



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.

IN-UP00858313432838N

Certificate Issued Date

28 Jan 2015 12:42 PM

Account Reference

NONACC (BK)/ upbobbk02/ GHAZIABAD/ UP-GZB

Unique Doc. Reference

SUBIN-UPUPB0B8K0201033255685108N

Purchased by

MESSERS AROCON REAL ESTATE PVT LTD

Description of Document

Article 23 Conveyance

Property Description

LAND AREA 7087 SQ. MTR. GH PLOT NO-2, BLOCK-H, JALPURA
SUNRISE GREENS, VILL SHAMPUH RAMFETA, GZB

Consideration Price (Rs.)

10,27,62,000
(Ten Crore Twenty Seven Lakh Sixty Two Thousand only)

First Party

MESSERS SMV AGENCIES PVT LTD

Second Party

MESSERS AROCON REAL ESTATE PVT LTD

Stamp Duty Paid By

MESSERS AROCON REAL ESTATE PVT LTD

Stamp Duty Amount (Rs.)

51,54,500
(Fifty One Lakh Fifty Four Thousand Five Hundred only)



Verified By

(Chandra Mohan)
Registration Clerk
Sadar-1st, Ghaziabad

Locked By

(Sanjay Shrivastava)
Sub-Registrar
Sadar-1st, Ghaziabad

Please write or type below this line

For SMV Agencies Pvt. Ltd.

Authorised Signatory

For AROCON REAL ESTATE PRIVATE LIMITED

Director

0000031711

Statutory Note:

1. The stamp duty on this document is payable to the Government of Uttar Pradesh.
2. The stamp duty on this document is payable to the Government of Uttar Pradesh.
3. The stamp duty on this document is payable to the Government of Uttar Pradesh.

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BRIEF PARTICULAR OF SALE DEED

Nature of property : Residential
Ward / Paragana : Dasna
Mohalla / Village : Shahpur Bamheta
Description of Property : Land admeasuring 7087 sq.mtr. or 0.7087 Hect. pertaining to Khasra Nos. 1441 (Area 0.2140 hect.), 1466 (Area 0.0253 hect.), 1467 (Area 0.0890 hect.), 1468 (Area 0.1010 hect.), 1469 (Area 0.1380 hect.), 1470 (Area 0.1150 hect.), 1471 (Area 0.0264 hect.) falling in plot GH Plot No.2 in H Block in the Township known as "Jaipuria Sunrise Greens", situated at Village Shahpur Bamheta, Ghaziabad.
Area of Property : 7087 Sq. Meter
Status of Road : 24 Meter Wide
Sale Consideration : Rs 10,27,62,000/-
Govt. Circle Rate : Rs. 14500/- per Sq. Meter

PARTICULAR OF VENDOR:-

M/s SMV AGENCIES PVT. LTD., a Company incorporated under the provisions of Company Act, 1956 having its registered office at 1862, Mahalaxmi Market, chandni chowk, Delhi-110006 represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26-12-14 (PAN No. AAACS3405J)

For SMV Agencies Pvt. Ltd.

Authorized Signatory

FOR ARCCON REAL ESTATE PRIVATE LIMITED

Director

102,762,000.00 / 102,762,000.00 10,000.00 100 10,100.00 5,000

प्रतिफल मालियम
श्री श्री एसोकोन रियल स्टेट द्वारा इन्दजीत सिंह अरोड़ा
पुत्र श्री जोगिन्द्र सिंह अरोड़ा
अदालत व्यापार/अन्व/स्त्री

निष्कर्ष स्थिति एफ-24 पंचशील गार्डन गवीन शाहदरा दिल्ली
अस्थायी एना
ने एट नेटवर्क डप कॉर्पोरेशन में दिनांक 30/1/2015 समय 4:47PM
कनेक्टिविटी के लिए किया।



गैर-प्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव
उप निबंधक, प्रथम
गाजियाबाद
30/1/2015

निष्ठागत लेखपत्र दाख भुजने द समझने समझने • प्राप्त धनराशि रु. प्रलेखनमात्र उक्त
लेखपत्र

श्री श्री एसओ एसओ श्री द्वारा शांताक बाबा
पुत्र श्री राजकुमार बाबा
पेशा व्यापार/अन्व/स्त्री
निवासी 1802 महातक्ष्मी मार्केट काशी लोथ
दिल्ली



