

shop 904



Name: PRAKASH JHA
Designation: Asst. Manager
Signature: [Signature]
Shop Holding Corporation Ltd., New Delhi



सत्यमेव जयते

Government of Uttar Pradesh

e-Stamp

Kafi consultant M2B
⇒ 9560466500

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount (Rs.)

IN-UP04118543210594Q
31-Jan-2018 04:04 PM
SHCIL (FI) upshcil017 GHAZIABAD/UP-GZB
SUBIN-UPUPSHCIL0104956276048553Q
MEDION BIOTECH PVT LTD
Article 23 Conveyance
SHOP NUMBER-417 FLOOR 4TH DEVIKA TOWER CHANDER
NAGAR GHAZIABAD
PRAMOD KUMAR GARG AND PRADEEP KUMAR
MEDION BIOTECH PVT LTD
MEDION BIOTECH PVT LTD
1,76,500
(One Lakh Seventy Six Thousand Five Hundred only)

Muraj Chabrya

9971253023

[Signature]



LOCKED BY
Sub Registrar IV
Ghaziabad

Please write or type below this line

For Medion Biotech Pvt. Ltd.

Director

0002837912

Statutory Alert

- The authenticity of the Stamp Certificate should be verified at www.shrestha.com. Any discrepancy in the details in this Certificate will be liable to the website number is invalid.
- The issue of checking the legitimacy is on the user of the certificate.
- In case of any discrepancy please inform the Competent Authority.

Reg. No. 12197-98
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

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UP04178512165940
15/11/2010 01:04 PM
SHRI LALIT KUMAR SHARMA UP04178512165940
SUBIN DEVI SOCIETY 04058276018561
MEDION BIOTECH PVT LTD
Article 23 Company and
SHOP NUMBER-47 FLOOR-4TH DEY KA TOWER CLUNDER
NAGAR GHASABAD
PRAMOD KUMAR GARG AND PRADEEP KUMAR
MEDION BIOTECH PVT LTD
MEDION BIOTECH PVT LTD
1,76,500
(One Lakh Seventy Six Thousand Five Hundred Only)

Please write or type below this line.

P.K. Garg

P.K. Garg

P.K. Garg

P.K. Garg

For Medion Biotech Pvt. Ltd.

Director

0002837912

Disputes

This certificate is a Stamp Certificate and shall be valid only if it is countersigned by the Director of the Department of Revenue, Government of Uttar Pradesh.

e-stamp certificate No.IN-UP04118543210594Q
issue date 31-01-2018

SALE DEED

1. Nature and Type of Land	: Commercial (Shop)
2. V. Code No.	: 468-52
3. Mohalla/Gram	: Devika Towers, Chander Nagar Commercial Complex Ghaziabad
4. Detail of Property	: Shop/Office No. 417 on 4 th Floor Without roof right Built on Plot No. 4A & B, Devika Tower, Chander Nagar, Ghaziabad U.P.
5. Type of Road	: 40 Feet Wide Road
6. Total Area of Land	: N.A.
7. Total Built-up Area	: 46.61 Square Meter
8. Type of Property Finished or Semi finished	: Finished
9. Year of Construction and Class	: N.A.
10. Govt. Sector Rate	: Rs. 1,08,000/- Per Square Meter
11. Value of Property (After Discount, if any)	: 50% Discount on 4 th Floor

P.K. Garg

[Signature]

For Medion Biotech Pvt. Ltd.

[Signature]

Director

विषय पर

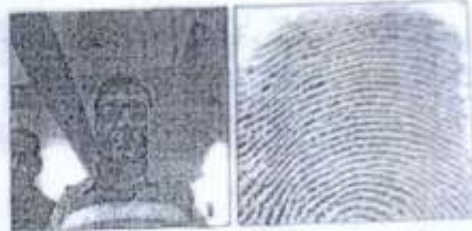
प्रतिफल - 2570000 स्टाफ शुल्क - 176500 बाजरी शुल्क - 2517000 पंजीकरण शुल्क - 20000 प्रतिनिधित्व शुल्क - 100 बीग 201/36

