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INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP6323068948471T
Certificate Issued Date	: 08-Apr-2021 01:29 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALIGARH/ UP-ALG
Unique Doc. Reference	: SUBIN-UPUPSHCIL0111021710947920T
Purchased by	: DEV RAJ PRASAD SINGH SO SHRI RAMESH CHANDRA VERMA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO-D-434 PH-III SANGWAN CITY ALIGARH
Consideration Price (Rs.)	:
First Party	: MS SANGWAN LANDCO P LTD BY AUTH SIG NARENDRA KUMAR
Second Party	: DEV RAJ PRASAD SINGH SO SHRI RAMESH CHANDRA VERMA
Stamp Duty Paid By	: DEV RAJ PRASAD SINGH SO SHRI RAMESH CHANDRA VERMA
Stamp Duty Amount(Rs.)	: 1,29,500 (One Lakh Twenty Nine Thousand Five Hundred only)



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VERIFIED BY
LOCKED BY

0011631978

Statutory Alert

1. The authenticity of the Stamp certificate should be verified at www.shcilstamp.in or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on the Certificate and as available on the website/ Mobile App, renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक



TEHSIL KOIL ALGARH

उत्तर प्रदेश UTTAR PRADESH

BRIF PARTICULARS OF SALE DEED

34AE 413010

Nature of Property	:	Residential Plot
Pargana/ Tehsil	:	Koil, Aligarh
Mohalla/Village	:	Sangwan City (Ph.- III) Villages- Mahuakheda. Asadpur Quyam, Aligarh
Detail of Property	:	Plot No. D - 434
Type of Property	:	Plot
Status of Road	:	9.0' Mtrs. Wide Road
Measuring of Plot	:	Area 168.75 Sq. Mtrs.
Construction Area	:	No
Land Value/ Circle Rate	:	Rs. (9,500 + 950-10,450/-) P. S. M.
Construction Value	:	No
Sale consideration	:	Rs. 18,50,000/-
Market Value	:	Rs. 17,64,000/-
Stamp Duty	:	Rs. 1,29,640/-
Page No. of Documents:	15	

Ex. 128040/2

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Rs. 10

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उत्तर प्रदेश UTTAR PRADESH

(3)

34AE 413011

Details of "VENDOR" First Part (No. 01)

M/s. Sangwan Landco Pvt. Ltd. having its registered head office at G.F. 38, Indraprakash Building, 21 Barakhamba Road, New Delhi-110001 acting through Authorized Signatory Mr. Narendra Kumar S/o Late Sh. Kalicharan Singh R/o 5/28, Chiranjiv Vihar, Ghaziabad U.P. 201002

PAN - AAKCS7569M Mob.8077708121

Details of "VENDEE" Second Part (No. 01)

Mr. Dev Raj Prasad Singh S/o Shri Ramesh Chandra Verma
R/o.- A-1, Judges Colony, Civil Lines, Budhau (U.P.).

PAN No.-AGPPS5563F

Audhaar No.- 567191591752

Mobile No. - 9412317995

Sale consideration	:	Rs. 18,50,000/-
Market Value	:	Rs. 17,64,000/-
Stamp Duty	:	Rs. 1,29,640/-

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उत्तर प्रदेश UTTAR PRADESH

(4)

34AE 413012

SALE DEED

This sale deed is made and executed at Aligarh on this 8th Day of April 2021 by M/s Sangwan Landco Pvt. Ltd., a company registered and incorporated under Companies Act, 1956, having its registered and head office at G.F. 38, Indraprakash Building, 21 Bara Khamba Road, C.P. New Delhi-110001, (hereinafter referred to as the "Vendor" or "Confirming Vendor", which expression unless repugnant to the subject or context shall mean & include their respective heirs, successors, agents, assigns and representatives) of the one part and acting through Mr. Narendra Kumar S/o Late Sh. Kali Charan Singh R/o 5/28, ChiranjivVihar Ghaziabad U.P. 201002, duly authorized to execute the sale deed by Vendor vide Board Resolution of the Company dated 22/10/2020. The Vendor is authorized to develop delegate all the powers by the associate land owning companies vide their board's resolutions and registered consortium MOU vide wahi no- 04.Zild no. 752, pages- 301 to 332, registration no.- 220, dated- 19/11/2019 at the office of Sub-registrar - 1, Aligarh (U.P.).