श्री श्री एसोकोन रियल स्टेट द्वारा इन्दजीत सिंह अरोड़ा
पुत्र श्री जोगिन्द्र सिंह अरोड़ा
पेशा व्यापार/अन्व/स्त्री
निवासी एफ-24 पंचशील गार्डन गवीन शाहदरा दिल्ली



ने निष्ठागत स्वीकार किया।
निम्नी पत्रिका श्री रोशन लाल
पुत्र श्री अशोक कुमार
पेशा व्यापार/अन्व/स्त्री
निवासी तहसील 690 गाबाद
द श्री अमित
पुत्र श्री धीपाल
पेशा व्यापार/अन्व/स्त्री
निवासी सहजीत कपूरगाबाद

ने की।
एनएलए 100 मंड गांधीजी के निवास अंगुटे नियमनुसार मिले गये हैं।



गैर-प्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव
उप निबंधक, प्रथम
गाजियाबाद

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PARTICULAR OF VENDEE:-

M/S AROCON REAL ESTATE PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at F-24, PANCHSHEEL GARDEN NAVEEN SHAHDARA DELHI-110032 represented through its Director Mr. **INDERJEET SINGH ARORA S/o SH. JOGINDER SINGH ARORA R/o Flat no 107, Gaur Residency, Chander Nagar, Ghaziabad, U.P.** authorized v.de resolution dated 24/12/2014 (PAN No. AAICA1159K).

SALE DEED

Total Sale Consideration Rs 10,27,62,000/-

Total Stamp Duty Paid Rs 72,10,000/-

The Stamp Duty paid was adjudicated by Shri G. P. SINGH, Assistant Commissioner (Stamp) Ghaziabad vide his Order No. 191 dated 21.01.2015 passed under Section 31 of Indian Stamp Act 1899.

Stamp Duty of Rs. 20,55,500/- has been paid by the Vendee with the Agreement to Sell dated 02.01.2015, Document No. 32 entered into Book No. 1, Volume No. 12603 on pages 157 to 184 Reg. with the Office of Sub-Registrar-I, Ghaziabad, the balance Stamp Duty of Rs. 51,54,500/- has been paid with this Sale Deed.

THIS DEED OF SALE is executed at Ghaziabad on this 30th day of January in the year 2015 by **M/s SMV AGENCIES PVT. LTD.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26-12-14 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and its constituents **M/s Vibhu Drinks Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no.59 book no. 4, on dt 27.01.2012 duly registered with the office of sub-

for SMV Agencies Pvt. Ltd

Authorized Signatory

For AROCON REAL ESTATE PRIVATE LIMITED

Director

विक्रेता

Registration No.: 027

Year: 2015

Book No.: 1

0101 मे0 एम0 एम0 बी0 द्वारा शरीरक बाण्योय
राजकुमार बाण्योय
11662 बहालदारी गवर्नर वादनी चौक, दिल्ली
व्यापार/आवास/सुदी



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registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 95 book no. 4, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab and M/s Jaipuria Duro Build Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 62 book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and M/s SMV Realtors Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 60, book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and M/s Surya Vaibhav Developers Private Limited through its General Attorney M/s SMV Agencies Private Limited through its authorized signatory Mr. Itesh Patwa S/o Sh. S.C. Patwavid document no./Vasika no. 64 book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney M/s SMV Agencies Private Limited through its authorized signatory Mr. Itesh Patwa S/o Sh. S.C. Patwavid document no./Vasika no. 96 book no. 04, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab, and M/s Jaipuria Advance Technologies Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 55 book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and M/s Jaipuria Cosmetics Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 52 book no. 4, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and M/s Jaipuria Leo Systems & Software Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 54, book no. 04, on dt 21.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and M/s Exponent Conbuild Private Limited through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 94, book no. 04, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab hereinafter referred to as the "Vendor" of the First Part (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns)

For SMV Agencies Pvt. Ltd.

