

1423



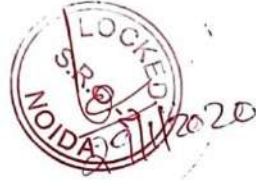
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No. : IN-UP07215530119120S  
 Certificate Issued Date : 28-Jan-2020 12:32:PM  
 Account Reference : SHCIL (FI)/ upshcil01/ GREATER NOIDA/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0108575013524744S  
 Purchased by : KRISHNLILA YADAV AND PUSHPA YADAV  
 Description of Document : Article 5 Agreement or Memorandum of an agreement.  
 Property Description : PLOT NO.38 BLOCK-C-1 SECTOR-36 NOIDA G.B.NAGAR UP  
 Consideration Price (Rs.) :  
 First Party : MESSERS PINAKIN IMPEX PVT LTD  
 Second Party : KRISHNLILA YADAV AND PUSHPA YADAV  
 Stamp Duty Paid By : KRISHNLILA YADAV AND PUSHPA YADAV  
 Stamp Duty Amount(Rs.) : 2,07,300  
 (Two Lakh Seven Thousand Three Hundred only)



*Amr*

*Pushpa*

*Kejriwal*

.....Please write or type below this line.....



SR 0011572728

**Statutory Alert:**

- 1. The authenticity of this Stamp Certificate should be verified at [www.shcilestamp.com](http://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. All complaints regarding this should be filed with the Computer Authority.



उत्तर प्रदेश UTTAR PRADESH

350167

**AGREEMENT TO SELL WITHOUT POSSESSION**

Sale Consideration:- 4,80,09,000/-  
Balance: 1,32,44,950/-

Advance: 3,47,64,050/-  
Stamp Duty: 9,60,300/-

*[Handwritten signature]*

*[Handwritten signature]*

*Keerthi*





युक्त मन्त्री को श्याम सिंह यादव - अग्रणी

आवेदन सं०: 202000743009829

विक्रय अनुबंध विलेख (बिना कब्जा)

वही सं०: 1

रजिस्ट्रेशन सं०: 1423

वर्ष: 2020

पतिफल- 48009000 स्टाम्प शुल्क- 960300 अग्रिम राशि- 34764050 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 200 योग : 20200

श्रीमती पुष्पा यादव,  
पत्नी श्री श्याम सिंह यादव

व्यवसाय : अन्य

नियामी: 138, ब्लॉक-सी, सेंक्टर-36, नौएडा उप०



ने यह लेखपत्र इस कार्यालय में दिनांक 29/01/2020 एवं 02:39:05 PM बजे निवधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वीर सेन

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

29/01/2020

सुष्मा गुप्ता

निबंधक लिपिक



<https://igrsup.gov.in/igrsup/showEndorsReport.html>

1/1

सत्यापित

मुख्य अधिकारी

भाजिदाबाद

26-7-16



350166

This AGREEMENT TO SELL is made and executed at GAUTAM BUDH NAGAR U.P. on this 28<sup>th</sup> day of January 2020

*Amp*  
*Pushpa*  
*Kishu*



आवेदन सं०: 202000743009829

वही सं०: 1

रजिस्ट्रेशन सं०: 1423

वर्ष: 2020

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

श्री मैसर्स पिनाक्लि इम्पैक्स प्राईवेट लिमिटेड के द्वारा अनिल कुमार, पुत्र श्री स्व पी एस गुसा  
निवासी: ए-24, वी ब्लॉक, दुर्गा चैम्बर, राज नगर, जिला सैन्टर उ०प्र०  
व्यवसाय: अन्य  
क्रेता: 1



श्रीमती पुष्पा यादव, पत्नी श्री श्याम सिंह यादव  
निवासी: 1/38, ब्लॉक-सी, सैक्टर-36, नोएडा उ०प्र०  
व्यवसाय: अन्य  
क्रेता: 2