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(5)

34AE 413013

IN FAVOUR OF

Mr. Dev Raj Prasad Singh S/o Shri Ramesh Chandra Verma R/o.-
A - 1, Judges Colony, Civil Lines, Budaun (U.P.).

PAN No.-AGPPS5563F

Aadhaar No.- 567191591752

Mobile No. - 9412317995

(Hereinafter collectively referred to as "Vendees", which expressions shall excluded by or repugnant to the subject or context be deemed to include its successors, legal heirs and assigns) of the other part.

WHEREAS the CONFIRMING VENDOR or VENDOR i. e. M/s SANGWAN LANDCO PVT. LTD. along with its Associate Companies i.e. M/s Sangwan Developers Pvt Ltd, M/s K. S. Maintenance & Facilities Pvt Ltd, M/s Sangwan Builders Pvt. Ltd (formerly known as Sangwan Buildwell Pvt. Ltd), Sangwan Builders & Narendra Kumar and other's purchased lands, has obtained permission/licenses from Aligarh Development Authority for the promotion and development of a residential colony to.

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(6)

34AE 413014

be known as "Sangwan City (Ph.-III) Aligarh" in around Villages-
Mahuakheda, Asadpur Quyam, Pargana/ Tehsil- Koil, District Aligarh and
also after getting the layout plan thereof, sanctioned by the concerned
Authority, Sangwan City (Ph.- III) vide MAP No-20190517152718363)
Dated - 20/07/2020 (Hereinafter referred to as the Colony).

AND WHEREAS Confirming Vendor or Vendor has entered into
arrangements with its associate companies to develop the entire lands
collectively and to carve out and sell plots/units of different sizes and
dimensions, as such or built upon and to realize the sale price from the
intending buyers/vendees and the Vendor has laid out plots of different
sizes in the colony.

AND WHEREAS pursuant to the aforesaid arrangements, the associate
companies delegated authority in favour of M/s Sangwan Landco Pvt Ltd
(Confirming Vendor or Vendor) with powers, Inter alia to execute the sale
deed and to get the same registered.



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उत्तर प्रदेश UTTAR PRADESH

(7)

34AE 413015

And WHEREAS on the applications of the buyer/ vendee, the Vendor had allotted to vendee the residential Plot No. D- 434 (168.75 Sq. Mtrs.) (201.82 Sq. yds) in the said colony known as "Sangwan City (Ph.-III) Aligarh" vide allotment letter dated 20/02/2021 and for a consideration of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand Only/-)plus the Vendees' share of payment of the charges levied by any Government or Local Authority or Municipality for provision of external and/or peripheral services on the terms and conditions stipulated in the said allotment letter and duly accepted by the buyers/vendees after being satisfied that the vendor had right and authority to sell the said plot.

AND WHEREAS the Vendor is in full and absolute possession and otherwise well and sufficiently entitled to sell the said plot of the land forming part of the approved lay out-plan of the colony and the said plot is free from all sorts of encumbrances, liens, and charges, whatsoever.

AND WHEREAS the Vendee has desired that the plot be now transferred to them and the Vendor has agreed to the same.






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उत्तर प्रदेश UTTAR PRADESH
FOLLOWINGS:

NOW, THEREFORE THIS DEED OF SALE WITNESSES AS
34AE 413016

1. That in pursuant of the aforesaid allotment letter dated 20/02/2021 and consideration of the said sum of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand Only/-) paid by the vendee to the vendor the receipt of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand Only/-) the Vendor does hereby admit and acknowledge and of and from the payment of the same does for ever release and discharge the vendee, the Vendor does hereby transfer, convey and assign by way of sale unto the vendee all the piece of residential Plot No. D-434 confirming part of the approved layout plan of the said colony known as "Sangwan City (Ph.-III) Aligarh" more particularly described in the schedule hereunder written together with all rights and appurtenances absolutely and forever.



