

RINESH KUMAR
Advocate

5290



उत्तर प्रदेश UTTAR PRADESH

C 629864

BRIEF PARTICULAR OF SALE DEED

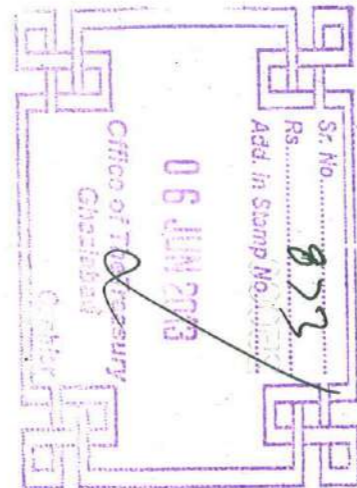
Nature of Property : Agricultural
Ward/Pargana : Dasna
Mohalla/Village : Shahpur Bamhetha
Pargana : Dasna
Tehsil & Distt. : Ghaziabad

For M G K ESTATE PVT. LTD

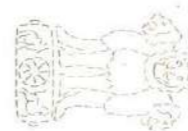
(Auth. Signatory)

For legal

For SURAJ



Rs. 50000/-



65,737,500.00 / 65,737,500.00

विक्रय पत्र

10,000.00

100

10,100.00

5,000

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग शब्द लगभग

प्रतिफल मालियत
श्री ३० सुर्य वैभव डवलपर्स द्वारा शशांक वार्डार्थ
पुत्र श्री राजकुमार वार्डार्थ
व्यवसाय व्यापार/अन्य/स्त्री
निवासी स्थायी एस-25 ग्रीन पार्क दिल्ली
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में
बंदे निबन्धन हेतु पेश किया।

दिनांक 7/6/2013

समय 12:29PM

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम

गाजियाबाद
7/6/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखनसार उक्त
विक्रेता

श्री ३० एमजीके एस्टेट द्वारा जेहित भस्मीन
पुत्र श्री स्वा एन एम भस्मीन
पेशा व्यापार/अन्य/स्त्री
निवासी डी-82 लक्ष्मीनगर दिल्ली

ने निष्पादन स्वीकार किया।
जिनकी पहचान श्री नितिन कौशिक
पुत्र श्री एस के कौशिक
पेशा व्यापार/अन्य/स्त्री

निवासी एक-147 से-23 संजयनगर गाबाद
व श्री रविन्द्र पाल सिंह
पुत्र श्री महेंद्र सिंह
पेशा व्यापार/अन्य/स्त्री
निवासी शिवा मॉल इन्दिरापुरम गाबाद
ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निबन्धानुसार किये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक, प्रथम

गाजियाबाद
7/6/2013





उत्तर प्रदेश UTTAR PRADESH

C 629863

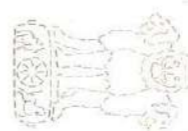
Detail of Property : Land
 Type of Property : Land

For M C K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA M... PVT. LTD.

Director, Auth. Signatory



विक्रान्त

Registration No.: 5290

Year: 2,013

Book No.:

1

0101 श्री0 एमजीके एस्टेट द्वारा रोहित भसीन

स्व एन एम भसीन
श्री-32 लक्ष्मीनगर दिल्ली
बापुग/अन्य/स्त्री



Rohit Bhasin





उत्तर प्रदेश UTTAR PRADESH

C 629862

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 M G K STATE PVT. LTD.

(Auth. Signatory)

For SURYA VAIRAGI INDUSTRIES PVT. LTD.

Director / Auth. Signatory

Sr. No. 856
Rs. 877
Add. In Stamp No. 877
06 JUN 2013
Office of The Treasury
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केता

Registration No. : 5290

Year : 2,013

Book No. : 1

0201 श्री0 सुर्य वैभव डवलपर्स द्वारा शाशांक वर्मा

राजकुमार वर्मा

एस-25 ग्रीन पार्क दिल्ली

व्यापार/अन्य/स्त्री

Kasauli





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. I
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 K ESTATE PVT. LTD.

(Auth. Signatory)

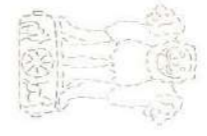
For SURYA VAISHNVI OFFICES PVT. LTD.

(Director/ Auth. Signatory)



भारत सरकार

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Rs.	872
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06 JUN 2012	
Office of the Treasurer, Chandigarh	





उत्तर प्रदेश UTTAR PRADESH

C 629860

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.

RINESH KUMAR

Advocate
Enrollment No. P/977/03
Tehsil Ghaziabad



(Auth. Signatory)

For SURYA VAIENTA PVT. LTD.