Authorised Signatory

For ARNCOON REAL ESTATE PRIVATE LIMITED

Director

क्रिडा

Registration No. :

627

Year :

2015

Book No. :

1

0201 मैड रेकार्डोन विगत स्टेट द्वारा इन्द्रजीत सिंह अरोडा
जोशिका सिंह अरोडा
एड-24 नैमजील गार्डेन नदीन शाङ्कर, दिल्ली
आ. 4/2/अन्व/स्वी



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IN FAVOUR OF

M/S AROCON REAL ESTATE PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at F-24, PANCHSHEEL GARDEN NAVEEN SHAHDARA DELHI-110032 represented through its Director **Mr.INDERJEET SINGH ARORA S/o SH. JOGINDER SINGH ARORA R/o Flat no 107, Gaur Residency, Chander Nagar, Ghaziabad, U.P.** authorized vide resolution dated 24/12/2014 (PAN No. AAICA1159K).

WHEREAS under the leadership of **M/s SMV Agencies Private Limited** (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia **M/s Vibhu Drinks Private Limited, M/s Jaipuria Duro Build Private Limited, M/s SMV Realtors Private Limited, M/s Surya Vaibhav Developers Private Limited, M/s Jaipuria Advance Technologies Private Limited, M/s Jaipuria Cosmetics Private Limited, M/s Jaipuria Leo Software and System Private Limited, M/s Exponent Conbuild Private Limited** as constituent company(s), who purchased several pieces of land including the subject matter of this Deed, in Revenue village Shahpur Bamheta Tehsil and District Ghaziabad under various Sale Deeds duly registered with the office of Sub-Registrar Ghaziabad with the view to set up and develop thereon an Integrated Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O. No.2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to **M/s SMV Agencies Pvt. Ltd.** as a Private Developer (P.D.) under category 'A' for the purpose Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

For **SMV Agencies Pvt. Ltd.**
Authorized Signatory

For **AROCON REAL ESTATE PRIVATE LIMITED**


Director

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AND WHEREAS the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

AND WHEREAS the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition imposed by the Ghaziabad Development Authority.

AND WHEREAS the Detailed Project Report (D.P.R.) of the said Township of the Vendor has been sanctioned by the Ghaziabad Development Authority.

AND WHEREAS the Licensee is developing the Township known as Jaipuria Sunrise Greens at Village Shahpur Bamhela, Ghaziabad, U.P. The layout plan of the Township has been approved by the Ghaziabad Development Authority. The said township is divided into various plots for Group Housing and other purposes.

AND WHEREAS the land pertaining to this sale deed is falling in the developed plot GH-02 of the Township known as Jaipuria Sunrise Greens and the layout plan of said plot GH-02 has been sanctioned by the Ghaziabad Development Authority vide its letter Ref. 17/M.P/2014 dated 29.09.2014.

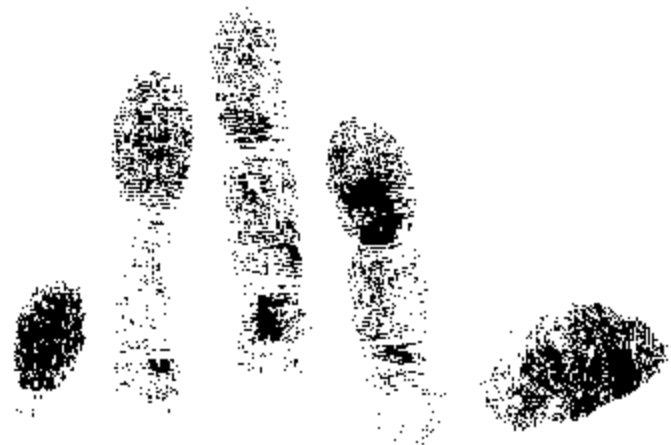
AND WHEREAS as per the Authority/Power given by the other constituent of the consortium, the lead party i.e. M/s SMV Agencies Pvt. Ltd. is entitled to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. and receive the sale consideration on behalf of constituents.

For SMV Agencies Pvt. Ltd.

Authorised Signatory

For AFCCON REAL ESTATE PRIVATE LIMITED

Director



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AND WHEREAS the lead party i.e M/s SMV Agencies Pvt. Ltd. has empowered its authorized signatory Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY authorized vide resolution dated 26-12-14 to execute the sale deeds.

AND WHEREAS the Vendee confirms that they have full knowledge and understanding of the Consortium Agreement including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title & other papers, agreements, documents etc. pertaining to the said Township and has fully satisfied about the right, title and interest of the Vendor in respect of the land of the Township and they have fully understood all limitations and obligations in respect of it.