श्री जैराम जेठियोल बासोटेक प्रा नि द्वारा कपिल देव ,

पुत्र श्री राजवन्त राय

पञ्चायत - अन्ध

निवासी - अन्ध - 1155 विद्येमन्त-नगर गाजियाबाद



ने यह लेख पर इस कपरीलय मे दिनांक 01/02/2018 एवं 05:07:11

PM बडे

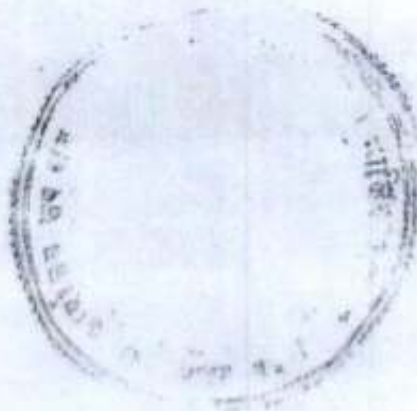
निबन्धन हेतु प्रेष किया।

रजिस्ट्रीकरण अधिकारी के अध्यक्ष

प्रदीप कुमार अन्ध

इप निबंधक अन्ध बागुं

गाजियाबाद



12. Construction cost after depreciation : N.A.
13. Status of Parking : N.A.
14. Consideration Amount of Sale : Rs. 23,70,000/-
15. Total Value in which Stamp Duty paid : Rs. 25,17,000/-
16. Stamp Duty Paid : Rs. 1,76,500/-
17. In connection of Member of Sahakari Awas Samiti:
Yes/No : No
18. Particulars in the condition of share : N.A.
19. Seller (Self/Attorney) : Self

DIMENTIONS OF PLOT

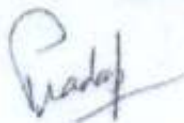
EAST : Road 40 feet wide
WEST : Open
NORTH : Police Check Post and Brij Vihar
SOUTH : Other Residential Building

DIMENTIONS OF SHOP/OFFICE

EAST : Corridor
WEST : Office No.418
NORTH : Corridor
SOUTH : Office No.416

Number of First Party (Two)
Number of Second Party (One)

P.K. Garg



For Medion Biotec Pvt. Ltd.


Director

निष्पादन लेखक वार्ड सुनने व समझने मजबूत व प्राप्त धनराशि व प्रमेयानुसार उक्त
चिह्नित: 1

श्री प्रमोद कुमार गान्, पुत्र श्री जय किशन दास गुप्ता

निवासी: सी-397 योजना विहार दिल्ली

व्यवसाय: अन्य

PK



चिह्नित: 2

श्री प्रदीप कुमार, पुत्र श्री जय किशन दास गुप्ता

निवासी: सी-397 योजना विहार दिल्ली

व्यवसाय: अन्य

Pradi



क्रमांक: 1

श्री मैटर्स मेडियोन बायोटेक प्रा लि द्वारा कपिल देव,

पुत्र श्री बलचन्त राय

निवासी: मकान - 1155 विवेकानन्द नगर

गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्रीमती रिकू कुमारी, पति श्री राम बुझावन

निवासी: मकान न-1280 गलियाँ 18 डी वृक्षबेट

मदनगिर दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2

Pinku ke



01-02-2018 5:13 PM

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SALE DEED

Total Sale Consideration Rs. 23,70,000/-
Stamp Duty Rs. 1,76,500/-

THIS SALE DEED is made at Ghaziabad on this 1st day of February, 2018 between **MR. PARMOD KUMAR GARG & MR. PRADEEP KUMAR S/o Sh. Jai Kishan Dass Gupta** both R/o. C-397, Yojana Vihar, Delhi 92 (hereinafter referred to as the **VENDORS** which expression shall unless it be repugnant to its context or meaning thereof include its successors and assigns) of the **ONE PART**
PAN - AFTPG 4485M PAN : AAOPK 0512H
Aadhar No. 4251 8631 5373 Aadhar No. 6307 8923 7832

AND

M/s. **MEDION BIOTECH PVT. LTD.** having its office at 409, 4th Floor, Devika Tower, Chander Nagar, Ghaziabad, through its Director **Mr. Kapil Dev S/o Mr. Balwant Rai R/o House No. 1155, Vivekanand Nagar, Ghaziabad, Tehsil and District Ghaziabad, U.P.** (hereinafter called the **VENDEE** which expression shall, unless it be repugnant to its context or meaning thereof, include his/her/their or each of their legal heirs, assigns, legal representatives, executors etc.) of the **OTHER PART**.
PAN - AAHCM 8602N Aadhar No. 5584 1401 5161

DK Garg

[Signature]

For Medion Biotech Pvt. Ltd.

