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L-18613/17



सत्यमेव जयते

INDIA NON JUDICIAL

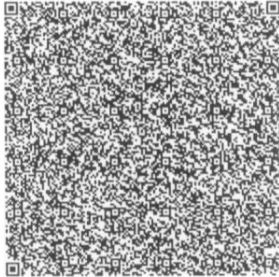
Government of Uttar Pradesh

e-Stamp

CERTIFICATE LOCKED



Certificate No. : IN-UP00410489296066M
Certificate Issued Date : 10-Jun-2014 02:40 PM
Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUPSHCIL0100487966061385M
Purchased by : HBA INFRASTRUCTURE PVT LTD
Description of Document : Article 23 Conveyance
Property Description : KHATA NO-73,KHASRA NO-19,OLD KHASRA NO.17M,VILLAGE JAGANPUR AFZAL PUR TEH.AND DISTT.G.B NAGAR,U.P
Consideration Price (Rs.) : 1,77,83,000
(One Crore Seventy Seven Lakh Eighty Three Thousand only)
First Party : MERIDIAN CONSORTIUM CONSULTANTS PVT LTD
Second Party : HBA INFRASTRUCTURE PVT LTD
Stamp Duty Paid By : HBA INFRASTRUCTURE PVT LTD
Stamp Duty Amount(Rs.) : 8,90,000
(Eight Lakh Ninety Thousand only)



-----Please write or type below this line-----

For Meridian Consortium Consultants (P) Ltd.

Director

For HBA Infrastructure Pvt. Ltd.

Director

YL 0000043245

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.



MOHD. MUSTAFA
Advocate
Regd. No. 867/91
Gr. Noida, G.B. Nagar



MOHD. MUSTAFA
Advocate
Regd. No. 867/91
Gr. Noida, G.B. Nagar

SALE DEED

1. Sale Consideration:- Rs. 1,77,83,000/-
2. Market Value:- Rs. 1,77,83,000/-
3. Stamp Duty Paid:- Rs. 8,90,000/-
4. Collector Circle Rate:- Rs. **5,500/-Per Sqm.**
5. Reason to Purchase:- For Residential Use
6. V-Code:- 1059
7. Sold Property situated in Mohalla/Village/Sector- Village- Jaganpur
Afljalpur, Tehsil & Distt. Gautam Budh Nagar (U.P.).
8. Sold Area- **3232** Sq. Mtr
9. Nature of Property House/Plot/Flat:- Plot
10. Incase of Flat mention Floor:- N.A.
11. Town Area Inside/Outside:- Outside

For Meridian Consortium Consultants (P) Ltd.

Director

For HBA Infrastructure Pvt. Ltd.

Director

12. Total Area of Property:- **3232** Sq. Mtr
13. Covered Area :- No
14. Distance from main road:- 500 mtr
15. Agreement to Sell executed earlier Yes/No:- No.
16. Rebate for women:- No
17. Boundaries and measurement of the Property

East : Land Mahender etc.,
West : Land Poonam,
North : 8 Mtr. Road,
South : Land Bhagirath Vihar,

This Sale Deed is made and executed at Greater Noida on this **12th** day of **June 2014**, between **M/s. Meridian Consortium Consultants Private Limited** (Formaly known as M/s. Meridian Investments Pvt. Ltd.), Address Shop No. S-2 & S-3, Royal Arcade, Jaipuria Enclave, Kaushambi, Ghaziabad (U.P.), (PAN Card No.AABCM5593Q, CIN NO. U67120UP1985PTC007340), through its Authorised Signatory Mr. Sanjiv Kumar S/o Shri Budh Prakash R/o 23-C, Neelkanth Apartments, 46, I.P. Extn., Delhi-110092., of the first party, hereinafter called the Vendor.

AND

M/s. HBA Infrastructure Pvt. Ltd., registered Office : C-17, Ashoka Niketan, Delhi-110092 (PAN Card No. AACCH6421K, CIN No.U45400DL2010PTC211526) through its Authorised Signatory Mr. Brajesh Rana S/o Late Shri H.S. Rana R/o House No.68, Parmeshwari Colony, 14/7, Mathura Road, Faridabad, Haryana-121003., of the second party hereinafter called the Vendee.

(The expression and words of the Vendor and the Vendee shall mean and include their legal heir nominees, executors, successors, assignees, administrators and legal representatives respectively).

For Meridian Consortium Consultants (P) Ltd.


Director

For HBA Infrastructure Pvt. Ltd.


Director

WHEREAS the Vendor aforesaid is the absolute Owner and in possession of a **Residential Plot measuring 3865.47 Sq. Yards i.e. 3232 Sq. mtrs., Comprising of Khata No.- 73, Khasra No.- 19, Old Khasra No. 17M, situated in Village Jaganpur Afjalpur, Tehsil & Distt. Gautam Budh Nagar (U.P.)** hereinafter referred to as the property.

WHEREAS the Vendor have purchased the above said property from Smt. Pushpa Bhati D/o Shri Karan Singh R/o Village Kathi Khera, Tehsil and Distt. Hapur, at present residing at I-59, Gamma-II, Greater Noida, Distt. Gautam Budh Nagar, U.P., by virtue of a Registered Sale Deed duly registered at Bahi No.1, Jild No.13716, on pages 211-276, Sl. No. 17341, on 12-07-2013 in the office of Sub Registrar, Gautam Budh Nagar, U.P.

WHEREAS said Smt. Pushpa Bhati had purchased the above said property by virtue of a Registered Sale Deed duly registered at Bahi No.1, Jild No.2983, on pages 1-22, Sl. No. 2099, on 19-02-2008 in the office of Sub Registrar, Gautam Budh Nagar, U.P.

