

7642

125000



उत्तर प्रदेश UTTAR PRADESH

537487

F 537487

**SALE DEED**

Total Sale Consideration	:Rs 33,15,000/-
Value as per circle rate list	:Rs 33,11,000/-
Stamp Duty paid@5%	:Rs. 1,66,000/-
Circle Rate	:Rs.18,000/- per sq. mtr
Plot area	:220 Sq. Yards i.e. 183.94 Sq. meters
Situated in	: Village SADARPUR , PARGANA & TEHSIL DADRI, DISTT. GAUTAM BUDH NAGAR, (U.P.),
Unique code	: 217016-0068-2-006-12

(As per V CODE 0215, PART-2 serial NO. KA(2) page NO. 27 of circle rate list, residential Trijya of 50 meters)

(1)

Sushil Anuja Pvt. Ltd.

Sushil Anuja

Director

39

17 NOV 2017

शेकडिया

कोषागार • गैलियम नगर •

M/s Dreamkraft Infrastructure
New Delhi



भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

F 537488

F 537488

This **SALE DEED** is made and executed at NOIDA, on this 20th day of November, 2017, between **SMT. SUSHIL ANEJA** W/O LATE SHRI KRISHAN LAL ANEJA R/O D-72, SECTOR-26, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) (PAN-AAKPA9775A, Aadhar NO. 921523964843) being the GPA of SHRI TILAK RAJ ANEJA S/O LATE SHRI TIRATH RAM ANEJA 2) SMT. SEEMA ANEJA W/O SHRI TILAK RAJ ANEJA 3) SMT. SHILPA ANEJA W/O SHRI GAURAV ANEJA R/O D-72, SECTOR-26, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) vide GPA duly registered in the office of SUB-REGISTRAR-VII, NEW DELHI/DELHI in Book No. IV, volume No. 1540 on pages 162 to 167 at document No. 127 dated 31/01/2014, of the one part, hereinafter called the **VENDOR**.

Sushil Anuja

(2)

Deeg Infrastructure Pvt. Ltd.

[Signature]



फो. 410 900
 दिनांक पत्र: 34
 17 NOV 2017
 राकदिया
 कोषागार गीतमधुख नगर

विज्ञापन पत्र

प्रतिफल - 3315000	सामान्य शुल्क - 166000	बातावरी शुल्क - 3315000
प्रतिलिपि शुल्क - 20000	प्रतिलिपिकरण शुल्क - 100	योग - 20100

श्री मे० श्रीमकाचट इनसायडर फा० लि० द्वारा शिवांग डाका

पुत्र श्री ब्रह्मपाल डाका

अवसाय : न्याय

निवासी : बी 282 मे० 47 नोएडा



ने यह लेखन प्रत कार्यालय में दिनांक 20/11/2017 एवं 03:13:04 PM बजे
निबधन हेतु पेश किया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

एच०एस०मिश्र (प्राप्ति)
 उप निबंधक : 147 दितीय
 गीतमधुख नगर



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

F 537489

F 537489

IN FAVOUR OF

M/S DREAMKRAFT INFRASTRUCTURE PVT. LTD., (PAN-AAECD3132B) having its regd. Office at A-33, 2ND FLOOR SOUTH EXTN.-1, NEW DELHI-110049, through its Director **SHRI SHIVANG DHAKA** S/O SHRI BRAHMPAL DHAKA R/O D-282, SECTOR-47, NOIDA, DISTT. GAUTAM BUDH NAGAR, (U.P.), (Aadhar NO. 8986125208570 vide board resolution dt. 10-11-2017, of the second part hereinafter called the VENDEE.

(The expression and words of the VENDOR and the VENDEE shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators and representatives respectively.)

Sushil Ameja



(3)

Dreamkraft Infrastructure Pvt. Ltd.