AND WHEREAS the Vendor has agreed to sell and transfer land admeasuring AND WHEREAS the Vendor has agreed to sell and transfer land admeasuring 7087 sq.mtr. or 0.7087 Hect. Comprising of Tower No. R-1 as per the approved plan of GH-02 falling in undivided and impartible land bearing Khasra Nos 1441 (Area 0.2140 hect.), 1466 (Area 0.0253 hect.), 1467 (Area 0.0890 hect.), 1468 (Area 0.1010 hect.), 1469 (Area 0.1380 hect.), 1470 (Area 0.1150 hect.), 1471 (Area 0.0284 hect.) falling in GH Plot No. 02 in the Township known as "Jaipura Sunrise Greens" H Block, situated at village Shahpur Bamhela, Ghaziabad, U.P shown and marked in Red colour in the Plan attached hereto (hereinafter referred to as the said Site/Land) with all rights of the said Site/Land to the Vendee free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs 10,27,62,000/- (Rupees Ten crore Twenty Seven Lac Sixty Two Thousand only). To construct and develop the said Site/Land in accordance with sanction layout and to the extent it is depicted on the plan Annexed hereto. It will not be treated as sub division and the Vendee shall not be entitled for constructing the boundary wall making sub division of GH-02 the said land is laying vacant.

For SMV Agencies Pvt. Ltd.

Authorized Signatory

SHASHANK VARSHNEY S/O RAJKUMAR VARSHNEY

Director



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AND WHEREAS the Vendor has represented to the Vendee that the said Site/Land is freehold in nature and they have clear and marketable title in respect of the said Site/Land and free from all kind of encumbrances and has full right, power and authority to sell and transfer the said Site/Land.

AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Site/Land and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

AND WHEREAS the Vendor has decided to sell the said Site/Land to the Vendee absolutely and forever and the Vendee has agreed to purchase the same on following terms and conditions.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER

1. That the Vendee has paid to the Vendor sale consideration of Rs. 4,00,00,000/- (Rupees Four Crore Only) out of Total Sale Consideration of Rs 10,27,62,000/- (Rupees Ten Crore Twenty Seven Lac Sixty Two Thousand only) at the time of Agreement to Sell and remaining consideration of Rs. 6,27,62,000/- (Six Crore Twenty Seven Lac Sixty Two Thousand Only) as full & final payment of Sale Consideration for the said Site/Land, the details of which are given below

For SMD Agencies Pvt. Ltd.

Authorised Signatory

F. JARDON REAL ESTATE PRIVATE LIMITED

Director

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S.No	UTR/ Cheque No.	Drawn On	Amount (Rs.)
1	IDIBR52014092010332420	Indian Bank, Indirapuram.	5000000/-
2	IDIBR52014121510648093	Indian Bank, Indirapuram.	10000000/-
3	133829	Indian Bank, Indirapuram.	5000000/-
4	133830	Indian Bank, Indirapuram.	5000000/-
5	133831	Indian Bank, Indirapuram.	5000000/-
6	133832	Indian Bank, Indirapuram.	5000000/-
7	133833	Indian Bank, Indirapuram.	5000000/-
8	IDIBR52015011410769747	Indian Bank, Indirapuram.	10000000/-
9	IDIBR52015011410769775	Indian Bank, Indirapuram.	10000000/-
10	IDIBR52015011410789784	Indian Bank, Indirapuram.	7500000/-
11	IDIB R52015012010785798	Indian Bank, Indirapuram.	4233885/-
12	133837	Indian Bank, Indirapuram.	5000000/-
13	133838	Indian Bank, Indirapuram.	5000000/-
14	133839	Indian Bank, Indirapuram.	5000000/-
15	133840	Indian Bank, Indirapuram.	5000000/-
16	133841	Indian Bank, Indirapuram.	5000000/-
17	133843	Indian Bank, Indirapuram.	5000000/-
	TDS Challan No. 00524	Dt. 10.01.2015	4,00,000/-
	TDS Challan No. 00701	Dt. 30.01.2015	6,28,115/-
		Total	10,27,62,000/-

For SMP Agencies Pvt. Ltd.