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उत्तर प्रदेश **UTTAR PRADESH** 2. That the vendee has already paid the sum of **Rs.18,50,000/-** (Rupees Eighteen Lac Fifty Thousand Only/-) towards consideration. Vendee have further agreed to pay any additional charges which may be levied by Government or Local Authority or Municipality for the provisions of the external and/or peripheral said services and attributable to said plot of land. 34AE 413017



उत्तर प्रदेश ³UTTAR PRADESH That the Vendor has handed over the actual physical possession of the said plot of land to the vendee. 34AE 413018

4. That the Vendor has assured the vendee that the plot is free from all sorts of encumbrances, liens and charges etc. and the Vendor has the full right and authority to sell the same. Now the Vendor has handed over actual, physical and vacant possession of the said Plot to the vendee. Now, the "Owner/ Vendor" has been left with no right, title or interest claim or concern of any nature with the said Plot and the Vendee has become the absolute Owner of the Said Plot. The Vendee shall have full right to use and enjoy the Said Unit as an absolute owner.





भारतीय गैर न्यायिक



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(11)

34AE 413019

5. That the all taxes whether levied or leviable in respect of the said plot from the date of allotment shall be payable and paid by the Vendee.

6. That the Vendee shall abide by all the laws, bye laws, rules and regulation of the Government/local authorities, etc. relating to the colony and the said plot of land.



भारतीय गैर न्यायिक



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उत्तर प्रदेश ^{34AF 413020} 7. That the Vendee shall abide to use the said plot of land for residential purpose only and bound to not create any objection for any commercial change and use upon the planning of the colony planned by vendor / local authorities / government in future.

8. That the maintenance of the colony shall be done by the Vendor or its nominee for a period of 5 years initially or till taking over of the services by Municipal Authorities / Government Agencies, whichever be earlier on the terms and conditions and charges to be determined by the Vendor or its nominee from time to time. The vendee agrees to pay their share of such charges as may be demanded by the Vendor.

भारतीय गैर न्यायिक



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उत्तर प्रदेश ⁹UTTAR PRADESH That all expenses, charges, etc. including the stamp duty or the registration of this deed or in relation to the plot or any construction to be made thereon, if any, will be borne and paid by the vendee. 344E 413021

10. That if any outside services (External and/or peripheral) are provided by any government or local authority or municipality is levied thereof and/or any other charges levied in any respect to the said colony, the same shall be payable in addition to the aforesaid price of the said plot and shall be borne and paid on pro-rate by the vendee.



पुरि विलेड 526

देवराज प्रसाद सिंह व. रमेश चन्द्र वर्मा
अपुत्र

अविदन सं०: 282100755016612

JLS

लिकुप पत्र

2-2-21

वही सं०: 1

रजिस्ट्रेशन सं०: 4265

वर्ष: 2021

प्रतिफल- 1850000 स्टाम्प शुल्क - 129640 बाजारी मूल्य - 1764000 पंजीकरण शुल्क - 18500 प्रतिलिपिकरण शुल्क 100 योग: 18600

श्री देव राज प्रसाद सिंह,
पुत्र श्री रमेश चन्द्र वर्मा
व्यवसाय: नौकरी
निवासी: ए-1 जजेस कालोनी सिविल लाइन्स बकसू

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ने यह लेखपत्र इस कार्यालय में दिनांक 08/04/2021 एवं 04:08:40 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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रईस उद्दीन (प्रभारी)
उप निबंधक: सदर प्रथम
अलीगढ़
08/04/2021

वीरेंद्र कुमार वशिष्ठ
निबंधक लिपिक



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उत्तर प्रदेश UTTAR PRADESH

This deed is being presented for registration by Mr. Narendra Kumar S/o Late Shri Kalicharan Singh R/o 5/28 Chiranjiv Vihar Unnao (U.P.) 201002 duly authorized to execute the Sale deed by Vendor vides board resolution of the Promoter Company/ Vendor dated 22/10/2020.