Director / Auth. Signatory

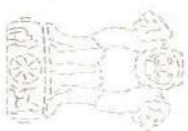


Office of The Treasurer,
Chandernagore

06 JUN 2019

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उत्तर प्रदेश UTTAR PRADESH

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 VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

For M G K ESTATE PVT. LTD

(Auth. Signatory)

RINESH KUMAR

Associate

Enrollment No. 1937/03

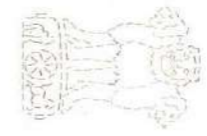
Tehsil Ghatkoti



Sr. No.
Rs. 870
Add. in Stamp No.
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Office of The Treasurer
GATEWAY



भारत सरकार





उत्तर प्रदेश UTTAR PRADESH

C 629858

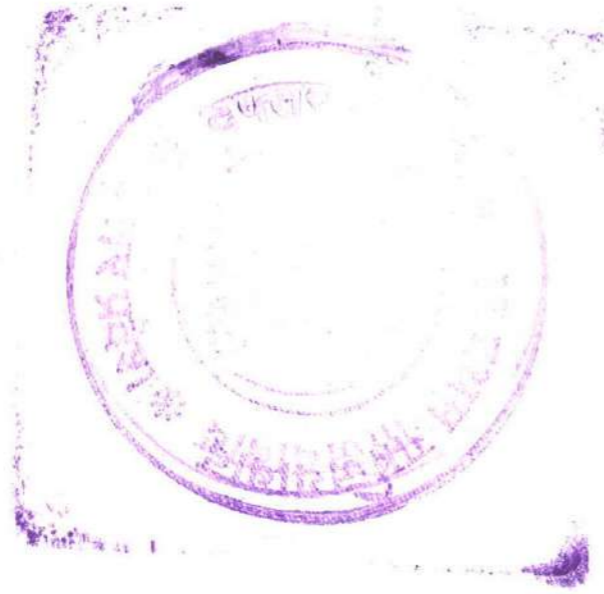
The Vendor and the Vendee do not belong to SC/ST.
The Land is not situated at any main road, NH and link road.

For M G K ESTATE PVT. LTD

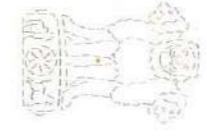
(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory



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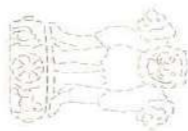


THIS SALE DEED ("Sale Deed") is made and executed at Ghaziabad on this 6th day of June, 2013.

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

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

Sr. No. 080
Rs. 87
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Office of the Treasury
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Cashier





CHIEF TREASURY OFFICER
उत्तर प्रदेश UTTAR PRADESH

C 629856

C 629856

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 06/06/2013 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.

(Auth. Signatory)

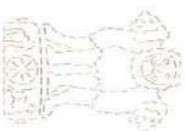
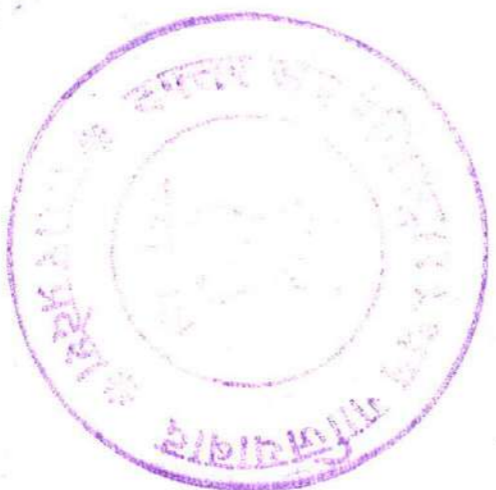
For SURYA VASHNAW DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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RS. _____
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Office of the Treasury
Chazishad
Cashier

06 JUN 2019

82





CHIEF TREASURY
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). AAJCS3424N

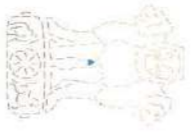
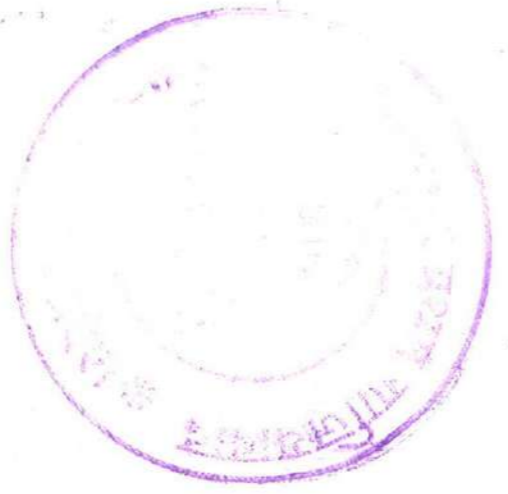
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