Authorized Signatory

For ARCON REAL ESTATE PRIVATE LIMITED

Director

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2. The Vendor does hereby grant, sell, convey and transfer the said Site/Land on ownership basis to the Vendee free from all encumbrances. Now the Vendee is the owner of the said site/land. the Vendee can mortgage the said site/land to avail the loan/finances from the Banks/Financial Institutions for their project.
3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site/Land in favour of any one. The Vendor has neither given any security or surety for any one on the basis of the said Site/Land nor entered into any Agreement of the said Site/Land with anyone else nor is any court case or arbitration or any other legal proceedings pending at any place in respect of the said Site/Land.
4. That the Vendor has assured the Vendee that the said Site/Land is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
5. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site/Land in the said Township and that they have fully understood all limitations and obligations in respect of it.
6. The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Site/Land or in any other manner whatsoever by the Vendee, if any.
7. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendor shall be liable to pay the same for the GH-02 and the entire township before the date of transfer of the said Site/Land. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendee shall be liable to pay the same for the said Site/Land and on pro-rata basis for the entire township after the date of transfer of the said Site/Land.

For SMP Agencies Pvt. Ltd

Authorized Signatory

For ANILSON REAL ESTATE PRIVATE LIMITED

Director

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8. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act and any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site/Land or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is cause due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.
9. That the Vendor covenants that this Sale Deed is executed in all entirety, however to the stipulations and covenants herein contained for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.
10. That the Vendee shall also be bound to construct earthquake resistant building as per I.S. code.
11. The provisions for rain water harvesting is mandatory to be carried out by the Vendee.
12. The Vendee shall not be allowed to sub divided the said Site/Land in any manner, the Vendee shall be entitled to book the apartment/constructions to its buyers along with the undivided share in land.
13. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approved of DPR and orders, directions, notifications passed/issued by the Ghaziabad Development Authority/Local Authority / State Government / Central Government from time to time and the same shall be binding and applicable upon the Vendee and their Allottees/Flat Buyers / Subsequent Transferees / Residential Welfare Association (RWA)

For SMD Agencies Pvt. Ltd.

Authorised Signatory

For APOCON REAL ESTATE PRIVATE LIMITED

Director

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14. That the Vendee and / or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) Township Maintenance Charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like series and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell/Flat buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/Flat Buyers/Subsequent transferees etc. The said township maintenance charges will be 20% of the prevailing maintenance charges of the flat/ apartment of the said site or as per the prevailing rates for the township maintenance.
15. That the services for effluent drainage from STP and single point electrical load connection shall be provided up to the one common point at boundary of the Plot GH-02 by the Vendor. These services will be completed at least six months before completion of construction of any of its tower by the Vendee and the Vendee shall be responsible for the distribution of the services mentioned above inside the boundary of said Site/Land at its own cost.
16. That the Vendor will provide uninterrupted connectivity to all the inhabitants of the said site/land(on 24 meters wide road at all times and the Vendee and its subsequent transferee(s) will also be allowed to use all the common facilities and other services of the entire H block and other blocks of the township without any hindrance from the Vendor.
17. It is recorded the Vendor has this day delivered the actual physical/vacant possessions of the said Site/Land to the Vendee.

For SMV Agencies Pvt. Ltd.
Authorized Signatory

For ARCON REAL ESTATE PRIVATE LIMITED

Director

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18. That the parking shall be provided by the Vendee to their Allottees/Flat Buyers as per the plans sanctioned by the GDA in basement/stilt of the building to be constructed at the said Site/Land.
19. That the Vendee shall be entitled to execute the Conveyance /Sale Deed in favour of their Flat Buyers after obtaining the occupancy /completion certificate of the building on the said site/land from the concerned authority/Ghaziabad Development Authority
20. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed. The rule/regulation of U.P. Apartment (Promotion of Construction, Ownership & Maintenance) Act of 2010 or the provisions of any other Act for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA.
21. That the Vendee shall comply all provisions of U.P. Apartment (Promotion of Construction, Ownership & Maintenance) Act of 2010 and Rules 2011 framed there under and shall Act as "Promoter" and discharge all the duties, obligations as contained in the said Act.
22. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Flats/Apartments to be constructed and for all commitment made in this regard to their Allottees / Flat Buyers as well as Subsequent Transferees/RWA. The Vendor shall not be liable and responsible for the same.
23. The Vendor Shall not be liable and responsible for any litigation, disputes, legal matter, claim etc. between the Vendee and their Allottees / Flat Buyers or between the Vendee and any other Agency etc. involved in the connection with said Site/Land or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency/.

For SMP Agencies Pvt. Ltd.