[Signature]



11/11/2017
 17 NOV 2017
 રોકડિયા
 કોથાપાર મીનમુખીજમદાર

વિક્રેતા:1

શીમલી સિમલ રાજ અનેજા

દ્વારા

શીમલી મુખીન અનેજા(મુખાર આમ)

પત્ની શ્રી કૃષ્ણ તાલ અનેજા

Sushil Ameja



અવસ્થા: મુક્તિ

નિવાસી: શ્રી 72 મે= 26 નોપ્ડા

વિક્રેતા:2

શીમલી સીમા અનેજા

દ્વારા

શીમલી મુખીન અનેજા(મુખાર આમ)

પત્ની શ્રી કૃષ્ણ તાલ અનેજા

Sushil Ameja



અવસ્થા: મુક્તિ

નિવાસી: શ્રી 72 મે= 26 નોપ્ડા

વિક્રેતા:3

શીમલી સિમલ અનેજા

દ્વારા

શીમલી મુખીન અનેજા(મુખાર આમ)

પત્ની શ્રી કૃષ્ણ તાલ અનેજા

Sushil Ameja



અવસ્થા: મુક્તિ

નિવાસી: શ્રી 72 મે= 26 નોપ્ડા

વેત્તા:1

શ્રી મે= ડ્રીમકાપટ ઇન્ક્રામ્પુલ્કર પ્રા= લિ= દ્વારા શિલોંગ ટાકા

મુખ શ્રી વ્રહ્મપાલ ટાકા

અવસ્થા: સ્થાયી

નિવાસી: શ્રી 262 મે= 47 નોપ્ડા



જે નિર્ણય સ્વીકાર કિન્હા : મિનલી પટ્ટાલ



પટ્ટાલકર્તા: 1



उत्तर प्रदेश UTTAR PRADESH

F 537490

F 537490

WHEREAS the VENDOR aforesaid is actual and absolute owner, and in possession of a free hold Residential Vacant PLOT of land Area Measuring **220 SQ. YARDS i.e. 183.94 sq. mtrs.** COMPRISING Khasra No. **68M(SIXTY EIGHT M)**, situated in old abadi of Village **SADARPUR**, PARGANA & TEHSIL DADRI, DISTT. GAUTAM BUDH NAGAR, (U.P.), hereinafter referred to as the property, which is bounded as under :-

Subscribed and attested in presence of

Sushil Ameja

Director

NO. 36 17 NOV 2017
 दिनांक: 17 NOV 2017
 राका इया
 श्रीमान राका इया

श्री जगदीश लाल

पुष्प श्री विरथ राम

अथवा : व्यापार

निवासी : २०६२१६ आर्य समाज गली बांधी नगर दिल्ली

मे की। प्रत्यक्षतः भद्र साक्षिओं के निजान अंगूठे नियमानुसार लिए गए हैं।

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रजिस्ट्रार अधिकारी के हस्ताक्षर

एन्ड्रोएन्ड्रोमिडॉन (इन्डोरोन)

उप नियंत्रक : सदर द्वितीय

श्रीलम्पुङ्गु नगर



भारतीय गैर न्यायिक INDIA NON JUDICIAL

17 NOV 2017

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

F 537491

F 537491

ON THE EAST BY :- PLOT OF OTHER
ON THE WEST BY :- RASTA 20 FT.
ON THE NORTH BY :- PLOT OF OTHER
ON THE SOUTH BY :- PLOT OF OTHER

Sushil Ameja

Dreamkraft Infrastructure Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

LA 336516

CA 336516

And whereas the VENDOR aforesaid desire to sell the abovesaid residential property in favour of the VENDEE for the total sale consideration of Rs.33,15,000/- (Rupees THIRTY THREE LAKH FIFTEEN THOUSAND ONLY) and the VENDEE have also agreed to acquire the same for this very amount.

Sushil Anuja

— [Signature] —
Proprietor



उत्तर प्रदेश UTTAR PRADESH

CA 336517

CA 336517

NOW THIS SALE DEED WITNESSETH UNDER :-

1. That the total sale consideration of the said residential property has been settled as Rs.33,15,000/- (Rupees THIRTY THREE LAKH FIFTEEN THOUSAND ONLY) between both the parties.