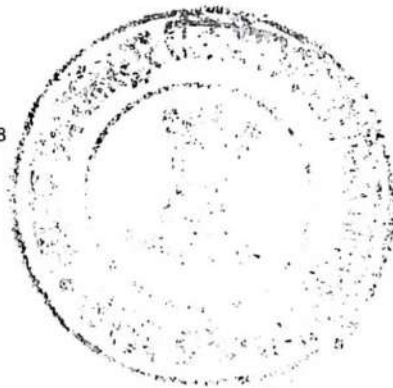


श्रीमती कृष्ण लीला यादव, पत्नी श्री सचिन यादव  
निवासी: ए-15, जज कम्पाउण्ड, वजिरपुरा आगरा उ०प्र०  
व्यवसाय: अन्य  
क्रेता: 1



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

[https://igrsup.gov.in/igrsup/showEndorsReport\\_html\\_58](https://igrsup.gov.in/igrsup/showEndorsReport_html_58)



1/2

सत्यजीव  
मुख्य कार्यकारी  
गाजियाबाद: 7-14





350165

Between

M/s. Pinakin Impex (P) Ltd., Pan No. AAACP7174P Through its Authorized Signatory Mr. Anil Kumar (AADHAR No. 4519 7406 7392) S/o Late Shri P.S. Gupta R/o A-24, B Block, Durga Chamber, Raj Nagar, Distt. Centre, U.P., hereinafter called the VENDOR.

*Pinakin*  


*Pinakin*  


*Kesma*  




श्री अजित कुमार यादव, पुत्र श्री मेवा लाल यादव

निवासी: 3/41, राज नगर, गाजियाबाद उ०प्र०

व्यवसाय: अन्य *अजित कुमार यादव*

पहचानकर्ता : 2



श्री संजीव शर्मा, ०

निवासी: चैम्बर नम्बर -19, उप निबन्धक कार्यालय, सैक्टर-33, नौएडा उ०प्र०

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*वैरसेन*

उप निबन्धक : सदर द्वितीय

गौतम बुद्ध नगर

*क्षमा गुप्ता*

निबन्धक लिपिक

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी :



<https://>

[https://igrsup.gov.in/igrsup/showEndorsReport\\_html\\_58](https://igrsup.gov.in/igrsup/showEndorsReport_html_58)

2/2

*सत्यमेव जयते*  
*मृदु*  
*6/9/20*





350164

AND

Mrs. Pushpa Yadav (PAN NO. AAJPY6096K, AADHAR NO. 5184 9087 1231) W/o Shri Shyam Singh Yadav R/o 1/38, Block-C, Sector-36, Noida, Distt. G.B. Nagar, U.P. & Mrs. Krishn Lila Yadav (PAN NO. ABHPY2229D, AADHAR NO. 5773 4832 6116) W/o Shri Sachin Yadav R/o A-15, Judge Compound, Wazirpura, Agra, U.P.-282002., hereinafter called the VENDEE.

*Amp*

*Pushpa*

*Kaitha*





Office of the  
14 SEP 2007  
उत्तर प्रदेश  
CHIEF TREASURY OFFICER

उत्तर प्रदेश **UTTAR PRADESH**

350163

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

*Amr*



*Pradyum*



*Kuma*





उत्तर प्रदेश UTTAR PRADESH

350162

WHEREAS the VENDOR is the lawful owner of a House No. 1/38, Block-C, Sector-36, Plot Area-381 Sq. Mtr. & Covered Area 439.56 Sq. Mtr. Situated in Noida, U.P., hereinafter referred as the PROPERTY.

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*[Handwritten signature]*





14 SEP

CHIEF TREASURY - उत्तर प्रदेश UTTAR PRADESH

350161

And the same is bounded as under:-

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





Office of the  
14 SEP 2007  
CHIEF TREASURY OFFICER

उत्तर प्रदेश UTTAR PRADESH

350160

North:-

Plot No. C-1/37

*Handwritten signature*



*Handwritten signature*



*Handwritten signature*







उत्तर प्रदेश UTTAR PRADESH

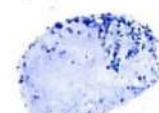
350159

South:- Plot No. C-1/39

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





Office of the...