Authorized Signatory

For AGGON REAL ESTATE PRIVATE LIMITED

Director

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24. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site/Land and in the area within the said Site/Land.
25. That the Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the land/flats/Apartments and applicable rule, regulations or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
26. That the Vendee shall be bound by all terms and conditions of this Deed.
27. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferees/Resident Welfare Association (RWA) jointly and severally.
28. That the expenses towards payment of stamp duty, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.

For SMV Agencies Pvt. Ltd.

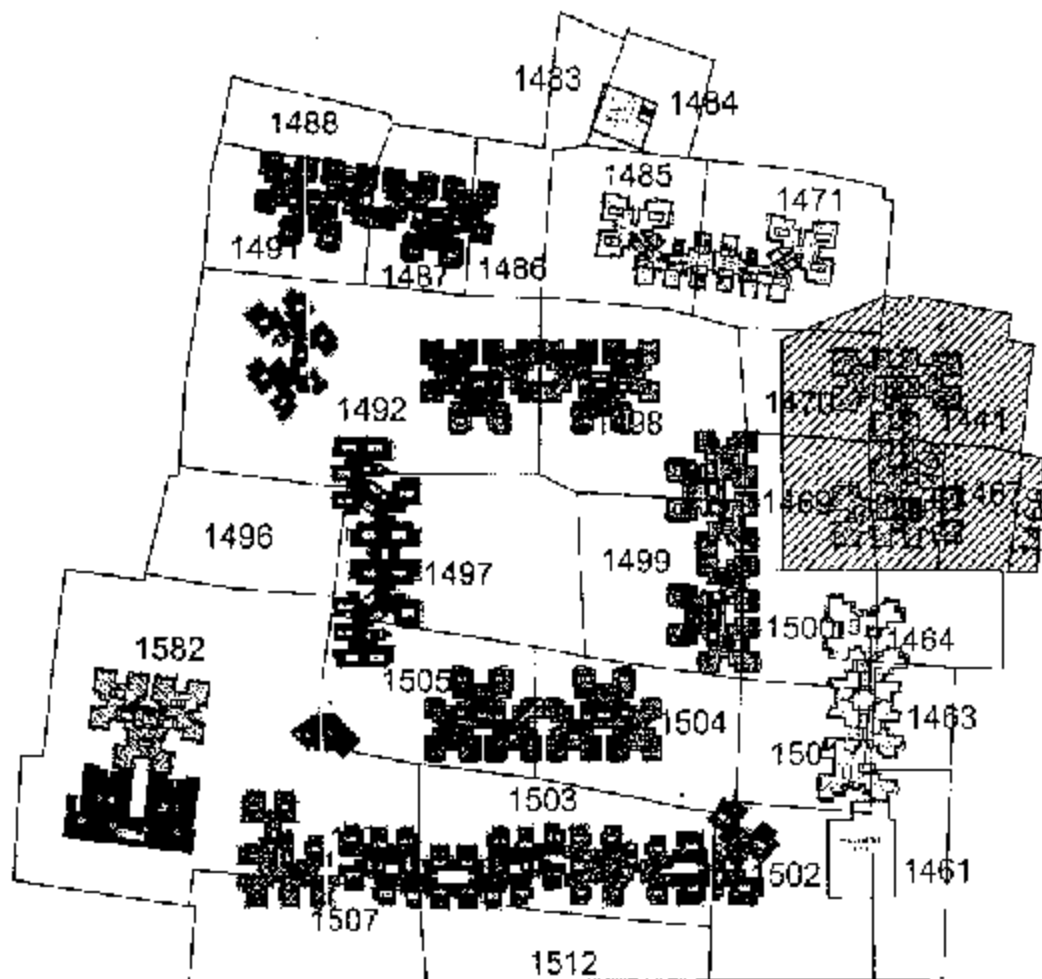
[Signature]
Authorised Signatory

For APOCON REAL ESTATE PRIVATE LIMITED

[Signature]
Director



THIS MAP IS AN ACCORDANCE TO THE SACNTIONED PLAN
FROM GH-AZIABAD DEVELOPMENT AUTHORITY
65/ZONE-5/2014-15.1-07-2014



TOTAL HATCHED AREA-7087 SQ.MT
TOWERS -R1

GH-02 JAIPURIA SUNRISE

NOT TO SCALE

For SMD Agencies Pvt. Ltd.

