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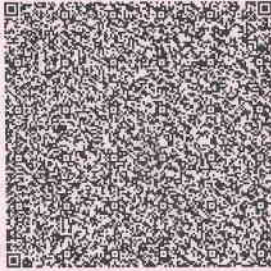


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP05643678084902R
Certificate Issued Date : 07-Feb-2019 04:28 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0106733923245116R
Purchased by : UNINAV DEVELOPERS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : LAND BEARING KHASRA NOS.1085,1089,1091,1091/1 SITUATED
IN VILLAGE NOOR NAGAR TEHSIL AND DISTRICT GZB
Consideration Price (Rs.) :
First Party : SANGWAN HEIGHTS PVT LTD
Second Party : UNINAV DEVELOPERS PVT LTD
Stamp Duty Paid By : UNINAV DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.) : 1,50,20,000
(One Crore Fifty Lakh Twenty Thousand only)



Verified By

(Vineet Kumar
R C , Sadar line
Ghaziabad

LOCKED BY

S.R.O.-IInd
Ghaziabad

Please write or type below this line

For SANGWAN HEIGHTS PVT. LTD.

Director

For UNINAV DEVELOPERS PVT. LTD.

Director

(16) pages

TQ 0007952553

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHS

श्री २०००



भारत गणराज्य



000732523

Description of Stamp Duty Paid :-

(Stamp duty paid As per G.O. of Uttar Pradesh Govt. No. V.K.NI.-5-2756/11-2008-500(1165)/2007 Lucknow Dated 30.06.2008.)

(Stamp duty paid through e-Stamp Certificate No. IN-UP05643678084902R Dated 07/02/2019 of Rs.1,50,20,000/-)

BRIEF PARTICULARS OF SALE DEED

1. Type of Property : Land/Plot
2. Pargna : Loni
3. Mohalla / Village : Noor Nagar, Ghaziabad
4. Description of Property : **Khasra No. 1085, 1089, 1091 & 1091/1**, Village Noor Nagar, Pargna Loni, Tehsil & District, Ghaziabad, Uttar Pradesh, hereinafter referred to as Said "Property".
5. Measuring of Property : **10,216.84 Sq. Mtr. or 12,219.63 Sq. Yard.** (Approximately).
6. Status of access Road : 45 Mtr. Wide
7. Govt. Circle Rate (Land) : Rs. 21,000/- Sq. Mtr.(for 1000 Sq. Mtr.)
Rs. 14,700/- Sq. Mtr.(for 9216.84 Sq. Mtr.)
8. Consideration Amount of Sale : Rs. **21,45,53,640/-**
9. Total Value in which Stamp Duty paid : Rs. **21,45,53,640/-**
10. Government value : Rs. **15,64,87,548/-**
11. Stamp Duty Paid : Rs. **1,50,20,000/-**

SALE DEED

This SALE DEED is made and executed at Ghaziabad on this 11th day of February 2019

For SANGWAN HEIGHTS PVT. LTD.


Director

For UNINAV DEVELOPERS PVT. LTD.


Director

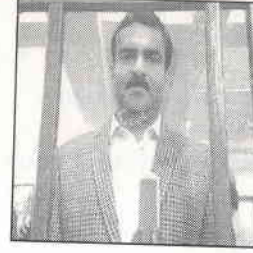
विक्रय पत्र

प्रतिफल- 214553632 स्टाम्प शुल्क- 15020000 बाजारी मूल्य - 214553640 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 100 योग : 20100

श्री यूनीनव डवलपर्स प्रा० लि० द्वारा
अनूप गर्ग अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सुमेरु चंद गर्ग
व्यवसाय : अन्य

निवासी: 330, फ़र्स्ट फ़्लोर, पटपड़गंज, एफ़०आई०ई० दिल्ली

Am-2p



श्री, यूनीनव डवलपर्स प्रा० लि० द्वारा

अनूप गर्ग अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 11/02/2019 एवं
11:31:04 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा सुबिनकुमार एस०
उप निबंधक :सदर द्वितीय
गाजियाबाद
11/02/2019

