



उत्तर प्रदेश UTTAR PRADESH

C 739634

(1)

BRIEF PARTICULAR OF SALE DEED

Nature of Property	: Residential Land
Ward/Pargana	: Loni
Mohalla/Village	: Village Noor Nagar
	: Tehsil & Distt. Ghaziabad
Type of Property	: Land
Detail of Property	: Vacant Land
Measuring	: Area 1396.482 sq. mtr. (1670.215 sq. yds.)
	: Old Khata No. 246 New Khata No. 961
Khasra No. 1250	
Status of Road	: 200 meter far away from main road
Other Details	
(9 meter/Corner etc.):	: N.A.
Stamp duty paid on:	: Rs. 1,67,60,000/-
Sale consideration	: Rs. 1,67,60,000/-
Stamp duty paid	: Rs. 11,73,200/-
Land Rate	: Rs. 12,000/- p.s.m.

For ~~Director~~ Roller Flour Mills (P) Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

prajay
Director/Auth. Signatory

Sr. No. 1060
Rs. Add. In Stamp No.
02 MAY 2013
Office of The Treasury
Ghaziabad
Cashier

अमानत नाम लिखित 5000
5.14 लिखित 2009

विशेष पत्र 10,000.00 100 10,100.00 5,000
फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

16,760,000.00 / 1,670,000.00

प्रतिफल मालियत
श्री शिशिर अग्रवाल प्रतिनिधि मे० अयान कोलोनाईजर्स प्रा० लि० (AALCA)
पुत्र श्री वी० के० अग्रवाल

व्यवसाय अन्य

निवासी स्थायी 165 फंशनल इण्डो एस्टेट पटपडगंज दिल्ली-92

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 3/5/2013 समय 11:41AM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

3/5/2013

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

श्री आदि नारायण गुप्ता
प्रतिनिधि रानी शक्ति रोलर फ्लोर मिल्स प्रा०
लि० (AABCS 5954K)
पुत्र श्री जे० आर० गुप्ता
पुत्र/पत्नी श्री पेशा अन्य

क्रेता

श्री शिशिर अग्रवाल
प्रतिनिधि मे० अयान कोलोनाईजर्स प्रा० लि०
(AALCA 4737 E)
पुत्र श्री वी० के० अग्रवाल
पेशा अन्य
निवासी 165 फंशनल इण्डो एस्टेट पटपडगंज
दिल्ली-92

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री असबीर चौधरी

पुत्र श्री सुखवीर सिंह

पेशा व्यापार

निवासी भवन नं० 108 कोट गौव गा० बाद

व श्री आकाश खण्डेलवाल

पुत्र श्री एम० सी० खण्डेलवाल

पेशा अन्य

निवासी 195 तुराबनगर गा० बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

3/5/2013



उत्तर प्रदेश UTTAR PRADESH

C 739633

(2)

STAMP DUTY @ 7% AS PER NOTIFICATION ORDER NO.
S.V.K.N. - 5 - 2756 / 11-2008-500 (1165) / 2007, LUCKNOW,
DATED 30.06.2008 BY UTTAR PRADESH GOVERNMENT
INSTITUTION FINANCE, TAX AND REGISTRATION
ANUBHAG-5

Bounded as under :-

East	•	Khasra No-1249,
West	•	Nali & Khasra No-1266, 1267,
North	•	Part of Khasra No-1250,
South	•	Part of Khasra No-1250,

For A/c

For Shri Shakti Roller Flour Mills (P) Ltd

Director

Director, Auth. Signatory

Sr. No. 1067
Rs.
Add. in Stamp No. 1067
02 MAY 2013
Office of The Treasury
Ghaziabad
Cashier

विक्रेता

Registration No.: 6801

Year: 2013

Book No.: 1

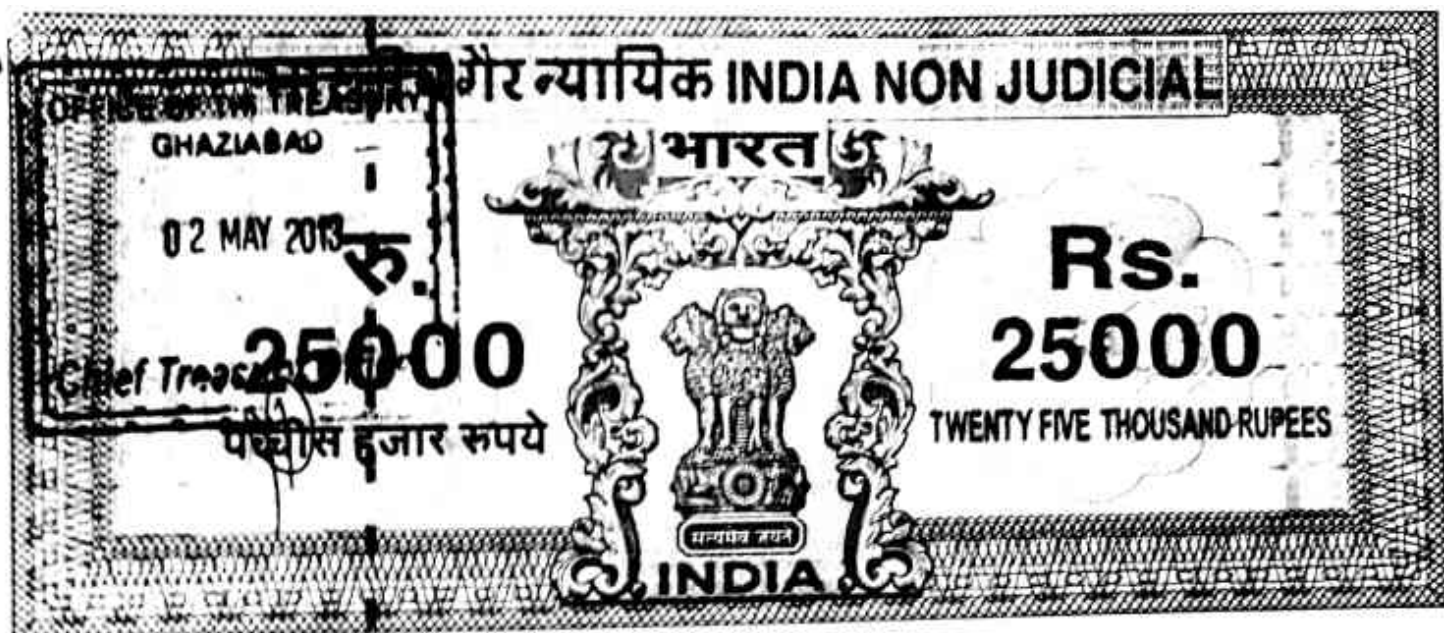
0101 आदि नारायण गुप्ता प्रतिनिधि रानी शक्ति रोलर फ्लोर मिल्स।

जे० आर० गुप्ता

आर-11/11 राजनगर गा० बाद

अन्य





उत्तर प्रदेश UTTAR PRADESH

C 739632

(3)

Details of VENDOR

M/s SRI RANI SHAKTI ROLLER FLOUR MILLS PVT. LTD. having its Regd. Office at 1204 Nirmal Tower, 26 Barakhamba Road, Connaught Place, New Delhi-110001 through its Director Shri ADI NARAYAN GUPTA S/o LATE SHRI J. R. GUPTA R/o R-11/11 Raj Nagar, Ghaziabad.
(Pan : AABCS 5954 K)

Details of VENDEE

M/s AYAAN COLONISERS PVT. LTD., having its regd. Office at 165, Functional Industrial Estate, Patparganj, Delhi - 92 through its Director Shri. SHISHIR AGARWAL S/o Sh. V. K. Agarwal.
(Pan : AALCA 4737 E)

For Sri Rani Shakti Roller Flour Mills (P) Ltd.

Director

For Ayaan Colonisers

Director/Auth. Signature

Sr. No. 1062
Rs.
Add. in Stamp No. 1062
02 MAY 2013
Office of The Treasurer
Ghaziabad
Cashier

मेरा

Registration No. : 6801

Year : 2,013

Book No. : 1

0201 शिशिर अग्रवाल प्रतिनिधि मे0 अयान कोलोनाईजर्स प्रा0 लि0 (
 वी0 के0 अग्रवाल
 165 फेशनल इण्डो एस्टेट पटपडगंज दिल्ली-92
 अन्य





उत्तर प्रदेश UTTAR PRADESH

C 739631

(4)

The terms and expressions of VENDOR & VENDEE shall unless repugnant, mean and include his respective heirs, successors, executors, nominees, assigns, administrators and legal representatives etc.

DETAILS OF PROPERTY

Rani Shakti Flour Mills (P) Ltd.