For M G K ESTATE PVT. LTD

(Auth. Signatory)

Director / Auth. Signatory

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Office of The Treasury
Chazalbad
Cashier





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

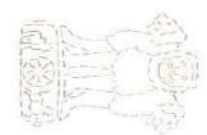
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr. No.
Rs.
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06 JUN 2013
Office of The Treasury
Ghazalabad
Cashier





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 Bamhetha, Pargna Dasna, Tehsil & Distt. Ghaziabad U.P. (hereinafter referred to as the "Land")

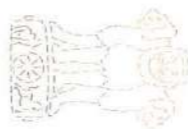
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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06 JUN 2013
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Ghazipur
Cashier



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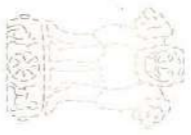


B. The Vendee is interested in purchasing the Land and has approached the Vendor and the Vendor has agreed to sell the Land (on as is where as basis)

For M G K ESTATE PVT. LTD.
(Authorized Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.
Director / Auth. Signatory

Sr. No.
Rs.
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06 JUN 2019
Office of The Treasury
Gharialbad
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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,

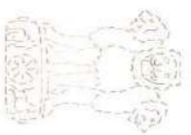
For M G K ESTATE PVT. LTD.

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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Office of The Treasury
Ghazibad
Cashier





उत्तर प्रदेश UTTAR PRADESH

C 629850

C 629850

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 -I Ghaziabad

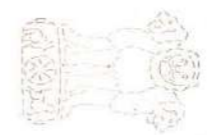
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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06 JUN 2013
Office of The Treasury
Ghaziabad
Cashier



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उत्तर प्रदेश UTIAR 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)

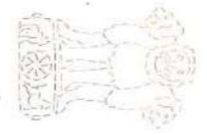
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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Office of The Treasury
Chazisbad
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06/06/2013





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.

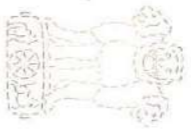
Director / Auth. Signatory

Office of the Treasury
Ghaziabad
Cashier

06 JUN 2019

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Sr. No. *854*





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

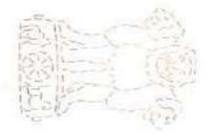
(Auth. Signatory)

For SURYA VAISHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

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Office of The Treasury
Ghaziabad
Cashier

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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

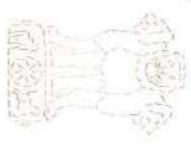
For SURYA VAIGHAV DEVELOPERS PVT. LTD.

(Auth, Signat ry)

Director / Auth. Signatory



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Rs. 877
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Office of The Treasury
Ghaziabad
Cashier





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.

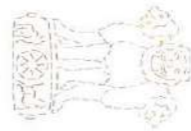
For M G K ESTATE PVT. LTD

(Auth. Signatory)

For SURYA VAISHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr. No.
Rs.
Add. in Stamp No.
06 JUN 2019
Office of The Treasury
Hazratnagar
Cashier





उत्तर प्रदेश-UTTAR PRADESH

C 629844

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)

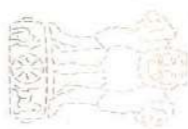
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory



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06 JUN 2013
Office of The Treasury Chazalabad
Cashier





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

(With Signatory)

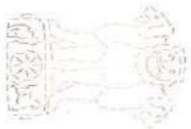
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory



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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.

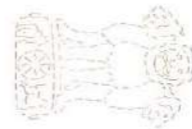
For MIC K ESTATE PVT. LTD.

(Auth. Signatory)

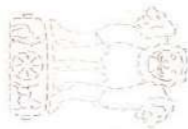
For SURYA VAIBHAV DEVELOPERS PVT. LTD.

Director / Auth. Signatory

Sr. No. 85
Rs.
Add. in Stamp No. 87
Office of the Treasury
Ghaziabad
Cashier



Sr. No. 826
Rs. Add. In Stamp No. 06 JIM 5719
Office of The Treasury
Chazisbad
Cashier





OFFICE TREASURY OFFICER
उत्तर प्रदेश UTTAR PRADESH

C 629840

C 629840

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. 852
Rs.
Add. In Stamp No. ... 000
06 JUN 2019 2
Office of The Treasury
Chazisbad
Cashier