Authorized Signatory
VENDOR

For ARCCON REAL ESTATE PRIVATE LIMITED

Director
VENDEE



उत्तर प्रदेश UTTAR PRADESH

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CK 691718

Attached the stamp paper of Land admeasuring 7087 sq.mtr. or 0.7087 Hect. pertaining to Khasra Nos. 1441 (Area 0.2140 hect.), 1466 (Area 0.0253 hect.), 1467 (Area 0.0890 hect.), 1468 (Area 0.1010 hect.), 1469 (Area 0.1380 hect.), 1470 (Area 0.1150 hect.), 1471 (Area 0.0264 hect.) falling in plot GH Plot No.2 in H Block in the Township known as "Jaipuria Sunrise Greens", situated at Village Shahpur Bamheta, Ghaziabad.

For SMV Agencies Pvt. Ltd.

Authorised Signatory

For AROCCON REAL ESTATE PRIVATE LIMITED

Director

15 0 JAN 2015

समय तालिका 2.2.20 विक्रय का ताप

स्टाम्प काटने के प्रयोग के लिए

स्टाम्प के लिए का नाम व पूरा पता

स्टाम्प की जानकारी

असुरेमान सिंह पाल 622-400000 20149 (गिदमर) डोंग
इ-5001/1/1/1

सुमित बंसल स्टाम्प विक्रेता

लाइसेंस नम्बर 351

लाइसेंस की अवधि 31 मार्च

संयुक्त प्रशासन, गजियाबाद



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29. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, month year first above written in the presence of the following witnesses.

For SMD Agencies Pvt. Ltd.

For ARDCOM REAL ESTATE PRIVATE LIMITED

Authorised Signatory

Director

VENDOR

VENDEE

WITNESSES :

1.



TEHSIL

2.



TEHSIL GHAZI

KUSHAN LAL
S/o Ashok Kumar
Ch. No. 12 Tehsil
Compound GZB.

Anant
Anant Kr. Singh
S/o. Dharam Pal
Ch. No. 12, Tehsil Comp. GZB.

DRAFTED BY :-

RAKESH KUMAR SHARMA (ADVOCATE)
Registration No. 5294/86, Chamber No. 12.
TEHSIL COMPOUND GHAZIABAD (U.P.)

एच प्रजेल नं 32 नं 2015 वर 15/01/2015

स्टाम्प शुल्क अंश नं 20,554,000/-

एच प्रजेल पर देय स्टाम्प शुल्क नं 20,554,000/-

भारतीय स्टाम्प अधिनियम की धारा 32 (2) का प्रमाणन

धारा 31 भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्रावधानों के अन्तर्गत आदेश दिनांक 21.01.2015 के अनुसार प्रशुभगत विलेख पर रु० 72,10,000/- का स्टाम्प शुल्क देय पाया गया।

एच प्रजेल पर देय स्टाम्प शुल्क नं 20,554,000/- से पक्षकार द्वारा विधिपूर्वक अदा कर दिया गया है।

प्रतिबन्धित

रजिस्ट्रार मातियाबाद दिनांक 30-01-2015

अन्तर्गत धारा 26 मा.स्टा.नं. 2015

सहायक आयुक्त स्टाम्प,
मातियाबाद

आज दिनांक 30/01/2015 को

यहां पर 1 जिल्ला नं. 12663

पृष्ठ नं. 225 से 258 पर कनाक 627

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार आधिकारिक के हस्ताक्षर

संजय श्रीवास्तव

उप निबन्धक, प्रथम

मातियाबाद

30/1/2015



भारतीय स्टाम्प अधिनियम की धारा 32 (2) का प्रमाणन

धारा 31 भारतीय स्टाम्प अधिनियम, 1899 के सुसंगत प्रावधानों के अन्तर्गत आदेश दिनांक 21.01.2015 के अनुसार प्रशुभगत विलेख पर रु० 72,10,000/- का स्टाम्प शुल्क देय पाया गया, जिसमें से पक्षकार द्वारा इकरारनामा महायदा धन सं० 32/C2.01.15 पर

रु० 65,500/- तथा शेष रु० 54,500/- विक्रय विलेख पर विधिपूर्वक अदा कर दिया गया है।

दिनांक 30-01-2015

सहायक आयुक्त स्टाम्प,
मातियाबाद