34AE 413022

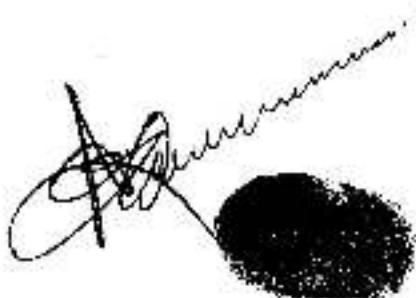
Valuation of the Property:-

Land Value @ (9,500 + 950 = 10,450/-) P.S.M

SCHEDULE OF PLOT

All that piece and parcel of land being residential Plot No. D-434 admeasuring 201.82 Sq. yards or 168.75 Sq. Mtrs. (9 X 18.75 Mtrs.) in the residential colony known as "Sangwan City (Ph.- III) Aligarh" situated in around Villages Mahuakheda, Asadpur Quyam, Pargana/ Tehsil-Koil, District Aligarh and bounded as under:

EAST	:	Plot No. - D - 435
WEST	:	Plot No. - D - 433
NORTH	:	Plot No. - D - 461
SOUTH	:	9.0 Mtrs Wide Road than Park
WIDTH X DEPTH	:	9 X 18.75 Mtrs.





देवराज सुन्दर-पुत्र व. 2 प्रमाणित वरुण
वसुधु

आवेदन सं.: 202100755016612

31-3-21

वही सं.: 1

रजिस्ट्रेशन सं.: 4265

वर्ष: 2021

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

श्री मेसर्स सागवान लैंठको प्रा० लि० द्वारा अधि० हस्ता० नरेन्द्र कुमार, पुत्र श्री स्व० कालीचरन सिंह

निवासी: 5/28 चिरंजीव बिहार गाजियाबाद

व्यवसाय: व्यापार

क्रेता: 1

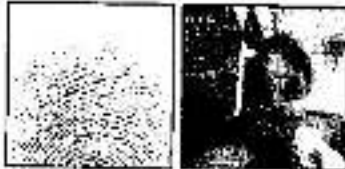


श्री देव राज प्रसाद सिंह, पुत्र श्री रमेश चन्द्र कर्मा

निवासी: ए-1 जजैरु कालीनी सिविल लाइन्स वदायूं

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री मुनवर खान, पुत्र श्री बृद्ध अली

निवासी: भवन नं० 4/233 ए ट्यूबवेल वाली गली 6 आलम बारा भमोला कोल अलीगढ़

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री विशाल सिंह, पुत्र श्री देव राज सिंह

निवासी: 5/15 सागवान लैंठको असासुन कसाम अलीगढ़

व्यवसाय: अन्य



रजिस्ट्रार अफिसरी के हस्ताक्षर

रईस उद्दीन (प्रभारी),
उप निबंधक : रादर प्रथम
अलीगढ़

वीरिन्द्र कुमार वशिष्ठ
निबंधक लिपिक



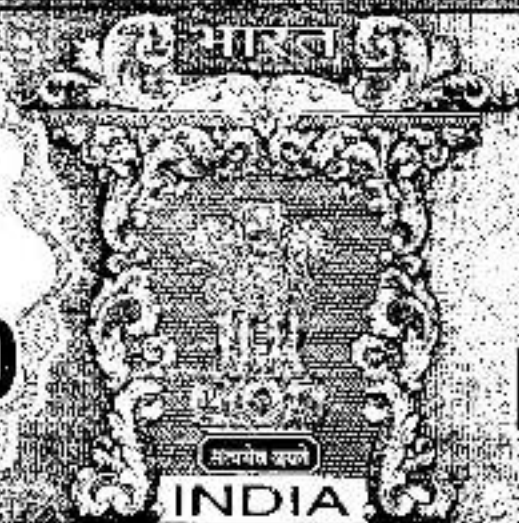
ने की। प्रत्यक्ष भद्र साक्षियों के निम्नलिखित प्रमाणानुसार सिद्ध हुए हैं।
दिवाणी