Director

For Ayaan Colonisers

Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739630

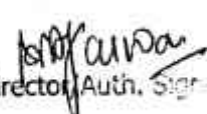
(5)

The Land measuring area 1396.482 sq. mtr. (1670.215 sq. yds.) bearing Old Khata No. 246 New Khata No. 961 Khasra No. 1250 situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (hereinafter called the said property).

 Rani Shakti Ration Flour Mills (P) Ltd.

For Ayaan Colonisation

Director


Director Auth. Signature



उत्तर प्रदेश UTTAR PRADESH

C 739629

(6)

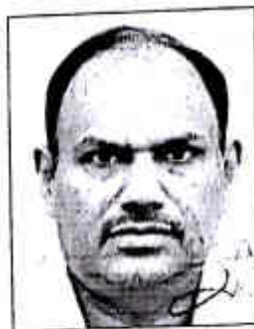
The above plot is not situated in the colony of GDA and Awas Vikas Colony, and the plot does not belong to Bhudan, Waqf, Lease, Patta, Gram Sabha and the above plot is vacant and there is no construction, and there is no agreement registered between the parties.

For Rani ... (P) Ltd.

Director

For Ayaam Colonisers

Director/Auth. Signatory



Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739628

(7)

THIS SALE DEED is made and executed at Ghaziabad on this 02nd day of May, 2013.

BY

M/s SRI RANI SHAKTI ROLLER FLOUR MILLS PVT. LTD. having its Regd. Office at 1204 Nirmal Tower, 26 Barakhamba Road, Connaught Place, New Delhi-110001 through its Director Shri ADI NARAYAN GUPTA S/o LATE Shri J. R. GUPTA R/o R-11/11 Raj Nagar, Ghaziabad duly authorized vide resolution passed in the meeting of Board of Directors held on dated 30-04-2013 which is valid till today hereinafter called VENDOR, party of the first part, expressions of VENDOR & VENDEE shall unless repugnant, mean and include his respective heirs, successors, executors, nominees, assigns, administrators and legal representatives etc.

For Sri Rani Shakti Roller Flour Mills (P) Ltd.

For Ayaan Colonisers Pvt. Ltd.

Director

Director/Auth. Signatory



Shri Rani Shakti Roller Flour Mills Pvt. Ltd.

CORRESPONDENCE ADDRESS : R-11/11, RAJ NAGAR, GHAZIABAD

**EXTRACT OF THE BOARD OF DIRECTORS MEETING HELD ON 30th
DAY OF APRIL 2013 AT THE REGISTERED OFFICE OF THE
COMPANY**

RESOLVED THAT The Company do sell its land situated at Khasra No. 1250, 1266 & 1267 at Noornagar, Ghaziabad to M/s Ayaan Colonisers (P) Ltd.

RESOLVED Further that Shri Adi Narayan Gupta S/o Late Shri J.R. Gupta, director of the company be & is hereby authorized to sign & execute sale deeds on behalf of the company.

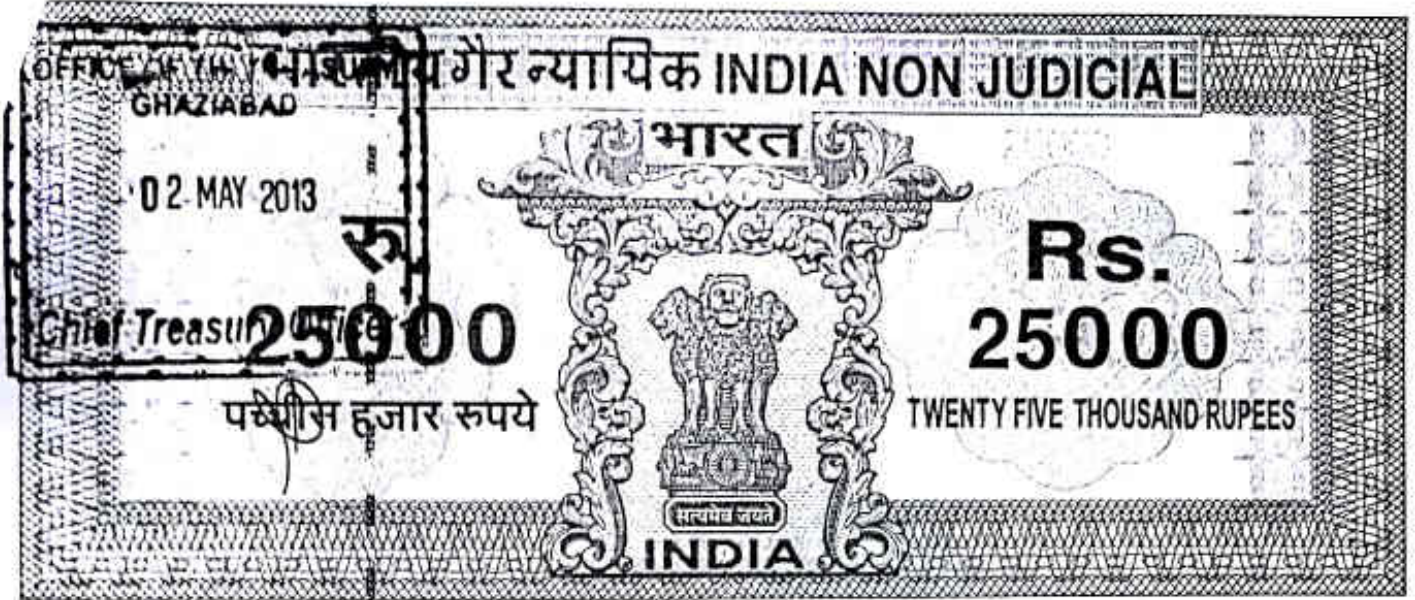
"Certified that the above resolution was duly passed at a meeting of Board of Directors of the Company and are in accordance with the articles of the Company."

Neel Chandra

A

//CERTIFIED TRUE COPY//

Regd. Office : 1204, Nirmal Tower, 26, Barakhamba Road,
Gurgaon, Haryana - 122001



उत्तर प्रदेश UTTAR PRADESH

C 739627

(8)

IN FAVOUR OF

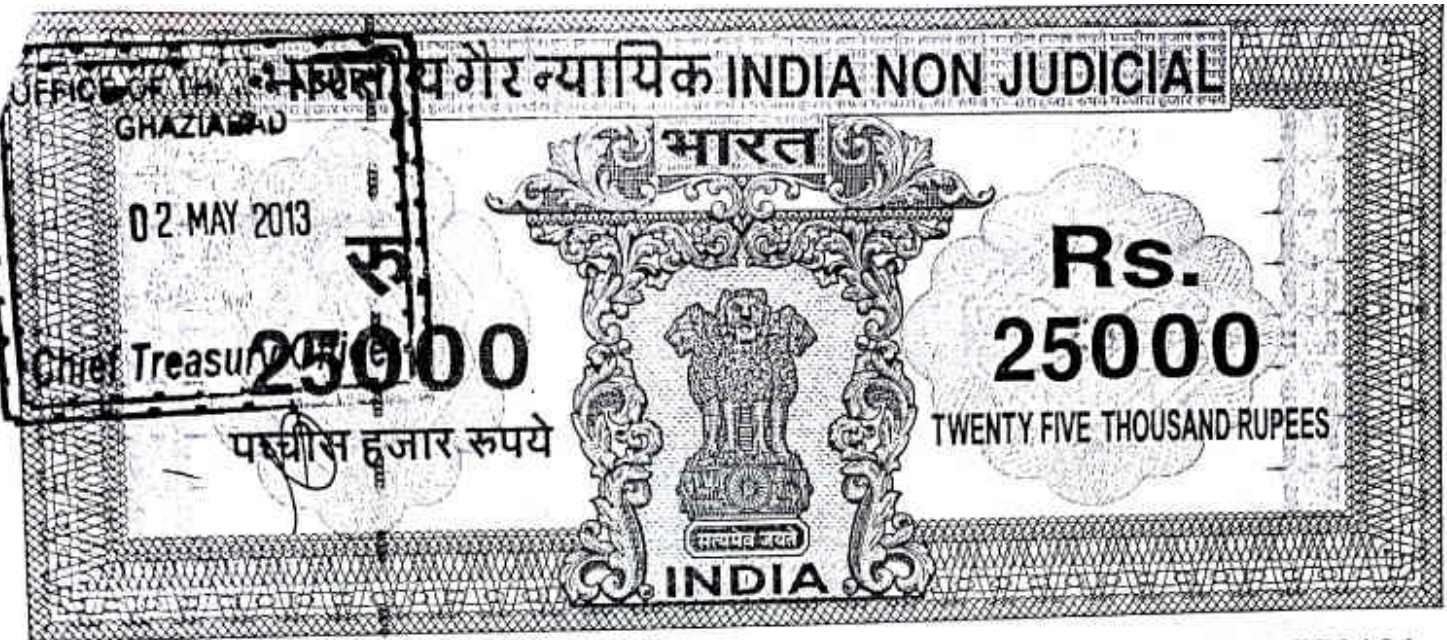
M/s AYAAN COLONISERS PVT. LTD., having its regd. Office at 165, Functional Industrial Estate, Patparganj, Delhi -92 through Director Shri SHISHIR AGARWAL S/o Shri V. K. Agarwal duly authorized vide resolution passed in the meeting of Board of Directors held on dated 17.04.2013 hereinafter called the VENDEE, party of second part, expressions of VENDOR & VENDEE shall unless repugnant, mean and include his respective heirs, successors, executors, nominees, assigns, administrators and legal representatives etc.