विनीत कुमार -
कनिष्ठ सहायक (निबंधन) - नियमित



By

M/s SANGWAN HEIGHTS PVT. LTD. (earlier known as M/s Shreya Developwell Pvt. Ltd.) a company registered under companies Act, 1956. (CIN No. U45201DL2005PTC134257) and having its registered office at 210 & 211, Second Floor, Harsha Corner Complex, DDA L.S.C. Gazipur Delhi-110096 through its Director **Mr. PANKAJ CHAUHAN (DIN No. 01327061)** S/o **Late Nehru Singh Chauhan** R/o B-105, Chander Nagar, Ghaziabad-201011 who has been authorized by the company to deal each time regarding the sale of property in question and execute sale deed, vide its resolution passed in the meeting of its Board of Directors held on **01.12.2018** (hereinafter referred to as the Vendor which expression shall unless it be repugnant to the context or meaning thereof by deemed to mean and included its successors, shareholders, nominee, representative, administrators, executors and permitted assigns and all those claiming through it) of the First Part of Sale Deed.

PAN No. AAJCS5776R

Aadhar No. 905713897193

AND

M/s UNINAV DEVELOPERS PVT. LTD. a company registered under companies Act 1956, (CIN No. U70102DL2011PTC217470) and having its registered office at 330, First Floor Patparganj Functional Industrial Estate, Delhi-110092 through its Director **Mr. ANOOP GARG (DIN No. 01941972)** S/o **Sh. Sumer Chand Garg**, duly authorised vide Board of Directors' Resolution dated **04.12.2018** (hereinafter referred to as Vendee which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominee, representative, administrators, executors and permitted assigns) of the Second Part of Sale Deed.

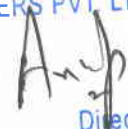
PAN No. AAPCS6124B

Aadhar No. 918023273964

For **SANGWAN HEIGHTS PVT. LTD.**


Director

For **UNINAV DEVELOPERS PVT. LTD.**


Director

**निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1**

श्री सांगवान हाईटस प्रा० लि० के द्वारा पंकज चौहान, पुत्र श्री
नेहरू सिंह चौहान

निवासी: 210-211, सेकंड फ्लोर, हर्षा कॉर्नर कॉम्प्लेक्स,
डीडीए एलएससी गाजीपुर दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री यूनीनव डवलपर्स प्रा० लि० के द्वारा अनूप गर्ग, पुत्र श्री सुमेर
चंद गर्ग

निवासी: 330, फ़र्स्ट फ्लोर, पटपड़गंज, एफ़०आई०ई० दिल्ली

व्यवसाय: अन्य



**ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1**

श्री संजय, पुत्र श्री विशम्बर

निवासी: 33, महरोली-1, गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री सचिन कुमार यादव, पुत्र श्री प्रदीप कुमार यादव

निवासी: 5, पंच विहार कॉलोनी, चिपियाना, नैनीताल, उत्तर
उत्तर प्रदेश

व्यवसाय: अन्य



रजिस्ट्रार अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।
टिप्पणी :

शर्मा नविन कुमार एस०
उपनिबंधक : सदर द्वितीय
गाजियाबाद

विनीत कुमार -
कनिष्ठ सहायक (निबंधन) - नियमित

DETAILS OF PROPERTY

The Land Khasra No.1085, area 3270 sq. Mtr., Khasra No.1089, area 6640.34 sq. Mtr., Khasra No.1091, area 189 sq. Mtr. & Khasra No.1091/1, area 117.50 sq. Mtr., total area 10216.84 sq. Meter or 12219.63 Sq. Yards situated at Village Noor Nagar, Pargna Loni, Tehsil & District, Ghaziabad, Uttar Pradesh, hereinafter referred to as Said "Property".