14 SEP 2011

CHIEF TREASURY OFFICER

उत्तर प्रदेश UTTAR PRADESH

350158

East:- 12.00 Mtr. Wide Road

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*







CHIEF OF THE...

14 SEP

CHIEF TREASURY

उत्तर प्रदेश **UTTAR PRADESH**

350157

West:- Plot No. C-1/11

*Temp*

*P. Singh*

*Kishu*





4 SEP 20  
OFFICE OF THE  
TREASURY OFFICER

उत्तर प्रदेश UTTAR PRADESH

350156

AND WHEREAS the VENDOR aforesaid is desirous to sell said property in favour of the VENDEE and VENDEE has also agreed to acquire the same.

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*





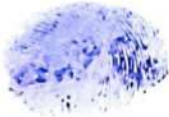
उत्तर प्रदेश **UTTAR PRADESH**

350155

**NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:-**

1. That the total sale consideration of the said property has been settled an amount of **Rs. 4,80,09,000/- (Rupees Four Crore Eight Lakh Nine Thousand Only)** between both the parties.

*Handwritten signature*



*Handwritten signature*



*Handwritten signature*





2. That the VENDOR has received a sum of Rs. 3,47,64,050/- (Rupees Three Crore Forty Seven Lakh Sixty Four Thousand Fifty Only) from the VENDEE as FULL AND FINAL/PART payment, the receipt of which the payment has been made in the following manner.

