



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

**DINESH KUMAR**  
DEED WRITER  
Mob: 8076171909,  
9650153868

Certificate No.	: IN-UP07509980658131S
Certificate Issued Date	: 19-Mar-2020 02:45 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0108960102664412S
Purchased by	: ABHISHEK GUPTA
Description of Document	: Article 23 Conveyance
Property Description	: FLAT NO.M-GF-03, GROUND FLOOR, TOWER-M, ANTRIKSH GOLF VIEW-II, PLOT NO.GH-04B, SECTOR-78, NOIDA
Consideration Price (Rs.)	:
First Party	: NOIDA AND COLORFUL ESTATES PVT LTD
Second Party	: ABHISHEK GUPTA
Stamp Duty Paid By	: ABHISHEK GUPTA
Stamp Duty Amount(Rs.)	: 2,85,600 (Two Lakh Eighty Five Thousand Six Hundred only)



29/01/2020

Please write or type below this line

*[Signature]*

*[Signature]*  
Attested by

*[Signature]*



(SUBODH)  
अवर सचिव/Under Secretary  
गृह मंत्रालय  
Ministry of Home Affairs  
नएल नगर/Secy of Ind.

SIR

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### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "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. In case of any discrepancy please inform the Competent Authority.



**SALE DEED FOR SUPERSTRUCTURE OF RESIDENTIAL UNIT AND  
SUB-LEASE DEED FOR LAND**

Present market value	: Rs. 47,24,000/-
Total Sale Consideration	: Rs. 57,12,000/-
Super Area	: 1190 Sq Ft. (110.59 Sq. Mtrs.)
Carpet Area (as per RERA)	: 890.90 Sq. Ft. (82.76 Sq. Mtrs.)
Stamp Duty paid 5 %	: Rs. 2,85,600/-
Car Parking	: COVERED One (usable right in way)
Flat/Unit No.	: M-GF03
Floor	: GROUND FLOOR (Without Roof Right)
Total Floor	: 18
Circle Rate(flat)	: Rs. 40,000/- per sq. meters
Club/Community Centre	: Yes
Gym	: Yes
Swimming Pool	: Yes

(Stamp Duty is paid according to Chapter-3, praroop-5KHA, page 54 and Samanya V Code No. 0084 of circle rate list 08.08.2019)

For & on behalf of NOIDA,  
Lessor

For M/S COLORFUL ESTATES PVT. LTD.,  
Lessee

Sub-Lessee(s)

KSG/pta



(SUSODH)  
Under Secretary  
Ministry of Home Affairs  
भारत सरकार/Govt. of India



This indenture is made and executed at NOIDA on this 23<sup>rd</sup> day of Sept, 2020

## BETWEEN

**New Okhla Industrial Development Authority**, District Gautam Budh Nagar, Uttar Pradesh, a Body Corporate constituted under Section 3 of the Uttar Pradesh Industrial Development Act 1976 (U.P. Act No.6 of 1976) (hereinafter referred to as The "**LESSOR**" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

**Mr. GOPAL DASS** (Employee Code No. **3297**, S/O **SH. TULSI DASS** Assistant Of Noida Authority Sector-6, Noida Distt. G.B. Nagar (U.P) acting on behalf of NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, a body corporate constituted under section 3 of the U.P. INDUSTRIAL AREA DEVELOPMENT ACT. 1976 (U.P. ACT NO. 6 OF 1976) do hereby appoint and constitute **VIKAS BANSAL** (Employee Code No. **3604**) S/o LATE HARI RAM, DAK MESSENGER of Noida Authority, Sector-6, Noida, Distt, G.B. Nagar, U.P. as my true and lawful AUTHENTICATED ATTORNEY Sub-Registrar-III Noida in book no. **6** volume no. **2** on pages **315** to **334** as document no. **11** on dated **25.08.2020** to do the following acts, deeds and things on my behalf as under:-

## AND

**M/S COLORFUL ESTATES PVT. LTD.**, a Company registered under the Companies Act 1956 and having its registered office at R-3/109, Nawada Housing Complex, Uttam Nagar, New Delhi - 110059, through its authorized signatory **SHRI RAMESH ARORA** (AADHAR NO. **7559 3499 3910**) S/o **SHRI BALDEV RAJ R/O FLAT NO.438, KENDRIYA VIHAR, SECTOR-51, NOIDA DISTT GAUTAM BUDH NAGAR, U.P.** vide company board resolution dated 9<sup>th</sup> May 2018 (hereinafter referred to as the "**LESSEE**" which expression shall unless Contrary or repugnant to the context thereof include its successors and assigns) of the Second Part (**PAN of Company- PAN: AAEC0407G**)

## AND

[1] **MR. ABHISHEK GUPTA S/O SH. KRIPA SHANKER GUPTA**  
[PAN: AULPG2778C, AADHAR NO. 8539 7382 5198, MOB: 9899575677]

THROUGH GPA HOLDER HIS MY FATHER **SH. KRIPA SHANKER GUPTA S/O SH. B.L. GUPTA R/O 4315/3 GALI NO. 3, ANSARI ROAD DARYA GANJ NEW DELHI-110002. VIDE CHALLAN NO. 1100048, AND DATE 21/09/2020. A.I.G NOIDA, GAUTAM BUDDHA NAGAR, (U.P).**