Sushil Armeja

Director



उत्तर प्रदेश UTTAR PRADESH

CA 336360

CA 336360

2. That the VENDOR aforesaid has received an amount of Rs.33,15,000/- (Rupees THIRTY THREE LAKH FIFTEEN THOUSAND ONLY) from the VENDEE aforesaid, the receipt of which the VENDOR aforesaid hereby acknowledges.

Sushil Arora

Infrastructure Pvt. Ltd.



उत्तर प्रदेश UTTAR PRADESH

CA 336361

CA 336361

Mode Of Payment	Dated	Amount
BY RTGS UTR NO. UTIBR52017111800350608 OF AXIS BANK	18-11-2017	Rs. 29,15,000/-
BY CHQ. NO. 058840 OF AXIS BANK	25-03-2016	Rs. 4,00,000/-

Total Rs. 33,15,000/-

All the payments has been already paid to the actual owner.

Greenfield Infrastructure Pvt. Ltd.

Sushil Arora



उत्तर प्रदेश UTTAR PRADESH

CA 336362

CA 336362

3. That now there is no balance due towards the VENDEE to be paid to the VENDOR aforesaid in respect of the abovesaid residential property.
4. That the VENDOR aforesaid has assures the VENDEE that the abovesaid residential property is free from all sorts of encumbrances such as charges, sale, lien, gift, pledge, loan, dispute, mortgage, litigation, attachment, exchange and any court of law, if it is proved otherwise the VENDOR shall be liable and responsible for the same.

Dream Land Infrastructure Pvt. Ltd.

Sushil Arora



उत्तर प्रदेश UTTAR PRADESH

CA 336515

CA 336515

5. That the VENDOR aforesaid has been handed over the vacant and actual physical possession of the said residential property to the VENDEE aforesaid on the spot, along with all relevant documents.
6. That the VENDOR has assures the VENDEE that there is no AGREEMENT TO SELL executed by the VENDOR in favour of anybody else in respect of the said residential property.
7. That the VENDOR aforesaid has sold of the said residential property to the VENDEE aforesaid.
8. That the said residential property is far away from the main road about 1 K.M..
9. That the VENDEE shall be entitled to use same in any manner.
10. That the VENDEE is at liberty to get the said property mutated in her/her/their own name, in the revenue authority-Records, over which the VENDOR shall have no objection.

Sushil Anjeja

Art Infrastructure Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

BY 877578

BY 877578

11. That the stamp duty is being paid by the VENDEE at the rate of Rs.18,000/- per sq. mtr. (for land) which is assessed by the collector concerned.
12. That there is no construction on the aforesaid land.
13. That after execution of this SALE DEED the vendee will be the sole and absolute owner of whole property.
14. That the said property is not under any segment.
15. That there is abadi within 50 mtr radius of the said property.
16. That the vendee has verified all documents, location, status of the said property through verification, due diligence, has agreed to purchase the same.
17. That the vendee has verified the measurements and is purchasing the said land as is where as basis.
18. That the stamp duty, registration fees, and other legal expenses of the abovesaid sale deed is being paid by the VENDEE aforesaid as per the order of the DISTRICT MAGISTRATE, GAUTAM BUDH NAGAR, U.P.
19. That abovesaid property does not belong to the GRAM SABHA LAND, AND ALSO DOES NOT BELONG TO L.M.C., ETC.

