

पृ 1) 41630 C.P. Sharma 44  
क्रम संख्या 56

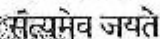
सा प्रत्यक्ष-पत्र प्रस्तुत करने का दिनांक 28/7/2008  
 उक्त या आधी का नाम 2008/9  
 क का प्रकार 34000  
 फल की मन-सधि 2000 + 20 = 2020  
 जिस्टी करण शुल्क 2020  
 प्रतिलिपि करण शुल्क 2020  
 परीक्षण या तलाश के लिये शुल्क  
 प्रत्यक्ष नामा के अधिप्राप्तिकरण के लिये शुल्क  
 मोशन शुल्क  
 विध  
 त्रिक भाग  
 6 तक का योग  
 प्रमुख करने का दिनांक 28/7/2008  
 क जब लेख्य प्रतिलिपि या तलाश प्रमाणपत्र व प्रम  
 के लिये तयार होगा 28/7/2008  
 रिकरण अधिकारी के हस्ताक्षर  
 REGISTRAR-II  
 NOIDA.

ATTESTED

(Sandeep Sharma)  
 Reg No 186/08  
 NOTARY PUBLIC  
 Ghaziabad (U.P.)

13 JUL 2013

THE UNIVERSITY OF CHICAGO PRESS  
CHICAGO, ILL. 60607  
1980



e-Stamp

Certificate No.	: IN-UP00140051687110L
Certificate Issued Date	: 25-Sep 2013 02:02 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSI ICIL0100149388350473L
Purchased by	: RISHABH BUILDWELL PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: LAND AREA 24940 SQ MTS, KHASRA NOS. 536,540/1,540/2,543, VILL-KANAWNI MOHIDDINPUR, TEH- DADRI, G.B. NAGAR
Consideration Price (Rs.)	: 55,00,00,000 (Fifty Five Crore only)
First Party	: BANK SFHYOG SEIKARI AWAS SAMITI LTD
Second Party	: RISHABH BUILDWELL PVT LTD
Stamp Duty Paid By	: RISHABH BUILDWELL PVT LTD
Stamp Duty Amount (Rs.)	: 1,65,00,000 (One Crore Sixty Five Lakh only)



at this time



॥१॥ वाङ्मयस्य भवितव्यं आत्मस्य एवमिति ॥१॥ ॥१॥ ॥१॥

FOR RISHABH BUILDWELL (P) LTD.

Authorised Signatory

0000042447

दिनांक 1/4/22 प्र. 19/9/13  
 220000/- (दो लाख बीस हजार केवल)  
 12127/01-10-13  
 किया गया।

सन 1913  
 1-10-13  
 1913



## SALE DEED

Sale Consideration	Rs. 55,00,00,000/- (Rs. Fifty Five Crores Only)
Value as per Circle Rate	Rs. 54,86,80,000/- (Rs. Fifty Four Crores Eighty Six Lacs Eighty Thousand Only)
Total Stamp Duty Paid	Rs. 3,85,00,000/- (Rs. Three crores Eighty Five Lacs Only)
Plot Area	24940 sq. mtrs.

Stamp duty paid Rs. 2,20,00,000/- at time of Registered Agreement to Sale date-10.09.2013, entered in Bahi No. 1 Jild No. 5483 pages-85 to 180 serial No. 11422 in The office of Sub registrar II, Noida. And Balance Stamp duty paid Rs. 1,65,00,000/- at the time of execution of this sale deed.

THIS SALE DEED ("DEED") is made and executed at in Noida, Gautam Budh Nagar, Uttar Pradesh on this 01<sup>st</sup> day of October, 2013.

केन्द्र संश्लेषण एवं प्रकृति संश्लेषण केन्द्र

For RISHABH BUILDWELL (P) LTD.



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Authorised Signatory



निकय पत्र  
 350,000,000.00 / 548,680,000.00  
 10,000.00 50 10,050.00 2,500  
 फंड गैरहदी नकल व फंडे शुल्क क्षेत्र जल संपदा

प्रतिफल मालिखत  
 श्री श्री मे० अरुण बिल्डवेल् प्रा० लि० द्वारा परिचालित बन्दोपाध्याय  
 पुत्र श्री स्व० डा० रान्तोष बन्दोपाध्याय  
 अन्यथा अन्य -  
 निवासी स्थानी श्री-13 द्वितीय तल शशी मार्ग मयूर विहार दिल्ली-01  
 अध्यायी प्रता  
 वे यह बन्दोपाध्याय का कार्यालय में दिनांक 1/10/2013 पर 1:41 PM  
 एवं निवेदन हेतु पत्र विचार।

रजिस्ट्रार अशिका के सम्मुख

(सुनील कुमार सिंह)  
 उप-निबन्धक द्वितीय  
 नोएडा

विषयगत बेलपत्र वाद मुक्त व सम्पत्ति कायम वे प्राप्ता पत्राणि ह प्रलेखानुसार उक्त  
 विवेका

श्री बैंक सहयोग राह० आवास समिती लि० द्वारा  
 सुनील जैन  
 पुत्र श्री स्व० रमेश शर्मा  
 मेगा अन्य  
 निवासी 382/4 ईस्ट आजाद नगर दिल्ली-51