**R/O 4315/3 GALI NO. 3, ANSARI ROAD DARYA GANJ NEW DELHI-110002.** hereinafter referred to as the "**SUB-LESSEE**", which expression shall unless contrary or repugnant to the context or meaning thereof shall include his/her heirs, executors, administrators, legal representatives, permitted assigns) of the Third Part;

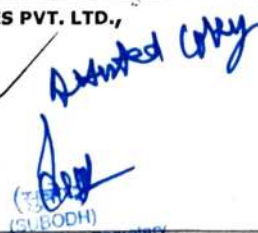
For & on behalf of NOIDA,  
Lessor



For M/S COLORFUL ESTATES PVT. LTD.,  
Lessee



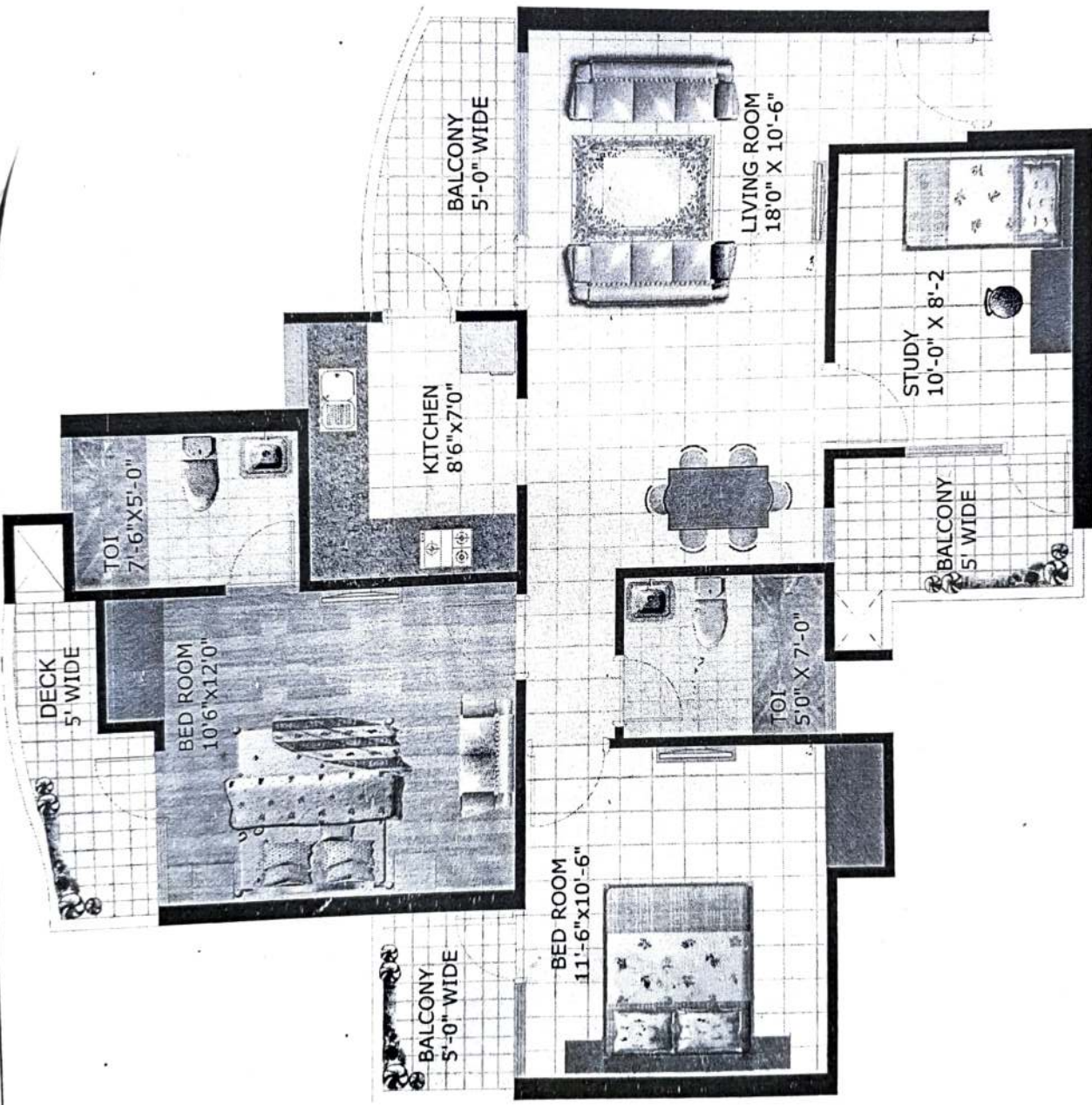
Sub-Lessee(s)

*Authenticated Copy*  
  
(SUB-LESSEE)  
(G.B. NAGAR)

*KSGG/PK*



3-11-2020/Under Secretary  
Ministry of Home Affairs  
New Delhi/Govt. of India



SUPER AREA = 1190 Sq.ft



# Tower - M

1566/10