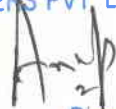
- A) The First Part of sale deed i.e. Vendor represents and informs to the Second Party i.e. Vendee that the Vendor has ownership rights over the said property in question, i.e. Property related to Khasra No.1085, area 0.8990 Hector, Khasra No.1089, area 4.5600 Hector total area 5.4590 Hector, situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad was under the ownership of Shri Bheem Singh, Shri Shyam Singh & Shri Surender Singh all S/o Shri Mool Chand all R/o Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad alongwith others, as per revenue record in heritance.
- B) Whereas Shri Bheem Singh & Shri Shyam Singh both S/o Shri Mool Chand, executed an agreement to sale for an area of 2.7295 Hector & Shri Surender Singh S/o Shri Mool Chand executed an agreement to sale for an area of 0.6823 Hector total area 3.4118 Hector situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad in favour of M/s Shreya Developwell Pvt. Ltd. a company registered under companies Act, 1956 having its registered office at 166-A, Pratap Nagar, Second Floor, Mayur Vihar Phase-2 Delhi through Shri Manoj Sharma S/o Late J.P. Sharma, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. 1, Jild

For SANGWAN HEIGHTS PVT. LTD.



Director

For UNINAV DEVELOPERS PVT. LTD.



Director





No.2348, Pages No.228 to 334, at Serial No.3583, dated 24.03.2006 and also executed a sale deed between both same parties, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No.2453, Pages No.315 to 506, at Serial No.6795, dated 02.06.2006, accordingly M/s Shreya Developwell Pvt. Ltd. got mutation in the revenue record. Thereafter the name of M/s ShreyaDevelopwell Pvt. Ltd. has been changed as M/s Sangwan Heights Pvt. Ltd. vide fresh certificate of incorporation consequent upon change of name has been mutation in revenue record on 27.01.2014. As such M/s Sangwan Heights Pvt. Ltd. became owner of the said property.

C) The First Part of sale deed i.e. Vendor represents and informs to the Second Party i.e. Vendee that the Vendor has ownership rights over the said property in question, i.e. Property related to Khasra No.1091, area 0.21965 Hector, situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad was under the ownership of Shri Om Prakash S/o Shri Shankar R/o Village MakramatpurSikrod, Tehsil & Distt. Ghaziabad, as per revenue record in heritance.

D) Whereas Shri Om Prakash S/o Shri Shankar executed an agreement to sale for the said property in favour of M/s ShreyaDevelopwell Pvt. Ltd. through Shri Manoj Sharma S/o Late J.P. Sharma, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No.2348, Pages No.195 to 227, at Serial No.3582, dated 24.03.2006 and a sale deed between both same parties is also executed, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. I, Jild No.2453, Pages No.287 to 314, at Serial No.6794, dated 02.06.2006. Further M/s Shreya Developwell Pvt. Ltd. got mutation in revenue record.

For SANGWAN HEIGHTS PVT. LTD.


Director

For UNINAV DEVELOPERS PVT. LTD.