*[Handwritten signature]*  
*[Blue ink stamp]*

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*[Blue ink stamp]*

*[Handwritten signature]*  
*[Blue ink stamp]*





उत्तर प्रदेश UTTAR PRADESH

350153

S. No.	MODE OF PAYMENT	DATE	AMOUNT (Rs.)
1.	By RTGS UTR NO. SBINR52019081900062092	19/08/19	50,00,000/-

*Almy*  


*Pushpa*  


*Kishu*  




350152

2. By RTGS UTR NO. 19/08/19 60,00,000/-  
SBINR52019081900064322  
Both from SBI, Sector-36, Noida

*Handwritten signature*



*Handwritten signature*



*Handwritten signature*







उत्तर प्रदेश UTTAR PRADESH

350151

3. By RTGS SBIN-419361620829 27/12/19 45,00,000/-

*Stamp*



*Prashant*



*Kumar*





उत्तर प्रदेश UTTAR PRADESH

350150

4. By RTGS UTR NO. 04/01/20 40,00,000/-  
SBINR52020010400017767

*Handwritten initials*



*Handwritten signature: Pushpa*



*Handwritten signature: Krishna*







उत्तर प्रदेश UTTAR PRADESH

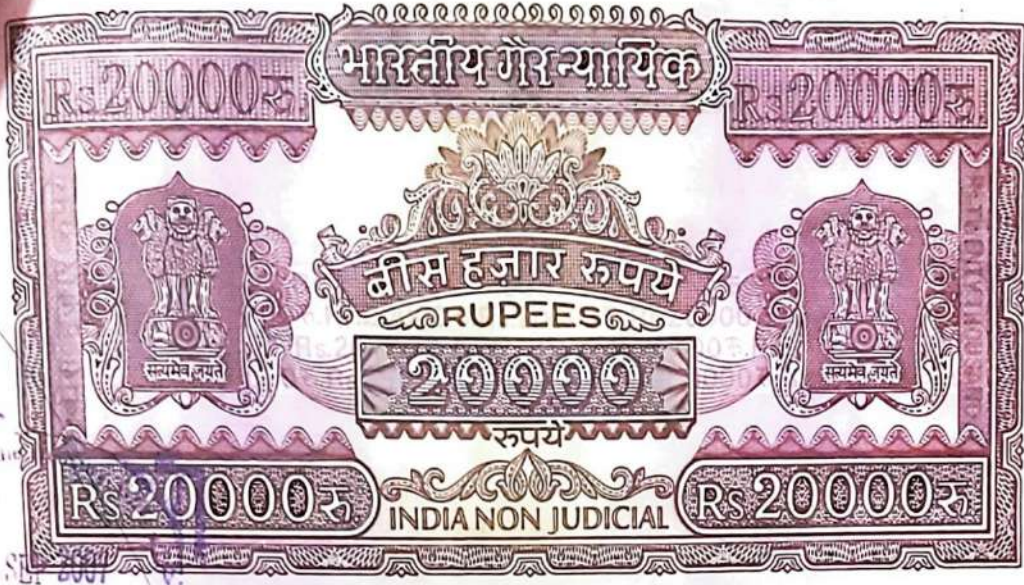
350149

5. By RTGS UTR NO. 20/01/20 2,00,000/-  
SBINR520020978980

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*Handwritten signature*



Office of the  
14 SEP 2020  
CHIEF TREASURY OFFICER

उत्तर प्रदेश **UTTAR PRADESH**

350148

6. By RTGS UTR NO. 24/01/20 20,00,000/-  
SBINR52020012400132627

*[Handwritten signature]*  
[Blue ink stamp]

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[Blue ink stamp]

*[Handwritten signature]*

[Blue ink stamp]





उत्तर प्रदेश **UTTAR PRADESH**

350147

7. By RTGS UTR NO. 27/01/20 25,00,000/-  
SBINR52020012700138137

*Temp*



*P. Gupta*



Page 21 of 41

*Kesher*





उत्तर प्रदेश **UTTAR PRADESH**

350146

8. By RTGS UTR NO, 27/01/20 64,050/-  
SBINR120027745652  
Both from SBI Kela Nagar, Aligarh

*amp*  


*P. Gupta*  


*K. Gupta*  






उत्तर प्रदेश **UTTAR PRADESH**

350145

9. By RTGS UTR NO. 20/09/19 6,50,000/-  
PUNBR52019092019289693

*[Handwritten signature]*

*[Handwritten signature]*

*Kishu*



14 SEP 2007

CHIEF TREASURY OFFICER

उत्तर प्रदेश UTTAR PRADESH

350144

10. By RTGS UTR No. 19/09/19 9,50,000/-  
PUNBR52019091919265736

*Acmp*  


*Pushp*  


*Kuma*  






Chief of  
14 SEP 2007  
CHIEF TREASURY OFFICER

उत्तर प्रदेश **UTTAR PRADESH**

350143

11. By RTGS UTR No. 15/11/19 19,00,000/-  
PUNBR52019110510050411

ACMP

*Pushpa*

*Kishu*



14 SEP 2007

उत्तर प्रदेश UTAR PRADESH

350142

12. By RTGS UTR No. 07/11/19 33,00,000/-  
PUNBR52019110710101602

*Handwritten signature*

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Office of  
14 SEP 2007  
CHIEF TREASURY OFFICER

उत्तर प्रदेश-UTTAR PRADESH

350141

13. By RTGS UTR No. 08/11/19 19,00,000/-  
PUNBH193112396836

*ans*

*Pratap*  
Page 27 of 41

*krishna*



Office of  
14 SEP 2007  
उत्तर प्रदेश UTTAR PRADESH  
CHIEF TREASURY OFFICER

350140

14.	By RTGS UTR No. PUNBR520022549296 All from PNB Aligarh	22/01/20	18,00,000/-
		Total:	<u>3,47,64,050</u>

*[Handwritten signature]*



*[Handwritten signature]*



*[Handwritten signature]*







Office of  
14 SEP 2017  
उत्तर प्रदेश UTTAR PRADESH  
CHIEF TREASURY OFFICER

350139

That the balance amount of Rs. 1,32,44,950/- (Rupees One Crore Thirty Two Lakh Forty Four Thousand Fifty Only) Shall be payable by VENDEE to the VENDOR/ Noida/Greater Noida Authority, at the time of the execution of TRANSFER DEED/ LEASE DEED.

