



INDIA NON JUDICIAL



IN-UP81865738744467X

Government of Uttar Pradesh

e-Stamp

7522

Certificate No. : IN-UP81865738744467X
 Certificate Issued Date : 08-Aug-2025 03:09 PM
 Account Reference : NEWIMPACC (SV)/ up14002904/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400290460134873104010X
 Purchased by : OASIS REALTY AND OTHERS
 Description of Document : Article 23 Conveyance
 Property Description : RESI PLOT NO. B-1, B-2, KHASRA NO. 228, VILLAGE-BHANGEL
 BEGAMPUR, TEH-DADRI, DISTT G.B. N AGAR,
 Consideration Price (Rs.) :
 First Party : TANMANI PROPNEKX PRIVATE LIMITED
 Second Party : OASIS REALTY AND OTHERS
 Stamp Duty Paid By : OASIS REALTY AND OTHERS
 Stamp Duty Amount(Rs.) : 13,75,000
 (Thirteen Lakh Seventy Five Thousand only)



Signature

Acc Name - SATENDRA GINSH, Acc Code : UP14002904

Acc Add : Sub Registrar, Noida Mob.No.9958864131

License No.: 99 Tehsil & District Noida G.B. Nagar

Please write or type below this line

For Tanmani Propnex Pvt. Ltd.

OASIS REALTY

For JAI PRAKASH LAND AND PROMOTERS

Authorised Signatory

Anshika Singh

PARTNER

Partner

For Jai Prakash Land and Promoters

For JMD Properties

Dw. Sh. Mamta Bhati

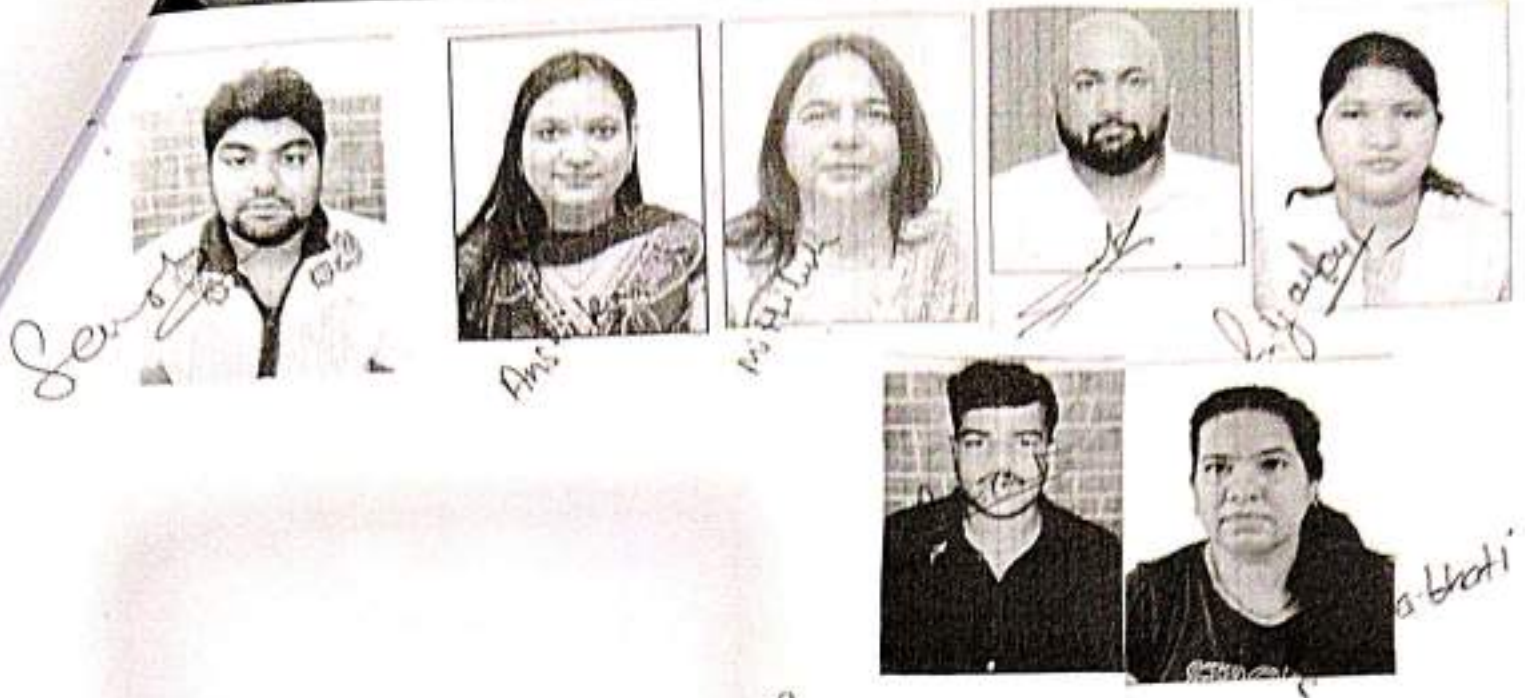
Partner

Authorised Signatory

IPF 0013504972

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.upstampcertificates.com or using the up Stamp Mobile App or Stock Holding. Any discrepancy in the details of this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In a case of any discrepancy, please inform the Competent Authority.