Director



MOHD. JALIL
Advocate
Ch. No. 1091
Ghaziabad





- E) Whereas M/s Sangwan Heights Pvt. Ltd., purchased the a part of land area 117.50 sq. Mtr. related to Khasra No.1091/1, from Mr. Prabhu Dayal Dhaka S/o Shri G.R. Dhaka vide sale deed dated 09.02.2016, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. 1, Jild No.10717, Pages No.235 to 320, at Serial No.1457, dated 09.02.2016, and Mr. Prabhu Dayal Dhaka S/o Shri G.R. Dhaka purchased the said property from M/s Shorya Estates Pvt. Ltd. earlier known as M/s Niti Shree Buildtech Pvt. Ltd., vide sale deed dated 08.04.2015, which is duly registered with the office of Sub-Registrar, Ghaziabad, vide entry in book No. 1, Jild No.9544, Pages No.321 to 390, at Serial No.4415, dated 08.04.2015, accordingly M/s Sangwan Heights Pvt. Ltd got mutation in the revenue record.
- F) Whereas the first party (M/s Shreya Developwell Pvt. Ltd. now known as M/s Sangwan Heights Pvt. Ltd.) has executed a sale deed regarding the part of land related to Khasra No.1085, area 3553 sq. Mtr. & Khasra No.1089, area 1647 sq. Mtr., total area 5200 sq. Mtr. situated at Village Noor Nagar, Pargna Loni, Tehsil & Distt. Ghaziabad, in favour of M/s Elicalnfracon Private Limited, a company registered under companies Act, 1956 having its office at A-72, Gali No.02, Nathu Colony, Shahadra, Delhi through its Director Shri Sant Gopal Arora So Shri Kishan Lal Arora R/o C-77, Shalimar Garden Extension-2, Sahibabad, Ghaziabad, which is duly registered with the office of Sub-registrar, Ghaziabad vide Book No. 1, Jild No.3843, Pages No.141 to 426, Sr. No.1350, dated 04.03.2010.
- G) The Vendor has represented to the Vendee that the Scheduled Land owned by Vendor with clear marketable title and the said land is free from all charges, liens, encumbrances, mortgages, litigation, acquisition, prior agreements etc. and that the Vendor is fully empowered and entitled to grant, convey and transfer all its rights, title and interest in the Scheduled Area of the Land in favour of the Vendee without seeking any permission from any third party or regulatory authority.

For SANGWAN HEIGHTS PVT. LTD.

 Director

For UNINAV DEVELOPERS PVT. LTD.

 Director
6



H) The Vendor has further represented to the Vendee that the Vendor is in physical, peaceful and vacant possession of the Scheduled land and the Vendor has not enter into any agreement of any nature, whatsoever for sale purchase, transfer or assignment of any rights of the Vendor in respect of the Scheduled land in favour of any party other than the Vendee and aforesaid representations and believing the same be true, correct and complete, the Vendee has agreed to purchase the said land through execution of this Sale Deed.

WITNESSTH NOW THIS DOCUMENT AS UNDER:-

1. That the Vendor has agreed to sale the part of property related to Khasra No.1085, area 3270 sq. Mtr., Khasra No.1089, area 6640.34 sq. Mtr., Khasra No.1091, area 189 sq. Mtr. & Khasra No.1091/1, area 117.50 sq. Mtr., total area 10216.84 sq. Meter or 12219.63 Sq. Yards out of total area of vendor i.e. 36432 Sq. Meter to the Vendee and the Vendee also agree to purchase the above property @ Rs.21,000.00 per Sq. Mtr. for a total sale consideration of Rs.21,45,53,640.00 (Rupees Twenty One Crore Forty Five Lakh Fifty Three Thousand Six Hundred Forty Only) and site plan annexed to this Sale Deed as defined hereinabove as Scheduled Area and which is bounded as under :-

ON THE NORTH BY: Raj Garden City (Other Land)
ON THE SOUTH BY: 45 Mtr. Road
ON THE EAST BY : Sangwan Heights (Group Housing) Part of
Khasra No. 1085 & 1089
ON THE WEST BY : Khasra No. 1077 (Other Land)

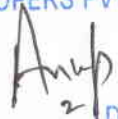
2. That the complete sale consideration amount of Rs. 21,45,53,640.00 (Rupees Twenty One Crore, Forty Five Lakh, Fifty Three Thousand, Six Hundred & Forty Only) has been duly paid by the Vendee to the Vendor and the Vendor has received the entire sale consideration amount of the sale deed as per the schedule given below, as full and final sale consideration of the said property. The receipt of the same is hereby acknowledged by the vendor. Also Vendee has deposited total TDS of Rs.21,45,536.00 (Rupees Twenty One Lakh, Forty Five Thousand, Five Hundred & Thirty Six Only) through HDFC Bank vide Challan No.10888 (Rs.1,00,000.00), 17925 (Rs. 25,000.00), 01925 (Rs.20,20,536.00) Dated 04.01.2019, 04.02.2019 & 08.02.2019 respectively.

For SANGWAN HEIGHTS PVT. LTD.



Director

For UNINAV DEVELOPERS PVT. LTD.



