with respect to the Agreement, entered in book no. 1 volume 11092 pages 295/304 document no. 4866 dated 27-05-2013 in the office of sub registrar -J Ghaziabad

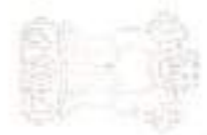
For M G K ESTABLISHMENTS PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sl. No. 885
Add. In Stamp No. 032
06 JUN 2013
Office of The Treasury
Chandigarh
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 629849

C 629849

E. The Parties with the intent to complete the sale as stipulated in the Agreement hereby enter into this Sale Deed on the terms and conditions set-forth hereinafter.

For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

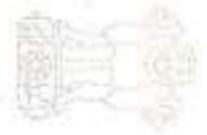
Director / Auth. Signatory

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Rs _____
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06 JUN 2013
Office of Treasary
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Cashier

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उत्तर प्रदेश-UTTAR PRADESH

C 629848

C 629848

NOW THIS SALE DEED WITNESS AS UNDER

1. That the Vendor hereby sells, transfers and conveys the Land (on as is where as basis) to the Vendee along with all ownership rights of the said Land.

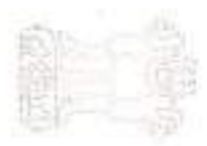
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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Add. In Stamp No. 202
06 JUN 2019
Office of the Treasury
Ghazabad
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 629847

C 629847

2. That the Vendor hereby sells, transfers and conveys the Land (on as is where as basis) to the Vendee for a consideration of Rs. 6,57,37,500/- (Rupees Six Crore Fifty Seven Lac Thirty Seven Thousand Five Hundred only) The Vendor hereby admits and acknowledges the receipt of the said consideration having received the same in the following manner:

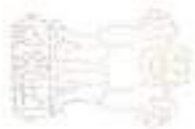
For M G K ESTATE PVT. LTD

Auth. Signatory

For SURYA VASHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sl. No. _____
Rs. _____
Date: 06 JUN 2019
Office of The Treasury
Ghaziabad
Cashier





उत्तर प्रदेश-UTTAR PRADESH

C 629846

C 629846

- i. Rs. 20,00,000/- (Rupees Twenty Lacs only) as earnest money on the execution of the Agreement to sell dated 21.05.2013 vide cheque no. 004025 dated 14th May 2013 drawn on Punjab & Sind Bank, New Delhi
- ii. Rs. 5,75,00,000/- by way of draft no. 411061 dated 06-06-2013 drawn on Punjab & Sind Bank, New Delhi
- iii. Rs. 62,37,500/- by way of Ch. no. 004034 dated 06-06-2013 drawn on Punjab & Sind Bank, New Delhi

For M G K ESTATE PVT. LTD

(Auth, Signat: ry)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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No. 06.11.11
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Office of The Treasury
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उत्तर प्रदेश UTTAR PRADESH

C 629845

C 629845

3. The Vendor represents that as of date, the Vendor at his own instance is not a party to a transaction relating to sale, mortgage, hypothecation, pledge, gift, dispute, litigation or injunction with any third party in regard to the ownership of the Land and the Vendor is the legal owner and fully authorised to transfer the Land in favour of the Vendee.

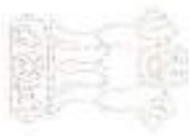
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAISHAN DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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Date in Stamp No. **06 JUN 2019**
Office of The Treasury
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उत्तर प्रदेश UTTAR PRADESH

C 629844

4. The Vendor has this day delivered vacant peaceful possession of the Land to the Vendee and Vendee hereby confirms to have taken over the same to their complete satisfaction.

For M G K ESTATE PVT. LTD

(Auth Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 629843

C 629843

5. The Vendor hereby covenant that they shall sign, verify and execute such further documents as are required so as to effectively transfer/mutate the Land unto and in favour of the Vendee in the concerned departments.

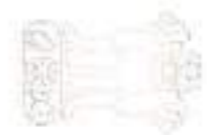
For M G K ESTATE PVT. LTD.

(Auth Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr No
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Acct. in Stamp No. **045**
06 JUN 2015
Office of the Treasury
Ghaziabad
Cashier





6. The Vendee hereby confirms to have verified and examined the title documents/deeds in relation to the Land and have proceeded to purchase the Land after having fully satisfied themselves in all respects. The original title deeds and all other papers in respect of the Land have been handed over to the Vendee and the Vendee hereby confirms to have received the same to its full satisfaction.

For MGC ESTATE PVT. LTD.

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr. No. _____
No. _____
Add. to Stamp No. _____
Office of T.T. & Treasury
Ghaziabad
Cashier

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7. The Vendee hereby becomes the owner of the Land and has full right to use, to sell, to mortgage, to transfer, to gift, and to use the Land

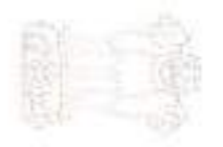
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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8. The Vendor has confirmed that in case the Vendee is put to any monetary loss, harm or injury or loss of property on account of any representations made by the Vendor found to be untrue or on account of suppression of any material facts pertaining to the title of the Land, the Vendor shall indemnify and keep indemnified the Vendee in respect of any such loss.

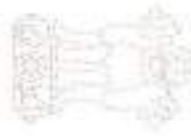
For M G K ESTATE PVT. LTD.

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr. No. _____
No. _____
Add. in Stamp No. 852
06 JUN 2019
Office of the Treasury
Chhattdad
Cashier



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