*Jamp*  


*Pushp*  


*Kuma*  




1 उत्तर प्रदेश **UTTAR PRADESH**

350138

4. That **VENDOR** shall apply and obtain the permission for transfer/sale of the said property in favour of the **VENDEE** aforesaid or his/her legal heirs, nominee(s) from the Noida Authority and shall get the transfer deed registered within 2 Year after such permission. and **VENDOR** will also execute the **LEASE DEED** with the Noida Authority if and when required.

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*[Handwritten signature]*

*[Handwritten signature]*





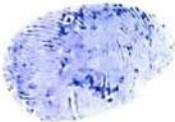
Office of the  
14 SE  
CHIEF TREASURY OFFICER

उत्तर प्रदेश, UTTAR PRADESH

350137

5. That the VENDOR has assured the VENDEE that the above said property is free from all sorts or encumbrance such as mortgage Sale, pledge, lien, gift etc. and if proved otherwise the VENDOR shall be liable and responsible for the entire compensation.

*Amp*



*Pushpa*

Page 31 of 41



*Kishu*





उत्तर प्रदेश UTTAR PRADESH

350136

6. That the expenses to be incurred for the execution of the Transfer Deed on stamp duty registration fees and other legal expenses will be borne by the Vendee.

*Temp*

*Pradya*

*Kishu*





उत्तर प्रदेश UTTAR PRADESH

350135

7. That The Vendee shall have the rights to get the Transfer Deed of the said property executed in his/her favour of his/her nominee(s) for which the Vendor has got no objection.

*Temp*

*Pushpa*

*Kusma*



Office of  
14 SEP 2007  
उत्तर प्रदेश UTTAR PRADESH  
CHIEF TREASURY OFFICER

350134

8. That the VENDOR shall be liable to incur all outstanding dues & demands in respects of the said property to the date here of and that all future dues shall be paid by the Vendee.

*Aene*

*Pushpa*

*Kishu*





Office of the  
14 SEP 2007  
उत्तर प्रदेश UTTAR PRADESH  
CHIEF TREASURY OFFICER

350133

9. That the Vendor aforesaid shall hand over/has handed over the vacant and actual physical possession of the aforesaid property to the Vendee at the time of execution of final Transfer Deed

*Amp*

*Prashya*

*Kishu*



14 SEP 2007

उत्तर प्रदेश UTTAR PRADESH

350132

IN WITNESSES WHERE OF, the VENDOR and VENDEE aforesaid have set their respective hands on this AGREEMENT TO SELL at palace, on the day month & year first above mentioned in the presence of the following witness:-

*A. Singh*



*P. Singh*

Page 36 of 41



*K. Singh*







14 SEP 2007  
CHIEF TREASURY OFFICER

06AA 438393

THIS STAMP PAPER ATTACHED WITH THIS AGREEMENT TO SEEL WITHOUT POSSESSION IN RESPECT OF House No. 1/38, Block-C, Sector-36, Plot Area-381 Sq. Mtr. & Covered Area 439.56 Sq. Mtr. Situated in Noida, U.P.

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उत्तर प्रदेश UTTAR PRADESH

B 089097

THIS STAMP PAPER ATTACHED WITH THIS AGREEMENT TO SEEL WITHOUT POSSESSION IN RESPECT OF House No. 1/38, Block-C, Sector-36, Plot Area-381 Sq. Mtr. & Covered Area 439.56 Sq. Mtr. Situated in Noida, U.P.

*[Handwritten signature]*  
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Page 39 of 41






उत्तर प्रदेश UTTAR PRADESH

B 089096

THIS STAMP PAPER ATTACHED WITH THIS AGREEMENT TO SEEL WITHOUT POSSESSION IN RESPECT OF House No. 1/38, Block-C, Sector-36, Plot Area-381 Sq. Mtr. & Covered Area 439.56 Sq. Mtr. Situated in Noida, U.P.