SHISHIR Rani Shakti Roller Flour Mills (P) Ltd.

Director

For Ayaan Colonisers P. Ltd.

Shishir Agarwal
Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739626

(9)

Whereas the VENDOR are the absolute owner of the said land situated at Village Noor Nagar, Ghaziabad Tehsil & Distt. Ghaziabad U.P. and the same stands mutated in their favour in the revenue records.

For Shakti Roller Flour Mills (P) Ltd.

Director

For Ayaan Colonisers P.

Director/Auth. Secretary



उत्तर प्रदेश UTTAR PRADESH

C 739625

(10)

And whereas the VENDOR has agreed to sell the said property for a total sale consideration of Rs. 1,67,60,000/- (Rupees One Crore Sixty Seven Lacs & Sixty

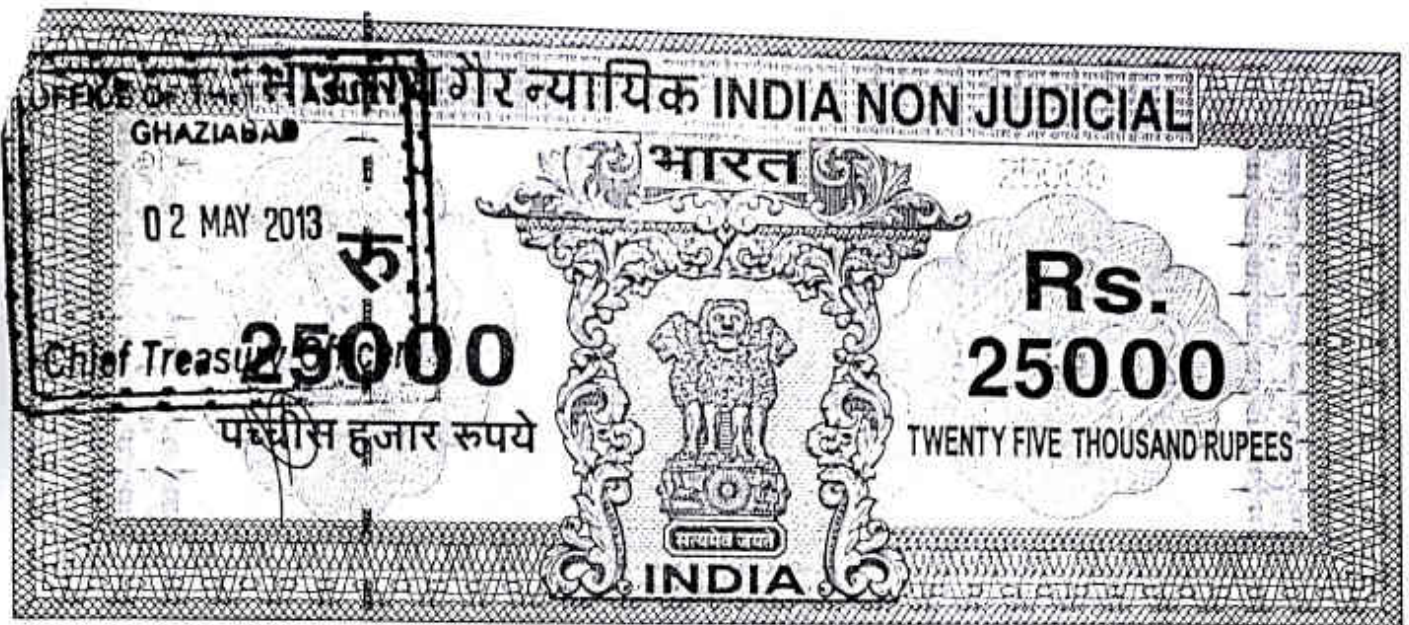
For Signature

(P) Ltd.

Director

For Approval

Director



उत्तर प्रदेश UTTAR PRADESH

C 739624

(11)

Thousand only) to the VENDEE and the VENDEE has agreed to purchase the said property for the same consideration as per details schedule.

For Rani Shakti Roller Flour Mills (P) Ltd.

Director

For Pawan Chandra

Director/Author.



उत्तर प्रदेश UTTAR PRADESH

C 739622

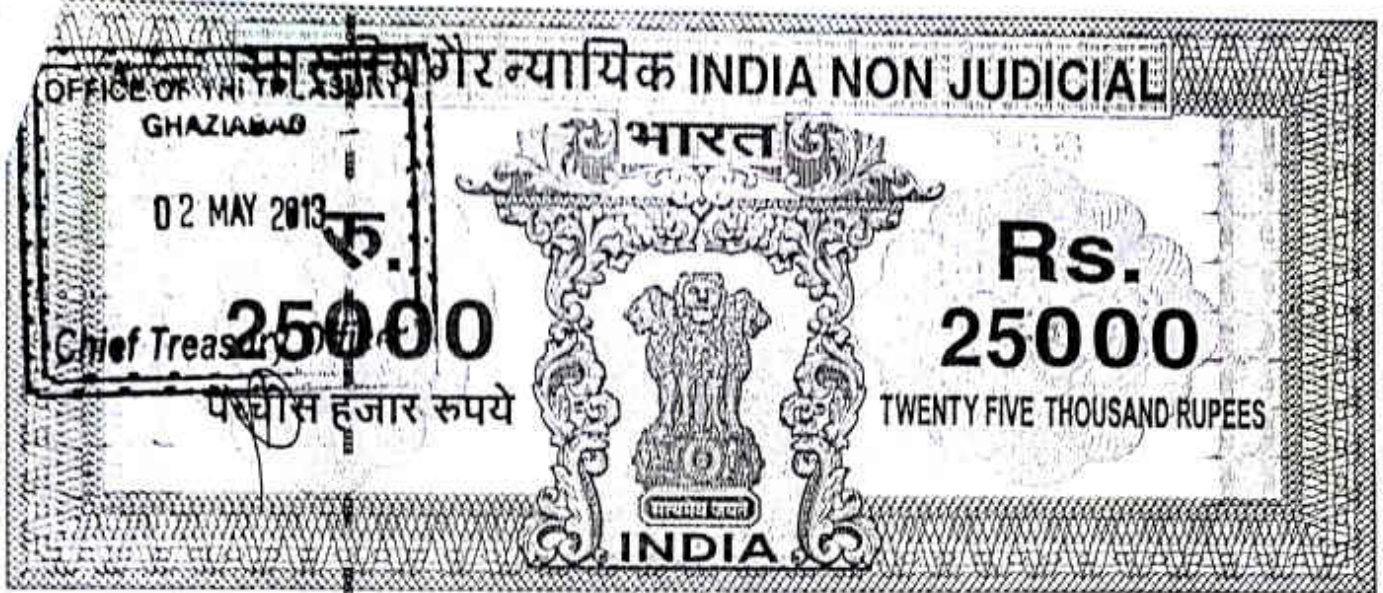
(13)

assign all their rights, title & interest in the said land hereby conveyed
more particularly free hold rights in the land underneath and all other rights

For Rani Shakti Kol. Town Mills (P) Ltd.

For Ajean Collieries Pvt. Ltd.

Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739621

(14)

interest and claim acquired by the VENDOR in the said land to the VENDEE. The VENDOR has delivered actual physical possession of

For ~~Signature~~ *[Signature]*
Director

For Asian Colonies P. Ltd.

[Signature]
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739620

(15)

the said land to the VENDEE simultaneously with the execution of this sale deed.

Rani Shakti Roller Flour (F) Ltd.

Director

For Ayaz Colonisers Pvt. Ltd.
prajwal
Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739619

(16)

2. That the VENDEE shall hereafter hold, use, enjoy and transfer etc the said land hereby conveyed without any hindrance claim or demand

For & Ram Sh...

Director

For Ayaan Colonisers Pvt. Ltd.

Director/Ath. Sig. JITY



उत्तर प्रदेश UTTAR PRADESH

C 739618

(17)

whatsoever from the VENDOR and/ or any person claiming under or through them.