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Kumar, authorized signatory, signed & Vendeds this deed at Aligarh on the
34AE 413023

उत्तर प्रदेश

For identifying the photos on behalf of WITNESSES

WITNESSES:



1. *[Signature]* / For SANGWAN LANDCO PVT. LTD. (VENDOR)
मुनवर, कोट
श्री 42/5 ए 24 नं. ए. को.
प्लॉट 6 इन्डियागॉड रोड, अलीगढ़
2. No- 921 ए 7 6 नं. 9
विकास प्रो. सो. में 592 ए. को.
जो एस. कोट ए. प्रो.
कोट
No 9639 नं. 68005

[Signature]
(AUTHORIZED SIGNATORY)
[Signature]
[Fingerprint]

Deed writer : Satish Chand Sharma Tehsil Koil, Aligarh

संगवान लैंडको प्राइवेट लि.
प्लॉट नं- 61 विधिवलय वि.
11-3-2004 नवान सटु कोट जिला अलीगढ़

[Signature]
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6) रजिस्ट्रार कार्यालय, 2 फ्लोर, अलीगढ़ जिला
अलीगढ़

34

रजिस्ट्रार
अलीगढ़ जिला
72/81
08/04/2021

आवेदन सं०: 202100755016612

बही संख्या 1 जिल्द संख्या 15583 के पृष्ठ 309 से 342 तक क्रमांक 4265 पर दिनांक 08/04/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
Rais Uddin
रईस उद्दीन (प्रभारी)
उप निबंधक, सदर प्रथम
अलीगढ़
08/04/2021



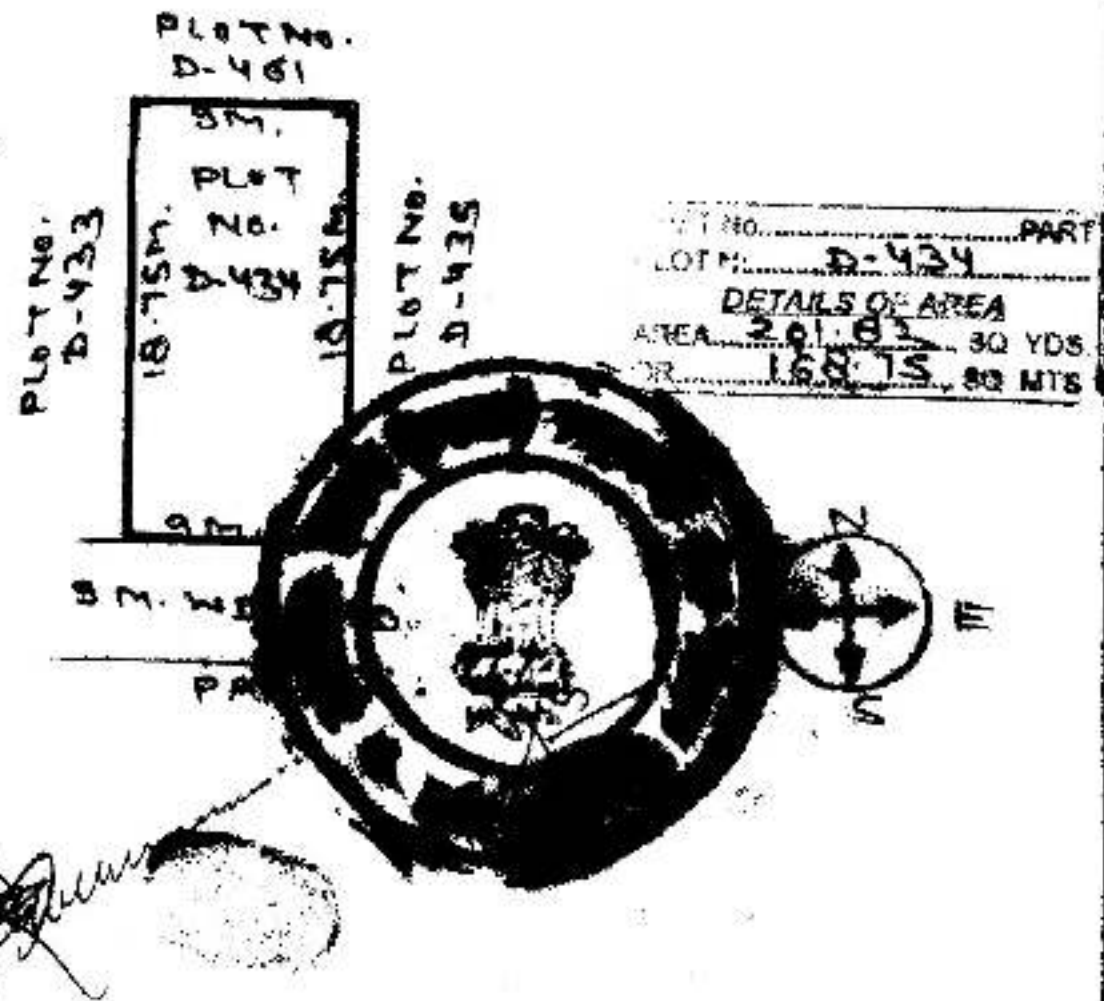
SITE AT SANGWAN CITY (PH. III) VILLAGES - MANUAKHED
P. & TEH. KOLLAHAR
ASADPUR QYAM, ALIGARH