-2-

SALE DEED

Sale consideration
Value as per circle rate
Stamp duty
Plot area
Corner

Circle rate per sq. mtrs

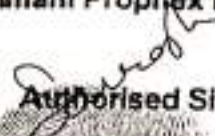
E-Stamp Certificate No.

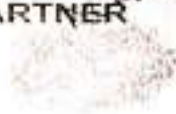
: Rs. 2,75,00,000/-
: Rs. 2,57,52,000/-
: Rs. 13,75,000/-
: 334.44 Sq. Mtrs
: Yes & 45 Mtr. Wide Road
(Rate increased by 10%)
: Rs. 70,000/- for land
(mixed facing commercial +
Residential)
: IN-UP81865738744467X

For Tanmani Propnex Pvt. Ltd.

OASIS REALTY

For JAI PRAYASH LAND-AND PROMOTERS


Anshika Singh
Authorised Signatory

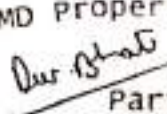
PARTNER






Partner

For JMD Properties


Mamta Bhati
Partner



This SALE DEED is made and executed at NOIDA on this 08th day of AUGUST 2025, Between **M/s TANMANI PROPNEK PRIVATE LIMITED (PAN-AAICT8517H)** having its Registered office at D-1, FOURTH FLOOR, OZONE ARCADE, JUPITER ENCLAVE, HAZIPUR, SECTOR-104, NOIDA 201303, DISTRICT GAUTAM BUDH NAGAR, U.P. through its Authorized Signatory/ Representative **MR. SAURABH (AADHAAR NO. XXXX XXXX 6239)** son of MR. RAM PAL, resident of A-808, DDA COLONY, CHAUKHANDI, TILAK NAGAR WEST DELHI-110018, duly authorized vide Resolution dated 07.02.2024, of the one part, hereinafter called the VENDOR.

AND

1. M/S OASIS REALTY (PAN: AAJF06730A) Office at Shop No. LG-02, Khasra No. 197, Plot No. 20, Wajidpur, Sector 130, Noida Distt. Gautam Budh Nagar U.P. through its Partners **MRS. ANSHIKA SINGH** (Aadhar No. xxxx xxxx 5996) W/o Sh. Sahil Chauhan and **MRS. MITHILESH CHAUHAN** (Aadhar No. xxxx xxxx 4044) W/o Sh. Praveen Chauhan, Both R/o H. No.-42, Jasola Village, Jamia Nagar, Delhi-110025.

2. M/S JAI PRAKASH LAND AND PROMOTERS (PAN: AAOFJ5225E) Office at Shop No. D-1, 4th Floor, Ozone Arcade, Khasra No. 230, Sector-104, Hazipur, Noida-201304, Uttar Pradesh through its Partners **MR. DEEPAK CHANDER** (Aadhar No. xxxx xxxx 1802) S/o Sh. Bhuwan Chander and **MRS. PRIYANKA DEVI** (Aadhar No. xxxx xxxx 1180) W/o Sh. Deepak Chander, Both R/o H. No. -A-4, Gali No. 3. Sadatpur, West Karawal Nagar, Delhi 110094.

For Tanmani Propnex Pvt. Ltd.

Authorized Signatory

OASIS REALTY

Anshika Singh
PARTNER

For JAI PRAKASH LAND AND PROMOTERS

Partner

For JMD Properties

Do. Bhat
mamta.bhati
Partner

3. M/S JMD PROPERTIES (PAN: AAVFJ7376D) Office at Plot No. A-8B, Ground Floor, Khasra No. 217MIN, Village-Bhangel Begumpur, Noida-201301 (U.P) through its Partners **MR. DEV BHATI** (Aadhar No. xxxx xxxx 2574) S/o Sh. Pushpendra Singh Bhati R/o Flat No. 604, Tower 2, Nri Residency, Sector 45, Noida Distt. Gautam Budh Nagar U.P. and **Mrs. MAMTA BHATI** (Aadhar No. xxxx xxxx 7585) W/o Sh. Pushpendra Singh Bhati Both R/o Flat No. 604, Tower 2, Nri Residency, Sector 45, Noida Distt. Gautam Budh Nagar U.P. (**Equal Share Each**) of the second part, hereinafter called the VENDEE.

(The expression and words of the Vendor and the Vendee shall mean and include their legal heirs, successors, nominees, assigns, executors, administrators, and legal representatives respectively).

Whereas now the Vendor aforesaid is actual and absolute owner and in possession of **FREE HOLD PLOT** Bearing NO. B-1 & B-2, **TOTAL LAND AREA MEASURING 400.00 SQ. YARDS i.e. 334.44 SQ. MTRS, COMPRISING KHASRA NO. 226, SITUATED AT VILLAGE BHANGEL BEGAMPUR TEHSIL DADRI DADRI DISTRICT GAUTAM BUDH NAGAR-U.P.** hereinafter referred to as PROPERTY.

For Tanmani Propnex Pvt. Ltd.

Saurabh
Authorised Signatory

OASIS REALTY

For JAI PRAKASH LAND AND PRO

Anshika Singh
PARTNER



For JMD properties

Dev. Bhati
Partner

mamta. bhati