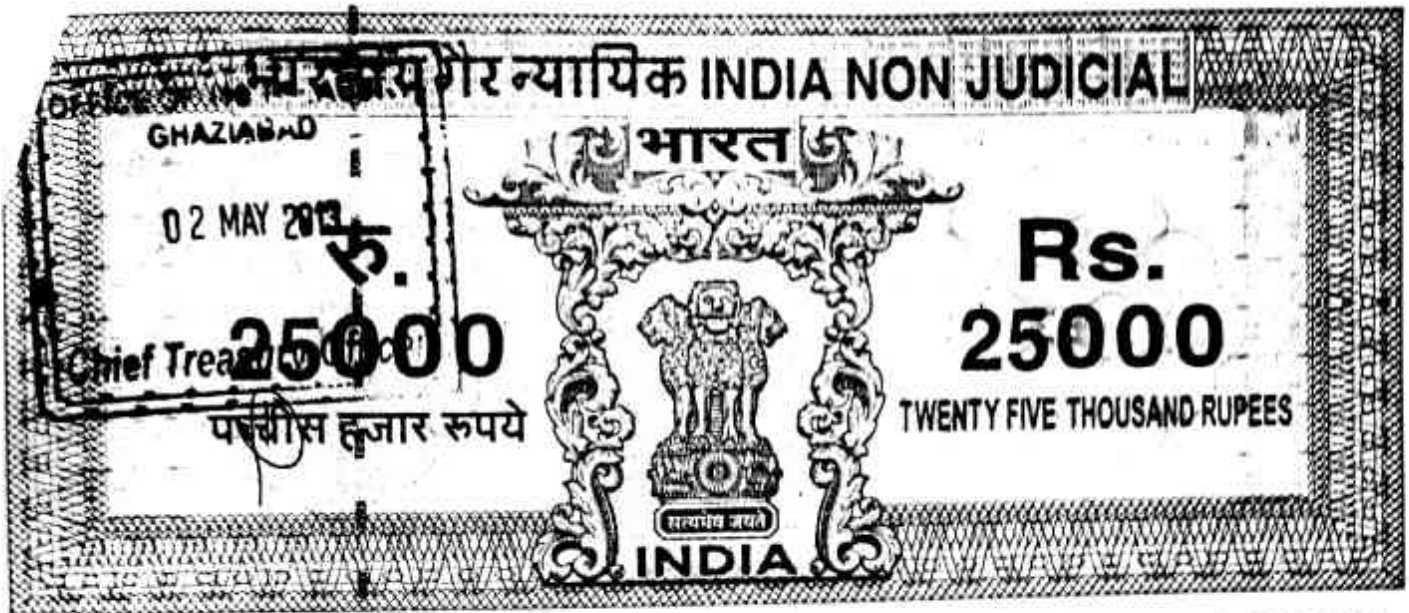
For the Chief Treasurer

Signature

Director

For Aayan Colonisers Pvt. L

Signature
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739618

(17)

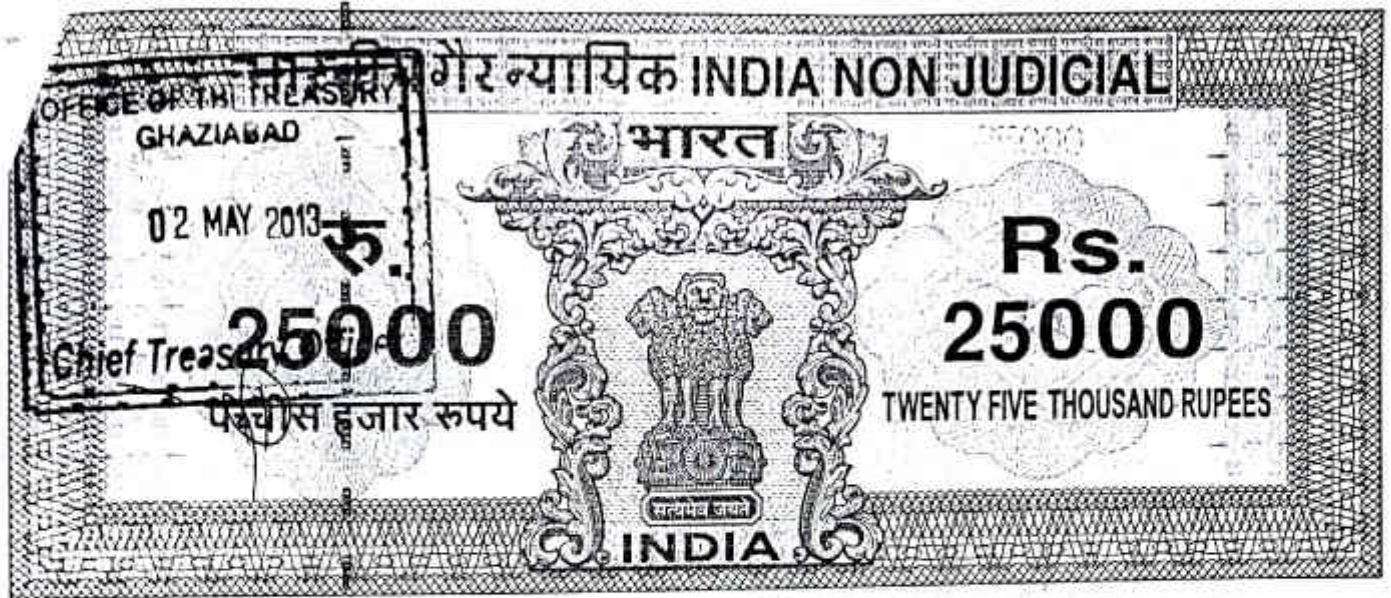
whatsoever from the VENDOR and/ or any person claiming under or through them.

For the Board of Directors

Director

For Ayaz Colonisers Pvt. L

[Signature]
Director/ Auth. Sign



उत्तर प्रदेश UTTAR PRADESH

C 739617

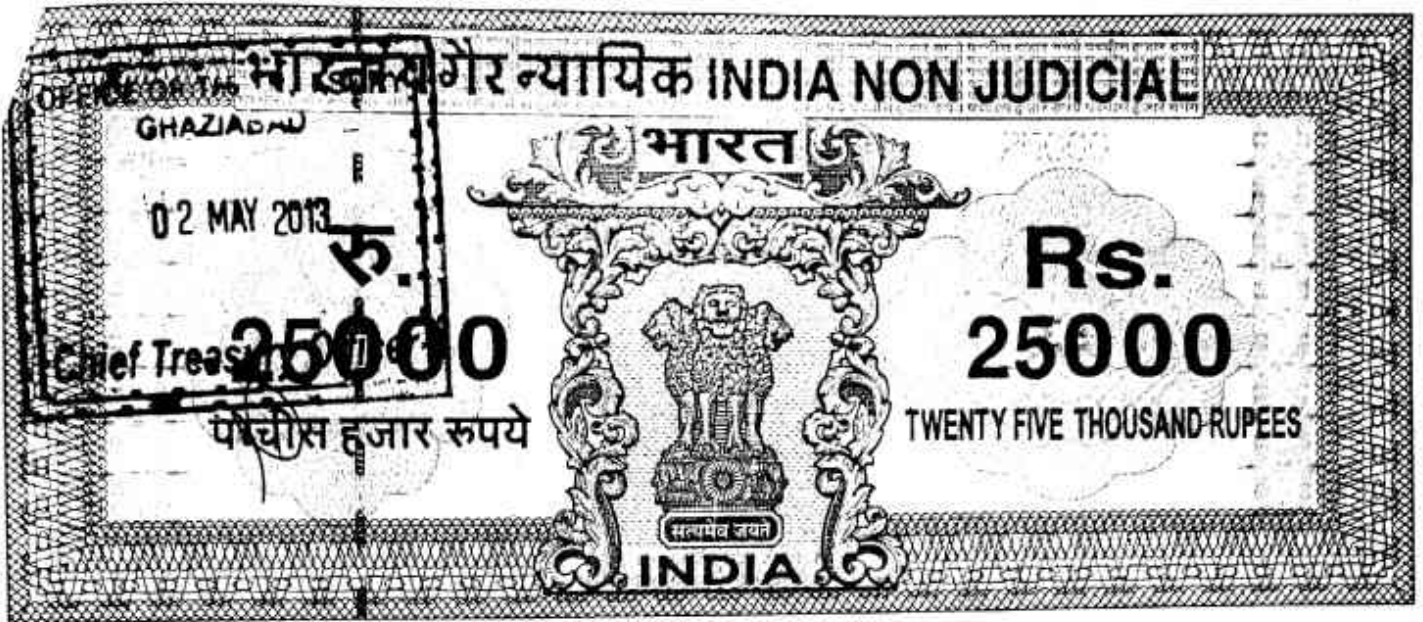
(18)

3. That the VENDEE are entitled to get his name mutated, substituted and transferred in the record of regulatory/statutory authorities such as

For Shri Shakti Roller Flour Mills (P) Ltd.

For Ayeen Colonisers Pvt. Ltd.

[Signature]
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739616

(19)

Municipality, U.P. State Electric Board, Jal Nigam Department and land revenue records/khasra khatoni on the basis of this sale deed.