*Aene*  


*Pushy*  


*Kishu*







उत्तर प्रदेश UTTAR PRADESH

B 089095

THIS STAMP PAPER ATTACHED WITH THIS AGREEMENT TO SEEL WITHOUT POSSESSION IN RESPECT OF House No. 1/38, Block-C, Sector-36, Plot Area-381 Sq. Mtr. & Covered Area 439.56 Sq. Mtr. Situated in Noida, U.P.

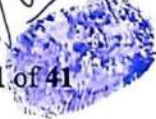


*[Handwritten signature]*



*[Handwritten signature]*

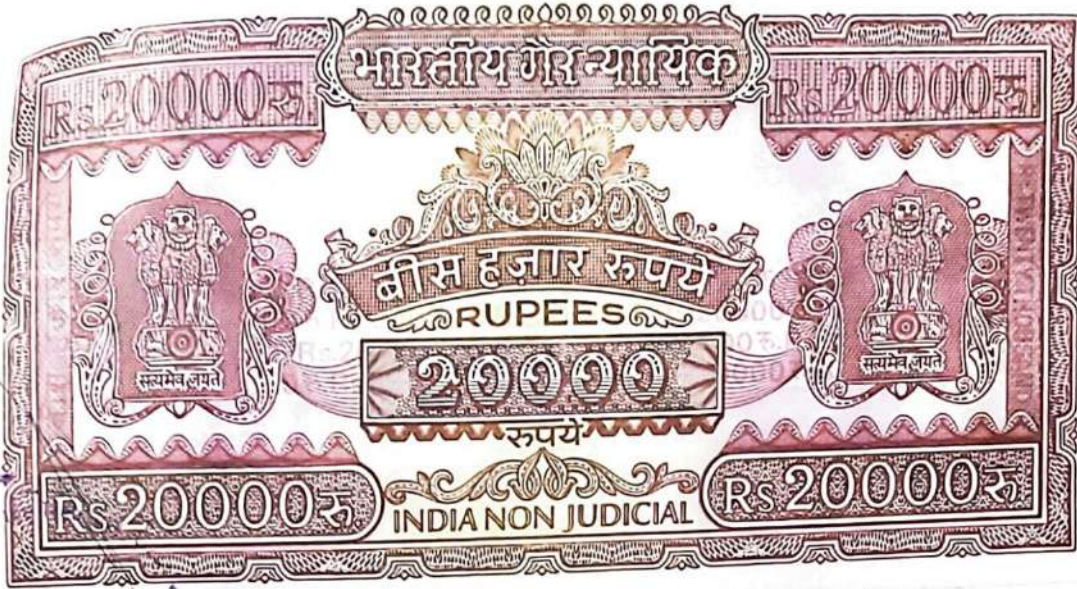
Page 41 of 41



*[Handwritten signature]*







14 SEP 2007

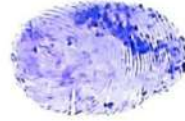
उत्तर प्रदेश UTTAR PRADESH

350131

**WITNESSES:-**

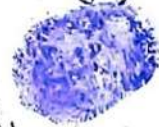
1. **AJEET KUMAR YADAV**  
Son of SHRI. MEVA LAL YADAV  
Resident of 3/41, RAJ NAGAR, GHAZIABAD, U.P.  
(AADHAR NO. 6719 3172 6272)

अजीत कुमार यादव **VENDOR**



2. **SANJEEV SHARMA**  
(ADVOCATE)  
CH. NO. 19,  
SUB REGISTRAR COMPOUND  
SECTOR-33, NOIDA, U.P.

**VENDEES**



किशु



**SANJEEV SHARMA**  
Advocate  
Chamber No. 19,  
Noida G. B. Nagar