VENDOR

M/S SANGWAN LANDCO PVT. LTD. THROUGH AUTH.
SIGN. MR. NARENDRA KUMAR S/O LATE MR.
KALIGHARAN SINGH R/O S/28, CHIRANVI VIHAR
GHAZIABAD

VENDEE

MR. DEVRAJ PRASAD SINGH
S/O MR. RAMESH CHANDRA VERMA
R/O A-1, JUDGES COLONY, CIVIL LINES,
BADAUN (U.P.)



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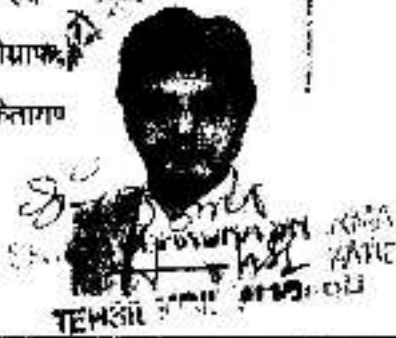
उपनिबन्धक कार्यालय तहसील कोल अलीगढ़

महानिरीक्षक नियन्त्रण क्रमांक 10-परिपत्र सं0-1948/13पी0आर0/परिपत्र 2012 शि० संखनक
दिनांक 14.09.12 के अनुसार कार्यालय प्रति के साथ प्रपत्र - 6 के साथ लिया जाने वाला अनियार्च संलग्नक

स्वहस्ताक्षरित एवं

प्रमाणित फोटोग्राफ

विक्रेता / विक्रेतागण



स्वहस्ताक्षरित एवं

प्रमाणित फोटोग्राफ

क्रेता / क्रेतागण



सम्पत्ति :

अंतरित सम्पत्ति की फोटो जिसमें बिक्रीत सम्पत्ति हो जिससे सम्पत्ति स्पष्ट पहचान हो सके और बिक्रीत



विक्रेता / विक्रेतागण हस्ताक्षर एवं अंगूठा

क्रेता / क्रेतागण हस्ताक्षर एवं अंगूठा

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