Rani Shakti Roller Flour Mills (P) Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739615

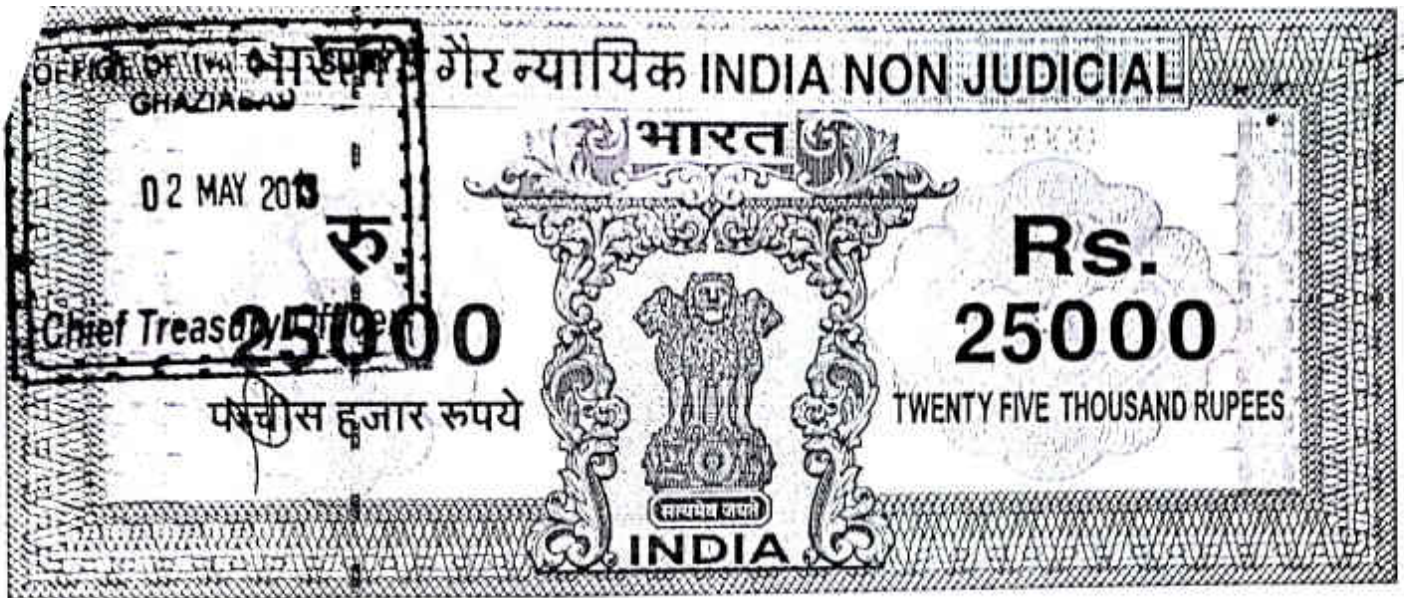
(20)

4. That the VENDOR hereby declares and assures the VENDEE that the said land hereby sold, conveyed and assured under this deed is free from

~~For Shakti Rozer Pooj...~~

For Ayaz Colonisers Pvt. Ltd.

[Signature]
Director/ Auth. Sec.



उत्तर प्रदेश UTTAR PRADESH

C 739614

(21)

all sorts of transfer, encumbrances, charges, disputes, decree, surety, burden, court injunction, trust, wills, mortgages, loan, tenancy, liens,

Shakti Roller Flour Ltd.
Director

For Aryan Colonisers Pvt. Ltd.
Director/Author. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739613

(22)

attachments, arrears payable to the Government or any sort or nature whatsoever and the VENDOR have unencumbered good subsisting and transferable rights in the same.

Shalji Datta

For Ayaz Colonisers Pvt. Ltd.

Director/ Auth. S. y



उत्तर प्रदेश UTTAR PRADESH

C 739612

(23)

5. That the VENDEE from this day shall have unlimited and unrestricted proprietary rights to either dispose of the said land, to put the same to any

For the Vendor

Director

For Ayaz Colonisers Pvt. Ltd.

Director/Audit. Signature



उत्तर प्रदेश UTTAR PRADESH

C 739611

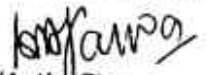
(24)

use he/she like by using the same in any way or otherwise by enjoying its rents, profit, income etc. as absolute owner thereof without any

 **Director**

Director

For Ayaan Colonisers Pvt. Ltd.


Director/Authorizing Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739610

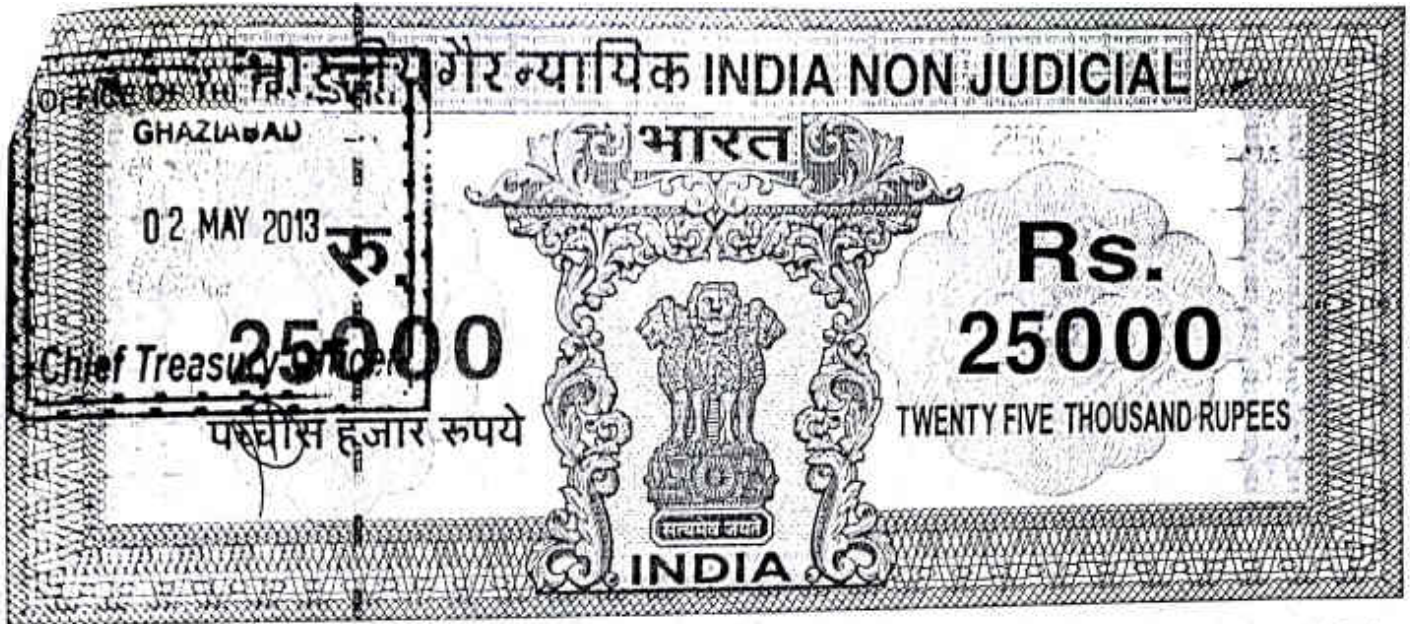
(25)

interruption, claim or demand whatsoever by/ or on behalf of the
VENDOR or their successors-in interest or any other person claiming
under or through them

For Ayazh Colnisers

Director

For Ayazh Colnisers
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739609

(26)