[Signature]

Director

श्री राम सुभाषन, पुत्र श्री स्वाम महतो

निवासी: सी-1280 गली नं- 38 फ्लैट डी डी ए फ्लैट

महावीर दिल्ली

व्यवसाय: अन्य

Buth



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः अद्व साक्षियों के निशान अंगूठे

निष्पत्तानुसार लिए गए हैं।

टिप्पणी:

प्रदीप कुमार अस्थान

उप निबंधक: सदर चतुर्थ

गाजियाबाद



DETAILS OF PROPERTY

The Shop No. 417 on 4th Floor, having its Built-up Area 46.61 Square Meter in DEVIKA TOWERS, Chander Nagar Commercial Complex, built on Plot No. 4A & B situated at Chander Nagar, Ghaziabad, Tehsil and District Ghaziabad (U.P.) (hereinafter called the said property) The said property is not situated at any main road. And more that 200 meter away from the main road.

And Whereas the Vendor of the first part purchased the above said property from PRAGATI CONSTRUCTION CO. (DEVIKA CHAMBERS), a partnership firm having its Office at Devika Tower, 6 Nehru Place, New Delhi through its authorized signatory Sh. B. S. RAJWAR S/o. Sh. N. S. Rajwar, R/o. 264, Shakti Khand-I, Indirapuram, Ghaziabad through registered sale deed entered on dated 05/10/2009 in Book No.1 volume No. 13907 on pages 1 to 48 at Serial No. 22737 in the office of Sub-Registrar-IV Ghaziabad. Thus the vendor of the first part is the sole & absolute owner of the above said property.

And whereas the vendor of the first part has agreed to sell the said property for a total sale consideration of Rs. 23,70,000/- (Rupees Twenty Three Lakh Seventy Thousand Only) and the vendee of the second part agreed to purchase the said property and hence this deed of sale is being executed between vendor and vendee.

P.K. Goig

[Signature]

For Medion Biotech Pvt. Ltd.

[Signature]

Director



NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER :-

1. That the Vendor of the first part hereby sells, transfers and convey the aforesaid shop to the vendee of the second part together with proportionate land in the land underneath, and with all common facilities.

That the complete sale consideration of Rs. 23,70,000/- (Rupees Twenty Three Lakh Seventy Thousand Only) has been paid by the Vendee to the Vendor and the Vendor hereby acknowledge the receipts of the same before the sub registrar at the time of presentation of this sale deed for registration. Possession of the said property was handed over to the Vendor.

Payment Detail are as under -

- a. Rs. 70,000/- by cash
- b. Rs. 50,000/- by Ch. No. 000833 dated 11-12-2017 of Bank of Baroda
- c. Rs. 50,000/- by Ch. No. 000834 dated 11-12-2017 of Bank of Baroda
- d. Rs. 9,00,000/- by Ch. No. 500859 dated 18-01-2018 of Axis Bank Ltd., DLF, Gurgaon, issued by Indiabulls Housing Finance Ltd., Lajpat Nagar, New Delhi, issued as home loan
- e. Rs. 9,00,000/- by Ch. No. 500860 dated 18-01-2018 of Axis Bank Ltd., DLF, Gurgaon, issued by Indiabulls Housing Finance Ltd., Lajpat Nagar, New Delhi, issued as home loan
- f. Rs. 1,50,000/- by NEFT vide Ch. No. 000915 dated 19-01-2018
- g. Rs. 1,50,000/- by NEFT vide Ch. No. 000916 dated 19-01-2018 Both of Bank of Baroda, Rampuri, Ghaziabad
- h. Rs. 1,00,000/- by cash dated 30-01-2018

For Medion Biotech Pvt. Ltd.

Director

P.K. Goel

P.K. Goel



2. That the vendee have become owner & possession holder of the above said property and have full right of ownership & possession to use & to sell the above said property in any manner.
3. That the vendor of the first part has handed over the vacant, peaceful & physical possession of the said property to the vendee of the second part at the time of execution of this deed.
4. That the vendor of the first part has represented and confirmed that the said property and the land underneath it, which is subject matter of the present sale deed is free from all sorts of encumbrances, such as lien, mortgage, gift, notice, notification, dispute, litigation etc. and that the vendor of the first part are/is fully authorized and have legal capacity to transfer the same in favour of the vendee of the second part.

P.K. Garg

P. K. Garg

For Medion Biotech Pvt. Ltd.

Director



AMANAND GOEL
Document Writer

Ch. No. 52A

Patil Compound, Ghaziabad

5. That the contents of the property along with connected structural part of building may be insured by vendee at their own cost against fire, earth quake etc., the vendor after handing over the possession of the property shall in no way be responsible for stability etc., for structure. All charge towards insurance will be paid by the vendee either by individually or through the society if formed for maintenance of the building.
6. That the vendor of the first part have confirmed that in case the vendee of the second part is put to any monetary loss, harm or injury or loss of property on account of if any, will be recovered from the movable or immovable property of the vendor.
7. That the entire liability pertaining to the said property in the nature of electricity and water charges and any other charges till the time of execution and registrations of sale deed shall be responsibility of the vendor of the first part and thereafter, the same shall be the responsibility of the vendee of the second part.
8. That the stamp duty and registration charges in respect of the sale deed has been paid and borne by the vendee of the second part.