Director

सं. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७
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श्री. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७

श्री. ११३३/१९७७ दि. ११/०५/७७

श्री. ११३३/१९७७ दि. ११/०५/७७
श्री. ११३३/१९७७ दि. ११/०५/७७
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श्री. ११३३/१९७७ दि. ११/०५/७७



3. That the Vendor has handed over the un-constructed, vacant and peaceful possession of the said land as per dimension mentioned in the annexed map and the same is accepted by the Vendee.
4. That the Vendee has become absolute owner without any interruption or disturbances by the vendor and possession holder of the above said property and has full right of ownership and possession to use and to sell the above said property in any manner, whatsoever.
5. That the Vendor has represented and confirmed that the said land, which is subject matter of the present sale deed is free from all sorts of encroachment and encumbrances, such as lien, mortgage, lease, gift, court or any other attachments, notice, notification dispute litigation etc. and that the Vendor is absolute owner, fully authorised and have legal capacity to transfer/sale the same in favour of the Vendee.
6. That the Vendor has assured and confirmed that the Vendor is rightful owner of the said property with full right to deal with same and in case the Vendee is put to any monetary loss, harm or injury or loss of property on account of any legal defect in the title or the Vendor or 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 said property, the Vendor shall indemnify unconditional and keep indemnified to the Vendee in respect of any such losses. If it proved otherwise or on account of any default of the Vendor, Vendee suffers any loss by way of whole or any part of property hereby conveyed is taken away from the possession of the Vendee then the Vendor shall be liable to make good the loss thus suffered, the Vendee entitling to recover the same from the Vendor whether from the movable or immovable assets of the vendor whatsoever and the Vendor further undertakes to keep the Vendee harmless saved and indemnified in all respect against the said property in question.
7. That the entire liability pertaining to the said property in any nature till the date of execution and registration of sale deed as well as in future, if any previous liability is raised by any authority like GDA, Municipal or any financial institution etc., shall be responsibility to pay and clear all the dues by the Vendor.
8. That Vendor hereby assures to the Vendee that the said property or any portion thereof is not at present affected by any Notice or Notification or Scheme of the Municipality/GDA or any other Body or Authorities, if it is found to be so affected, the Vendor hereby undertakes to refund the entire sale consideration alongwith interest, charge and costs as well as make good to the Vendee all losses, costs, damages etc. incurred by the Vendee as a result of and arising out of this transaction.

For SANGWAN HEIGHTS PVT. LTD.



Director

For UNINAV DEVELOPERS PVT. LTD.



Director

संख्या: १०८/१९८८

प्रति,
श्री. [Name] [Address]
[City] [State] [Pin Code]

प्रति,
श्री. [Name] [Address]
[City] [State] [Pin Code]

आपका आभार



IN WITNESS WHEREOF, the parties hereto have signed and executed the above deed on the day of the month and the year first above written in the presence of the following witnesses.

For SANGWAN HEIGHTS PVT. LTD.

Director
Vendor

For UNINAV DEVELOPERS PVT. LTD.

Director
Vendee

Witnesses

1. Sh. Sanjay S/o Shri Vishambar R/o 33, Mehroli-1, Ghaziabad.

2. Mr. Sachin Kumar Yadav S/o Sh. Pradeep Kumar Yadav R/o 5, panch vihar colony, chippyana, Ghaziabad.

3. Sh. Narendra S/o Shri Kali Charan Singh R/o 5/28, Chiranjeev Vihar, Sector-5, Ghaziabad

4. Sh. Rajiv Gupta S/o Shri Bhagwan Prasad Gupta R/o B/9, Surya Nagar, Ghaziabad.

MOHD. KHALID

Advocate

Ch. No. Tehsil Compound
Ghaziabad

बही संख्या 1 जिल्द संख्या 14988 के पृष्ठ 23 से 54 तक क्रमांक
2140 पर दिनांक 11/02/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Neha

शर्मा नविनकुमार एस0
उप निबंधक : सदर द्वितीय
गाजियाबाद
11/02/2019