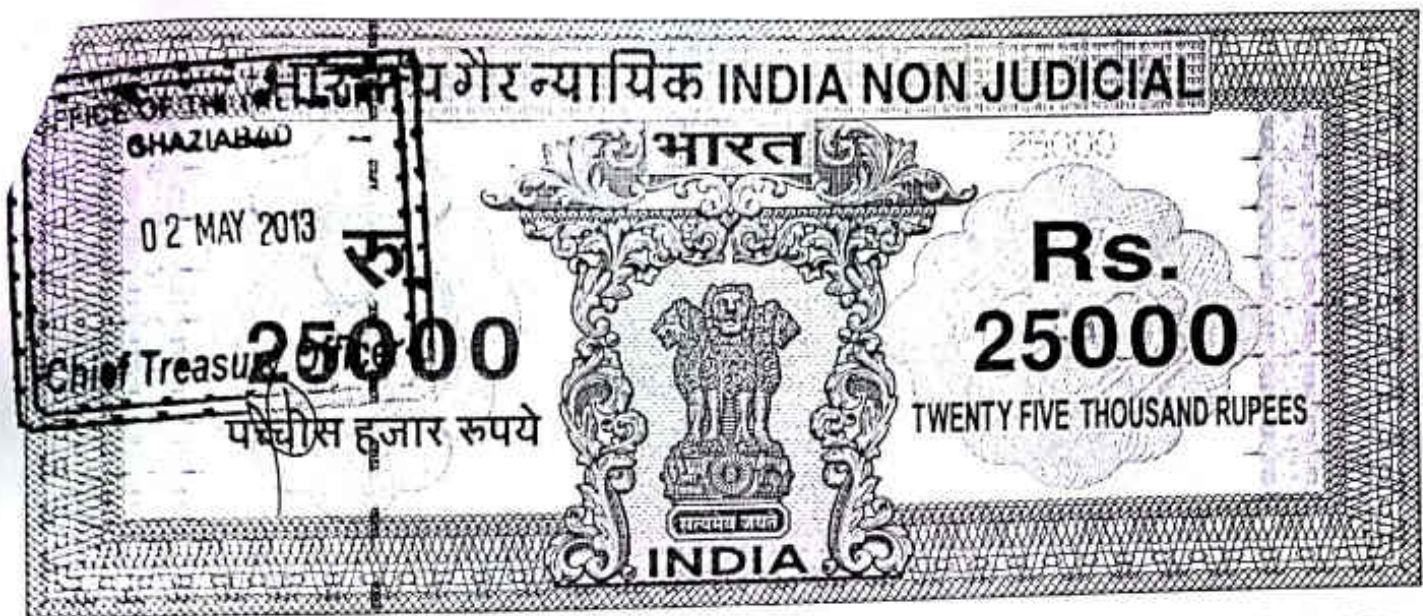
6. That from this day the VENDEE shall have all rights in the said land latent or patent which the VENDOR had in their same.

[Signature]
Shakti D.

Director

For Ayden Colonisers Pvt. Ltd.

[Signature]
Director/Auth Signat



उत्तर प्रदेश UTTAR PRADESH

C 739608

(27)

7. That the VENDOR hereby solemnly assure the VENDEE that the said land conveyed herein to the VENDEE belongs exclusively to them and

For Vendor's Share

[Signature]
On

For A. S. Colonizers Pvt. Ltd.

[Signature]
Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739607

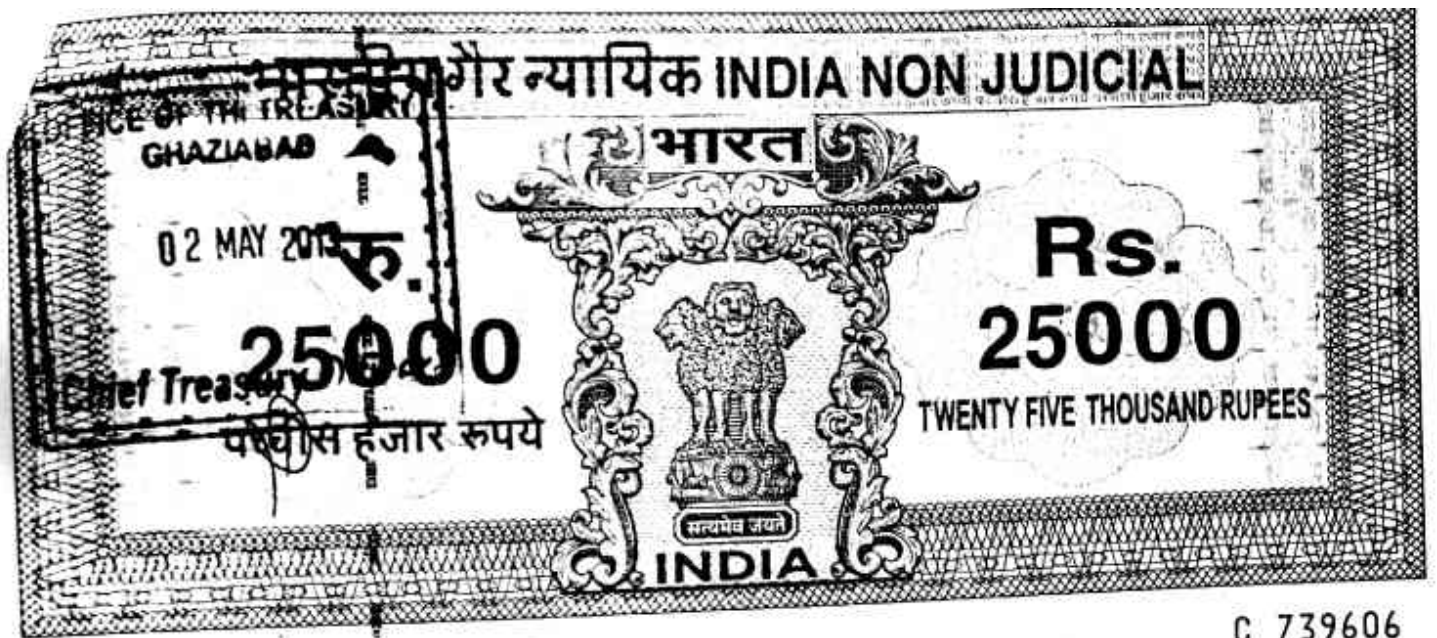
(28)

they alone have power to sell the same to the VENDEE and the VENDEE hereby admits and confirms that relying on the representation and

For and on behalf of

[Signature]
Director

For Ayazh Colonizers Pvt. Ltd.
[Signature]
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739606

(29)

assurance so held out by the VENDOR the VENDEE has purchased the said land.

For and on behalf of the

For Ayaan Colliers Pvt. Ltd.

Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739605

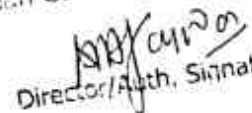
(30)

8. That the VENDOR have further assured the VENDEE that the said land hereby sold is neither the subject matter of HUF or any dispute with any

 Rani Shakti Devi

Director

For Ayazh Constructions Pvt. Ltd.


Director/Author, Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739604

(31)

third person nor any litigation in respect of the said land is pending in any court or with any other authority and there is no legal defect in the title of VENDOR and the VENDOR has a good clear marketable title.

For Rani Shakti Rao

For Ayaan Colonisers Pvt. Ltd.

Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739603

(32)

9. That the VENDOR hereby assure the VENDEE that the VENDORS have complied with all necessary compliances and have generally

For Rani Singh

Director

For Ayaz Colonisers Pvt. Ltd.

Director/Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

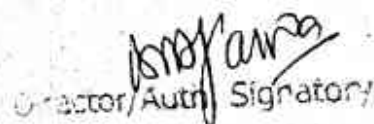
(33)

complied with statutory and legal requirements/compliances as required
in law and the VENDORS have neither done nor been party to any act

For Signatory



For Signatory


Director/Author Signatory

SITE PLAN OF LAND IN OLD KHATA No 246

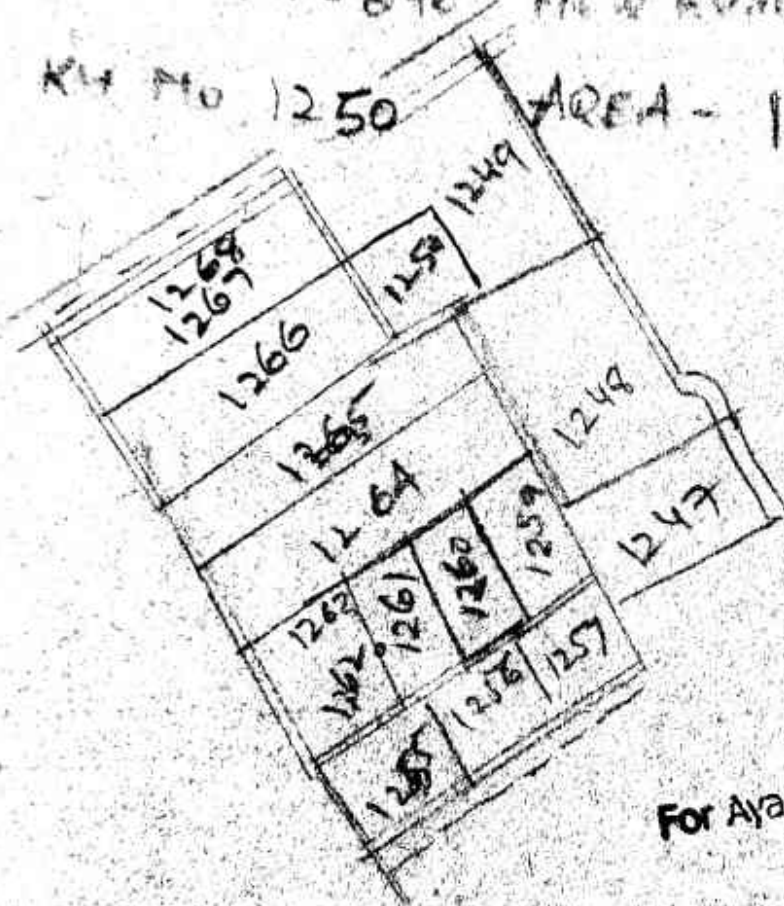
NEW KHATA No 961 IN KH No 1250

SITUATED AT NIGOR NIGAR CHANAN

OLD KHATA No 246 NEW KHATA No 961

KH No 1250

AREA - 1306.482 m²



For Ayaan Colonisers Pvt. Ltd.