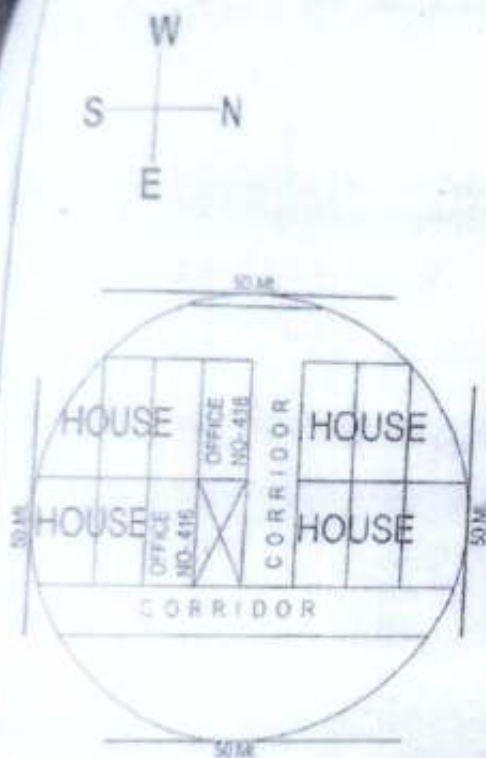
P.K. Goyal



For Medion Biotech Pvt. Ltd.

Director

TOTAL AREA = 46.61 SqMt.



Dr. George

SELLER

Ready

For Medion Biotech Pvt. Ltd.

Director

PURCHASER



9. That after the execution of this sale deed, the vendor of the first part is left with no right, interest, claim of any nature whatsoever in the said property and that the vendee is fully authorized and competent to get the said property duly mutated in his/her favour and to his/her name duly transferred and substituted in the records of the Municipal Corporation, Revenue Records Etc. and other concerned authorities and vendor of the first part shall render all assistance for the purpose, as may be reasonably required.

10. That all the other terms and condition of the basic sale deed dated 05/10/2009 shall be applied on this deed of sale.

28/6/09

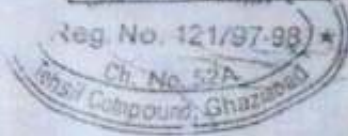
[Signature]

For Medion Biotech Pvt. Ltd.

[Signature]

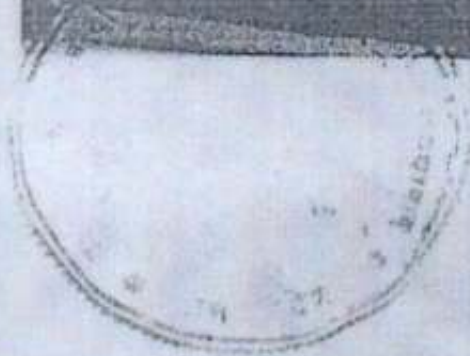
Director

Pinka Kumari



Balbir Singh





Handwritten signature or initials, possibly "A. S.", located below the postmark stamp.

IN WITNESS WHEREOF, the parties hereto have signed & executed the above deed on the day the month and year first above written in the presence of the following witnesses.

P.K. Garg

Vendor

P. Singh

For Medion Biotech Pvt. Ltd.

[Signature]
Director

Vendee

WITNESSES:

1-
Mrs. Rinku Kumari W/o Sh. Ram Bhujawan
R/o 1280, Gali No. 38, DDA Flat, Madangir
Ambedkar Nagar, Deoli, South Delhi, Delhi
Aadhar No. 2438 6157 6081

Rinku Kumari

2-
Sh. Ram Bhujawan S/o Sh. Siyaram Mahto
R/o 1280, Gali No. 38, DDA Flat, Madangir
Ambedkar Nagar, Deoli, South Delhi, Delhi
Aadhar No. 4024 6958 2462

Ram Bhujawan

Drafted By : Rama Nand Goel, Deed Writer, Chamber No. 52A
Tehsil Compound Ghaziabad on Dated

बही संख्या 1 जिल्द संख्या 34985 के पृष्ठ 71 से 104 तक
क्रमांक 2404 पर दिनांक 01/02/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार अस्थाना
उप निबंधक : सदर धनुष
गाजियाबाद



01-02-2018 3:13