Sushil Arora

[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

BY 877579

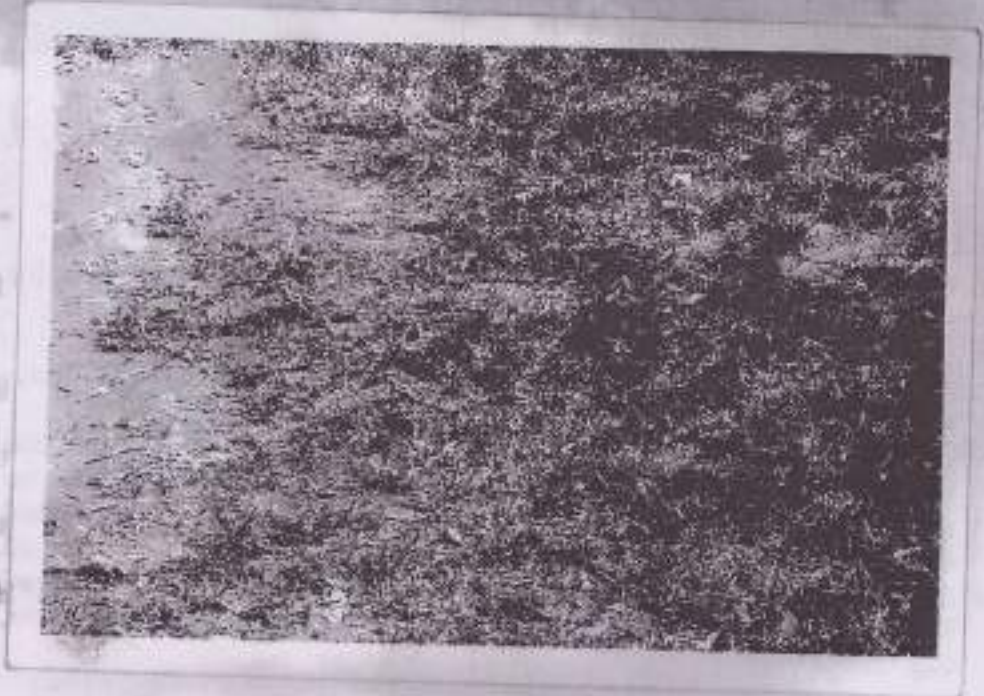
20. That the vendor has obtain the permission of the said property for residential property Under Section-143.
21. That the vendor has not obtained the compensation against the said property.
22. That this document has been drafted by the Deed Writer on the basis and light of documentary evidence, which was provided by the VENDOR/VENDEE to the deed writer, under the verbal statement of the VENDOR/VENDEE, and for which the all liabilities and responsibility shall be of both the parties, and Deed Writer shall have not any kinds of liabilities and responsibility in this Sale Deed.

Creamkraft Infrastructure Pvt. Ltd.

Sushil Ameja

Director

11
20 NOV 2017
सुरेन्द्र कुमार स्टाम्प विज्ञान
लॉ. नं. 81 लॉ. नं. 31-3-201
उप-निदेशक कायदा एवं नौकर





उत्तर प्रदेश UTTAR PRADESH

AZ 745733

IN WITNESSES WHEREOF:- both the parties hereto have set their respective hands on this sale deed, at Noida, on the day month and year abovementioned in the presence of the following WITNESSES :-

WITNESSES

1.

SURENDER SOLANKI
S/O SH. LAXMAN SINGH
R/O H-157, NEAR SHIV MANDIR
SECTOR 22, NOIDA
(Aadhar NO. 931828623600)

Sushil Arneja
VENDOR

2.

JAGDISH LAL
S/O SH. TIRATH RAM
R/O 9/6916, ARYA SAMAJ GALI
GANDHI NAGAR, DELHI-110053
(DL. NO. DL-1319980005138)

VENDEE

Director

20 NOV 2017

12
10
आय कय करी या प्रोसेस
अन्य कोर या एन-मार्क ड फो
अन्य कोर बन्दाश

सुरेन्द्र कुमार म्ताम पिनेता
ला/0 नं० 81 ला/0 अन्वेष 11-3-201
उप निदेशक कार्यालय

आव दिनांक 20/11/2017 को जारी संख्या 1

एन जिन संख्या 9080 एन संख्या 1 से

36 पर क्रमांक 7642 रजिस्ट्रीकृत किया गया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर


एचएमएमिल (प्रभारी)

उप निदेशक : सपर द्वितीय

गौतम बुद्ध नगर