Director/Auth Signatory

Arati Shakti Roller Flour Mills (P) Ltd.

SELED.

Director

Punctinspr



उत्तर प्रदेश UTTAR PRADESH

C 739601

(34)

whereby the VENDORS rights and title to the said property may in any way be impaired or whereby the VENDORS may be prevented from transferring the said property.

For Ravi Shankar Reddy & Co.

Director

For Ayaan Colonies Pvt. Ltd.

Director/Authorizatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

TREASURY
GHAZIABAD

02 MAY 2018

₹. 25000

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

पच्चीस हजार रुपये

INDIA

उत्तर प्रदेश UTTAR PRADESH

C 739600

(35)

10. That the VENDORS agrees and accepts that any covenant in any other deed or documents reducing or altering the rights of the VENDORS or

For Sri

Director

For Ayezan Colonisers Pvt. Ltd.

Director/Author. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

25000

पच्चीस हजार रुपये



INDIA

C 739599

उत्तर प्रदेश UTTAR PRADESH

(36)

attaching the title of the VENDORS to the said property or importing on the VENDEE any restriction shall be void and unenforceable against the

For Sri P...

For Asian Colonies Pvt. Ltd.

Director/ Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.

Rs.

25000

25000

पच्चीस हजार रुपये

TWENTY FIVE THOUSAND RUPEES

Chief Treasury Officer

उत्तर प्रदेश UTTAR PRADESH

C 739598

(37)

VENDEE. The VENDORS undertake that they have not signed any document or power of attorney in respect of the said property nor has

For Sri Rani Shakti Roller Flour Mills Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director/Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL



₹
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 739597

(38)

issued any receipt for any payment such as earnest money, advance money
, part payment etc. to any third party.

[Signature]

Director

For Ayaan Colonisers Pvt. Ltd.

[Signature]
Director/Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

C 739596

(39)

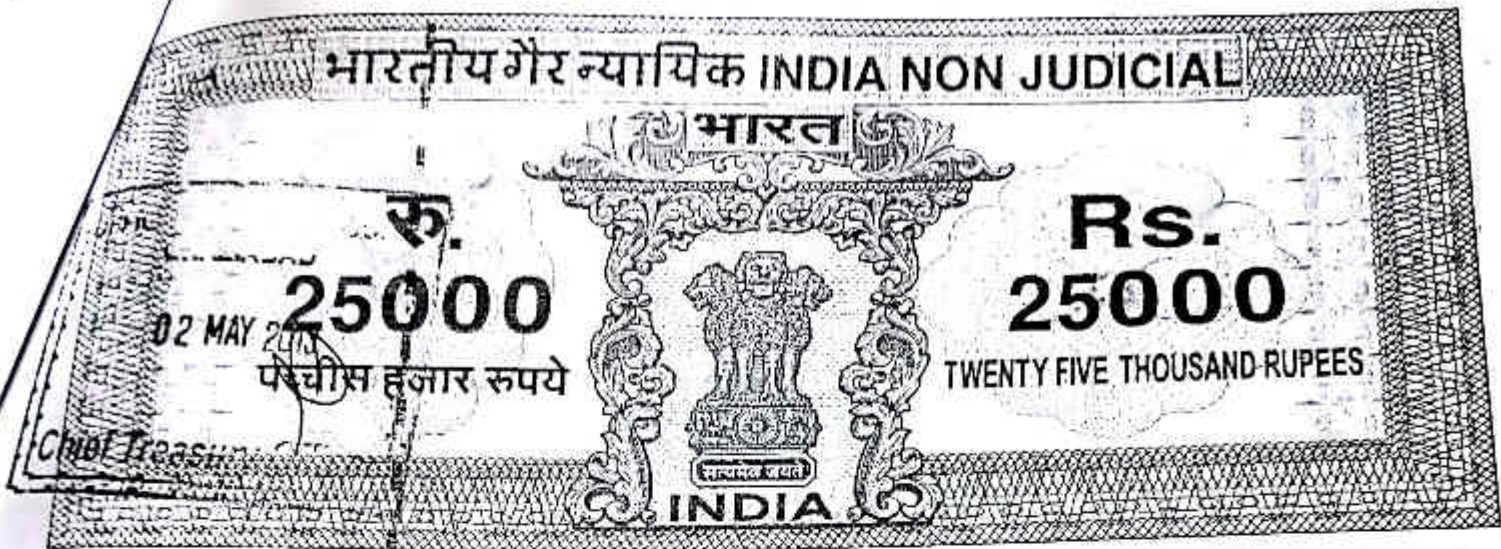
11. That the VENDORS from time to time and at all times hereafter at the request of the VENDEE, will be present and will execute or cause to be

~~Shakti Roller Flour Mills (P) Ltd.~~

Director

For Ayaan Colorizers Pvt. Ltd.

[Signature]
Director/ Auth. Signatory



उत्तर प्रदेश UTTAR PRADESH

C 739595

(40)

done at such times ,all such acts deeds and things whatsoever for
furthering and more perfectly assuring the title, interest and rights of the
VENDEE in the above said property.

Rani Shashi Kaur

Director

For Ayaan Colonisers Pvt. Ltd.

Director/ Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

25000

पच्चीस हजार रुपये

INDIA

C 739594

UTTAR PRADESH

(41)

12. That all the expenses of this deed such as stamp duty and registration charges and legal expenses have been paid and borne by the VENDEE.

Sri Ram Kumar

Director

For Ayaan Colonisers P. Ltd.

Director/Signature

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

पच्चीस हजार रुपये



INDIA

उत्तर प्रदेश UTTAR PRADESH

C 739593

(42)

13. That all taxes, charges, dues, duties, liabilities and demands of the said land for the period prior and upto the date of execution of this sale deed

Sri

[Handwritten signature]

For Ayaan Colonisers Pvt. Ltd.

[Handwritten signature]
Director / Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.

25000

2 MAY 2013

पच्चीस हजार रुपये



INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

C 739592

उत्तर प्रदेश UTTAR PRADESH

(43)

shall be paid by the VENDOR even if such demand is raised later on.
Hereafter all dues, demands, taxes, charges, house tax, duties liabilities
and outgoing in respect of the said land shall be borne by the VENDEE.

For

For Ayaz Colliers Pvt. Ltd

Director/ Auth. Signator

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये

Rs.

25000

TWENTY FIVE THOUSAND RUPEES



INDIA

उत्तर प्रदेश UTTAR PRADESH

C 739591

(44)

14. That the VENDOR has confirmed that in case the VENDEE is put to any monetary loss, or loss of the said property or any part thereof on account

For Ayaan Colonisers Pvt. Ltd.

[Signature]
Director/Author/Signatory

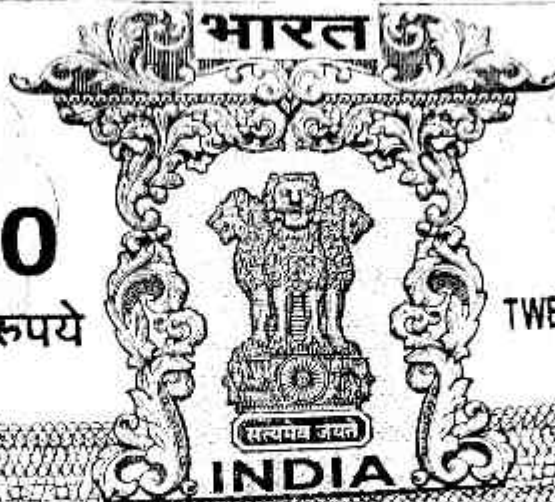
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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

2 MAY 2011 25 हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

C 73959

उत्तर प्रदेश UTTAR PRADESH

(45)

of any defect in the title of the property or on account of any representations made by the VENDOR found to be untrue or on account

For Shri Rani Shakti Roshan Prasad M.P. Ltd.

For Ayeon Colonisers Pvt.

Director Auth. S.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GAZALBAD

₹ 5000

Chief Treasury Officer

पंचि हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

INDIA

AF 893418

उत्तर प्रदेश UTTAR PRADESH

(46)

of suppression of any fact by the VENDOR pertaining to the title of the said property, or any type of outstanding monetary charges of any

For Sd/-

For Ayaan Colonisers Pvt. Ltd.

Director/Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

01 MAY 2013

रु.5000

Treasury Officer

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

AF 893419

उत्तर प्रदेश UTTAR PRADESH

(47)

government department or any other service provider to the said property, the VENDOR will indemnify and keep indemnified the VENDEE

For Sri Rani Shakti Roller Flour Mills (P) Ltd.