प्रेम -  
 श्री मे० अरुण बिल्डवेल् प्रा० लि० द्वारा परिचालित  
 बन्दोपाध्याय  
 पुत्र श्री स्व० डा० रान्तोष बन्दोपाध्याय  
 मेगा अन्य  
 निवासी श्री-13 द्वितीय तल शशी मार्ग मयूर विहार  
 दिल्ली-01



BY AND BETWEEN:

Bank Sehyog Sehkari Awas Samiti Ltd., a society registered under the provisions of the U.P. Co-operative Societies Act, 1965, bearing Registration No. 1486, having its office at Site Office: Village Kanawni, Mohiddinpur, Indrapuram, Ghaziabad, Uttar Pradesh, through its Seceretary Sushil Jain (PAN - AQUPJ9238P), S/o Late Sh. Sewram Jain, R/o 382/4, East Azad Nagar, Delhi - 110051, duly authorized vide resolution passed in its meeting held on 08.09.2013, (hereinafter referred to as the "Seller", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include all its legal representatives, heirs, nominees, successors and permitted assigns) of the ONE PART;

AND

Rishabh Buildwell Private Limited, {PAN - AACCR9776R}, a company duly registered under the provisions of the Companies Act, 1956 of India and having its registered office at Ground Floor, 196, Ram Vihar, Delhi - 110092, through its Authorised Signatory, Mr. Parimal Bandopadhyay S/o late Dr. Santosh Bandopadhyay, R/o B-13, 2nd Floor, Sashi Garden, Mayur Vihar, Delhi-110091, duly authorized vide board resolution passed in the meeting held on 09.09.2013, (hereinafter referred to as the "Buyer"), which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, nominees and permitted assigns of the OTHER PART.

The Seller and the Buyer shall hereinafter individually be referred to as 'Party' or collectively as the 'Parties', as the case may be.

For Bank Sehyog Sehkari Awas Samiti Ltd.

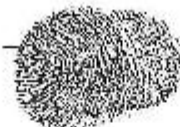


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For RISHABH BUILDWELL (P) LTD.

*[Handwritten signature of Parimal Bandopadhyay]*

Authorised Signatory



मे विवाह कोकार किया ।

विवाह पत्रवा श्री अवधेश कुमार

पुत्र श्री राम किशोर

पुत्र अन्य

पिताजी तन-0 काम-0 गालियवा

पुत्री श्री राजी तोगर

पुत्र श्री नन्द किशोर तोगर

पुत्र अन्य

पिताजी 103 बृद्ध विहार पिलथ नगर गालियवा

पुत्री श्री

पुत्रवा, पुत्र गालियवा, पुत्र, पिताजी अग्रुट विवाहपुत्रा विवे गये हैं।

गजिन्द्राकाम द्रविणकाम को अग्रुट

(सुनील कुमार सिंह)

उप-निबन्धक द्वितीय

बोएडा

1/10/2013



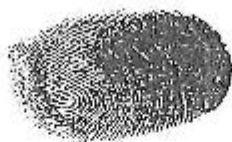


RECITALS:

WHEREAS

- A. The Seller is a society existing under the laws of India, and had 442 members, the details whereof are mentioned in Annexure I annexed hereto;
- B. The Seller through the funds contributed by its members purchased and became the absolute and lawful owner and acquired physical possession of, Residential land aggregating to 36786 Sq. Mts. (43996 Sq. Yds.) comprised in Khasra Nos. 519, 536, 537, 538, 540/1, 540/2, 543, 603/1, situated in Village Kanawani, Mohiddinpur, Paragana Loni, Tehsil Dadri, Gautam Budh Nagar, Uttar Pradesh (hereinafter referred to as the "Said Land"), as more particularly described in the Schedule written hereto and demarcated with Yellow colour in the Plan annexed hereto and marked as Annexure II.
- C. At the time of purchase of the Said Land, the permitted use of Said Land was residential; however, subsequently, as per the new GDA Master Plan 2021, the user of approx. 28000 Sq. Mtrs. land out of the Said Land was converted into Green/Agricultural usage;
- D. The Seller contemplated construction and development of residential apartments/ flats/ units along with other facilities/ amenities on the Said Land for its members, but due to paucity of funds could not make headway in this regard;
- E. In the Year 2001-02, after obtaining the approval of layout plan of approx. 4,000 Sq. Mts. of land out of this Said Land from the Ghaziabad Development Authority ("GDA"), the Seller conveyed and transferred plots comprised in this 4,000 Sq. Mts. of land to its 43 members vide registered sale deeds;
- F. Subsequently, the Seller conveyed and transferred 84 plots to its 84 more members without the approved layout plan. In this manner total 127 plots were conveyed to 127 members by the Seller. The details of sale of plots along with particulars of said 127 members are annexed hereto and marked as Annexure IV;

बिक्रेतकर्ता समाज के सदस्य समाज समिति द्वारा जारी



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For RISHABH BUILDWELL (P) LTD.

*[Handwritten signature]*

Authorised Signatory



विशेषता

Registration No.: 12127

Year: 2013

Book No.: 1

0101 बैंक सहयोग राहड आवास सुगति लिड द्वारा सुरील जैन

रवो केपलमोन

382/1 ईस्ट आजाद नगर दिल्ली-110

अन्य