And whereas the Vendor aforesaid is desirous to sell the said property in favour of the Vendee for the sale consideration of **Rs. 1,77,83,000/-(Rupees One Crore Seventy Seven Lac Eighty Three Thousand only)** and the Vendee has also Agreed to acquire the same for this very amount.

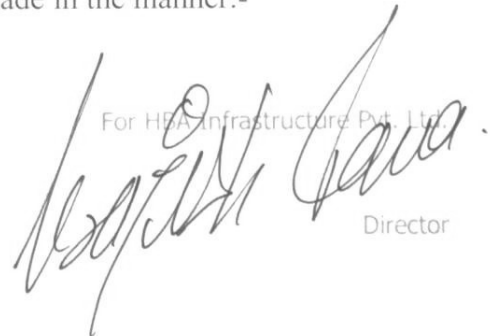
NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That the Vendor aforesaid has sold the said Plot in favour of the vendee for the Sale Consideration of **Rs. 1,77,83,000/-(Rupees One Crore Seventy Seven Lac Eighty Three Thousand only)**.
2. That the Vendor aforesaid has received a sum of **Rs. 1,77,83,000/-(Rupees One Crore Seventy Seven Lac Eighty Three Thousand only)** from the Vendee as full and final payment of the sale consideration of said property, the receipt of which the Vendor hereby acknowledges and the payments has been made in the manner:-

For Meridian Consortium Consultants (P) Ltd.


Director

For HPA Infrastructure Pvt. Ltd.


Director

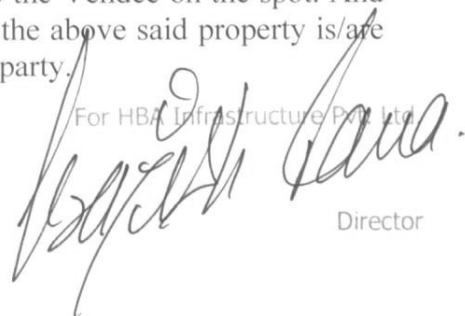
S.No	Date	Cheque No./RTGS	Bank (Branch Sector-18 Noida)	Amounts	Tds	Form no.16B/Challan No.	Total Amount
1	11-10-2013	CH.NO.116336 RTGS NO:ICICI13284067972	ICICI BANK	4500000.00	45455.00	Certificate no. XXWBVCH	45,45,455.00
2	08-11-2013	Ch.No.441441	ICICI BANK	4500.00	45.00		4,545.00
3	17-12-2013	Ch. No. :441464RTGS NO:ICICI13351090844	ICICI BANK	990099.00	10001.00	Certificate no. XXCAUFH	10,00,100.00
4	24-12-2013	Ch. No. :441466 RTGS NO:ICICI13358051013	ICICI BANK	495000.00	5000.00		5,00,000.00
5	19-03-2014	Ch. No. :447072 RTGS:ICICI14079077845	ICICI BANK	4950000.00	50000.00	Certificate no XXQYULH	50,00000.00
6	05-04-2014	Ch. No. :466124	ICICI BANK	6664680.00	67320.00	Certificate no.XHXHHXI	67,32,000.00
7	12.06.2014	Ch. No. 530566	ICICI BANK	891.00	9.00	Challan No. 280	900.00
	Total			1,76,05,170.00	1,77,830.00		1,77,83000.00

3. That now there is no balance due towards the Vendee to be paid to the Vendor in respect of the said property.
4. That the T.D.S. amount deducted from Sale consideration amount with concern of Vendor.
5. That the aforesaid Plot is approximately 500 mtr. from the main road.
6. That the said plot is not constructed.
7. That the Vendor has handed over the vacant, actual physical and peaceful possession of the said property to the Vendee on the spot. And from now every right, title and interest in the above said property is/are vested in favour of the vendee/ the second party.

For Meridian Consortium Consultants (P) Ltd.


Director

For HBA Infrastructure Pvt. Ltd.


Director

क्रेता

Registration No. : 18613

Year : 2,014

Book No. : 1

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स्व0एच0एस0राणा
सी-17 अशोका निकेतन दिल्ली-110092
नौकरी



आज दिनांक 12/06/2014 को

वही सं. 1 जिल्द सं. 16121

पृष्ठ सं. 225 से 238 पर कमांक 18613

रजिस्ट्रीकृत किया गया ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(तेज सिंह यादव)

उपनिबन्धक सदर

8. That the Vendor aforesaid has assured the Vendee that the aforesaid land is free from all sorts of encumbrances such as sale, gift, lien, Mortgage, pledge, injunction, attachments, LMC, Bank or Pvt. Loans and decree of any court of law, if proved otherwise the vendor aforesaid shall be liable and responsible for the same and the Vendee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the vendor.
9. That the Vendor assures the Vendee that there is no Agreement to Sell executed by the Vendor in favour of anybody else in respect of the said property.
10. That the circle rate of the said plot is Rs.5,500/- per Sq. Mtrs, prescribed by learned Collector, Gautam Budh Nagar (U.P.).
11. Under Notification No. 46/A/N. PA. B/08-09 Lucknow issued by Deptt. Of U.P. Govt. That the chargeability of the stamp duty is 5% in the documents registered in favour of Men/Company.

IN WITNESS WHEREOF: The Vendor have set their respective hands on this Sale Deed at Greater Noida, on the day, month and the year first above written in the presence of following witnesses.

1. Anil Kumar 
S/o. Hans Raj Singh
R/o. H168/7 Gamma-II
Greater Noida

2. Rajiv Kumar 
Advocate
R/o. H168/7 Gamma-II
Greater Noida

For Meridian Consortium Consultants (P) Ltd.

VENDOR

Director

For HBA Infrastructure Pvt. Ltd.

VENDEE

Director

Drafted by Mohd. Mustafa, Advocate, Distt. G.B. Nagar