Director

For Green Colonisers Pvt. Ltd.

Director/Aut. Sign



उत्तर प्रदेश UTTAR PRADESH

AF 893420

(48)

in respect of any such losses and shall be personally responsible for the same along with their legal heirs and property both moveable and

For Sd/-

For Ayaan Colonisers P. L. I.

Director/ Auth. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

RECEIVED IN TREASURY
LAKHNAO

9 APR 2013

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

AF 887469

(49)

immoveable and the VENDEE shall be entitled to recover all its losses, costs & expenses along with damages and any appreciation as per the market value as on that date.

For ~~State Roller Mills (P) Ltd.~~

Director

For Ayan Colonisers Pvt. Ltd.

Director/Authorizing Signatory

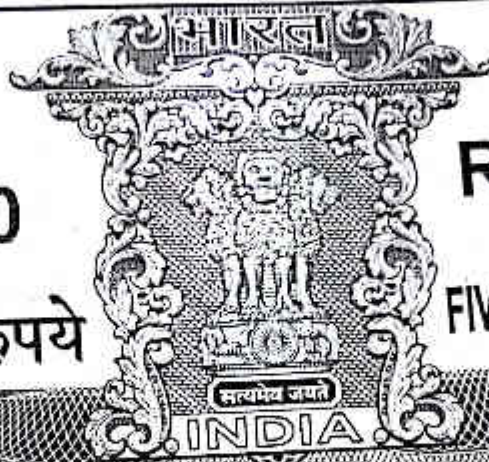
भारतीय गैर न्यायिक INDIA NON JUDICIAL

OF THE
CHALINGAD

9 APR 2012

रु.5000

पाँच हजार रुपये



INDIA

Rs.5000

FIVE THOUSAND RUPEES

AF 887470

उत्तर प्रदेश UTTAR PRADESH

(50)

15. That the VENDOR has delivered all original title documents to the
VENDEE.

For Ed. Const. No.

[Handwritten signature]

Director

For Ayaan Colonisers Pvt. Ltd.

[Handwritten signature]
Director/AUTH. Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AF 887471

(51)

16. That electric and water connection will be obtained by the VENDEE at his own cost from the concerned local authorities.

For Ayaan Colonisers Pvt. Ltd.

Director/Aut. SI

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

30 APR 2019
उत्तर प्रदेश UTTAR PRADESH

AF 891160

(52)

17. That the VENDOR and the VENDEE are the citizens of REPUBLIC OF INDIA and none of them is minor.

For Sri Rani Shree Raj...

Director

For /yadn Colonisers P.H. U.C.

Director/Aut...

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

30 APR 2013 उत्तर प्रदेश UTTAR PRADESH

AF 891161

Treasury Officer

(53)

Schedule of Payment Details

CHEQUE NO. 121890 DATED 03.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)

CHEQUE NO. 121891 DATED 03.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 67,60,000/- (RS. SIXTY SEVEN LACS SIXTY THOUSAND ONLY)

For Signature

For Ayaan Colonisers Pvt. Ltd.

Director/Authorised Signatory

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AF 891162

Chief Treasury Officer

(54)

The VENDOR acknowledges receipt and admits that now no payment is due to them from the VENDEE.

For Rani Sr.

Director

For Rani Sr. Colonisers Pvt. Ltd.

Director/Auct. Sign



उत्तर प्रदेश UTTAR PRADESH

X 917440

(55)

IN WITNESS WHEREOF, the parties hereto have signed and executed this sale

For Shri Ram Chandra Flour Mills (P) Ltd.

Director

For Anjan Colonisers P.L. Ltd.

Director/Auth. Sign

भारतीय गैर न्यायिक INDIA NON JUDICIAL
OFFICE OF THE TREASURY
GHAZIABAD

29 APR 2013

एक हजार रुपये

Chief Treasury Officer

रु.1000



ONE THOUSAND RUPEES

Rs.1000.

X 91744

उत्तर प्रदेश UTTAR PRADESH

(56)

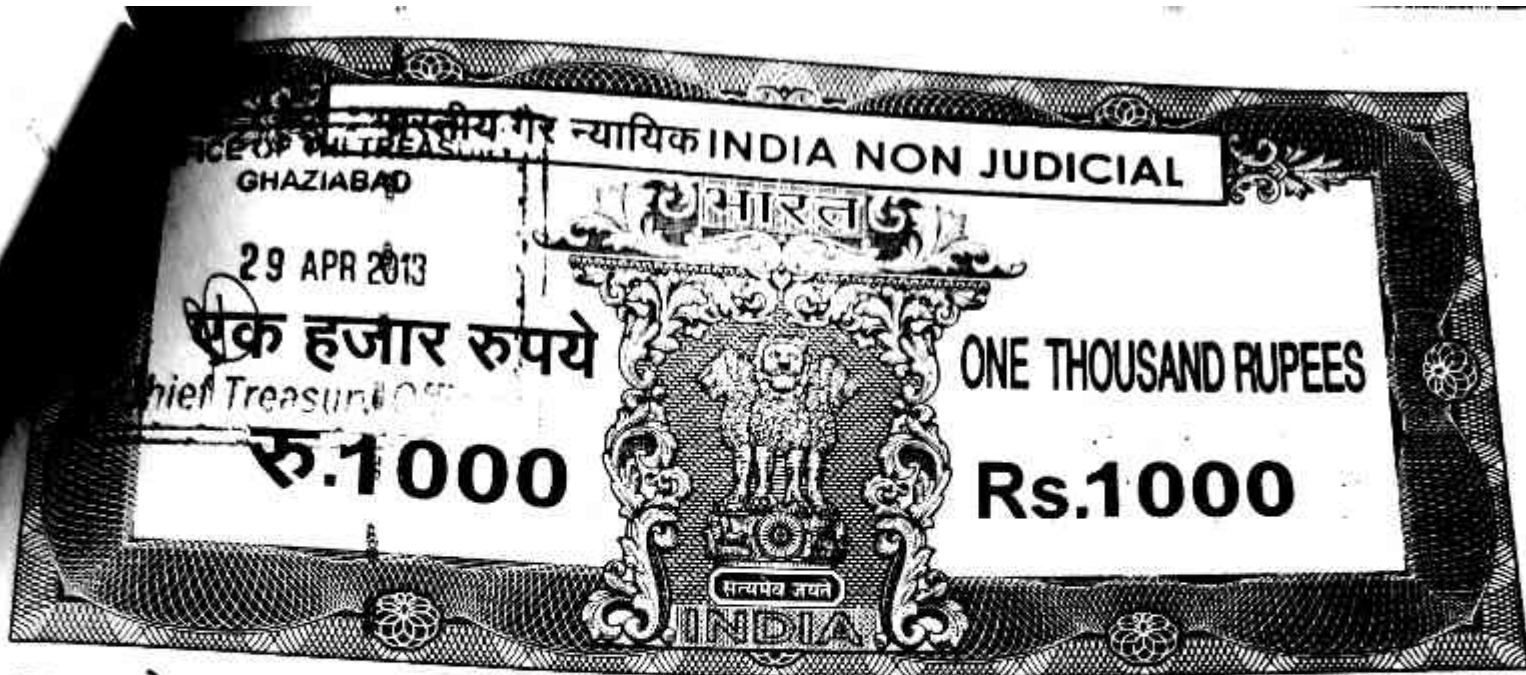
deed with their sound mind, free will and consent without any force or compulsion

For & For

Director

For Ayman Consultants Pvt. Ltd

Director/Auth. Signature



उत्तर प्रदेश UTTAR PRADESH

X 917442

(57)

of any kind from anybody, after fully reading and understanding each and every

For Sri Ravi Shankar Singh

Director

For Ajean Colonisers Pvt. Ltd.

Director/Auth. Signature



उत्तर प्रदेश UTTAR PRADESH

BK 099150

(58)

clause of this document on the day the month and the year mentioned at beginning
of this document in the presence of the following witnesses.

For G.N. ...

Witness

For Ayaz Colonisers Pvt. Ltd.

Director/Author



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

OFFICE OF THE TREASURY
GHAZIABAD

15 APR 2013

Chief Treasury Officer

भारत INDIA

INDIA NON JUDICIAL

BK 099151

उत्तर प्रदेश UTTAR PRADESH

(59)

For Sh. Ravi Chandra

VENDOR

For Agan Colonisers Pvt. Ltd

VENDEE
Director/Auth. Signatory

Witnesses

1. Asbeer Choudhary s/o Late Sh. Sukhbir Singh
R/o H. No. 108, Kot Gaon, Ghaziabad.

2. Akash Khondekar s/o Sh. M.C. Khondekar
195, Tuglaq Nagar, Ghaziabad



ev Kaur



Tehsil Court

Ghaziabad