



INDIA NON JUDICIAL



IN-UP24202365227580W

Government of Uttar Pradesh

e-Stamp

**MONU SHARMA**  
(Advocate)  
UP-03813/19

9250

**RAJ KUMAR GUPTA**  
LICENSE NO: 11  
TEHSIL, GHAZIABAD

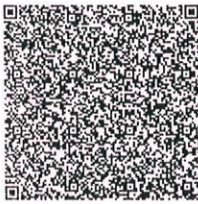
Certificate No. : IN-UP24202365227580W  
 Certificate Issued Date: 25-Jul-2024 02:47 PM  
 Account Reference : NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1400030444853341280643W  
 Purchased by : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
 Description of Document : Article 23 Conveyance  
 Property Description : PLOT NO.GH-4, SECTOR-5, ADITYA WORLD CITY, GHAZIABAD (U.P.)  
 Consideration Price (Rs.) :  
 First Party : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
 Second Party : AAPL PROJECTS PRIVATE LIMITED  
 Stamp Duty Paid By : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
 Stamp Duty Amount(Rs.) : 1,89,00,000  
 (One Crore Eighty Nine Lakh only)

सत्यमेव जयते

Locked By

Verified By

₹1,89,00,000



Sub-Registrar  
Sadar-Ist, Ghaziabad

R.C.  
S.R.O.-Ist, Ghaziabad

IN-UP24202365227580W

Please write or type below this line

For Agarwal Associates Promoters Ltd

For Agarwal Associates Promoters Consortium Ltd.

*[Signature]*  
Authorised Signatory

*[Signature]*  
Authorised Signatory/Director

For AAPL Projects Private Limited

*[Signature]*  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.

For Sunglow Builders Private Limited

*[Signature]*  
Director/Auth. Signatory

*[Signature]*  
Authorised Signatory/Director

QE 0010726884

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on 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 case of any discrepancy please inform the Competent Authority.

AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS



5101



14/11/2021

**Brief Particulars of Document**

V Code : 0130

Nature of Property : Group Housing Plot

Property Detail : Plot No. GH-4, Comprised in Khasra  
No. 1827, 1828, 1829, 1836/1, 1836/2, 1837, 1838,  
1839/1, 1839/2, 1839/3, 1840, 1841M, 1842M,  
1842M, 1869, 1870MB, 1913, 1914, 1926M,  
situated at Sector No. 5, Aditya World City,  
Shahpur Bamhetta, Pargana Dasna, Tehsil &  
District Ghaziabad, UP-201002.

Area : 22,576.63 Sq. Mtr.

Status of Road : 45/18 Mtr. Wide Road

Two Side Road : Yes

Total Circle Rate Valuation : Rs. 26,53,92,000/-

Total Sale Consideration : Rs. 27,00,00,000/-

Stamp Duty : Rs. 1,89,00,000/-

The Vendor has paid the requisite stamp duty on the Sale Consideration or Circle Rate Valuation, whichever is higher.

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee

आवेदन सं०: 202400739068733

## विक्रय पत्र

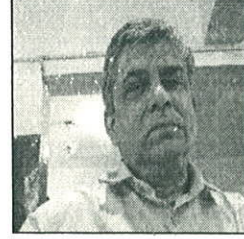
बही सं०: 1

रजिस्ट्रेशन सं०: 9250

वर्ष: 2024

प्रतिफल- 270000000 स्टाम्प शुल्क- 18900000 बाजारी मूल्य - 270000000 पंजीकरण शुल्क - 27000000 प्रतिलिपिकरण शुल्क - 120 योग : 2700120

श्री मै० ए०ए०पी०एल० प्रोजेक्टस प्रा० लि० द्वारा  
 प्रहलाद सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री स्व नाहर सिंह  
 व्यवसाय : अन्य  
 निवासी: 15 न्यू राजधानी एन्क० दिल्ली

श्री, मै० ए०ए०पी०एल० प्रोजेक्टस प्रा० लि० द्वारा

प्रहलाद सिंह अधिकृत पदाधिकारी/  
 प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2024 एवं  
 11:44:29 AM बजे  
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिल शर्मा प्रभारी  
 उप निबंधक :सदर प्रथम  
 गाजियाबाद  
 26/07/2024  
 विनीत . कुमार  
 निबंधक लिपिक  
 26/07/2024

प्रिंट करें



Stamp Duty @ 7% as per Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007, Lucknow Dt. 30.06.2008 by Uttar Pradesh Government Institution Finance, Tax and Registration Anubhag-5.

Total Circle Rate Valuation has been calculated in the following manner while keeping in view the Clause No. 35 (Page No. 82) of Circle Rate List issued by District Magistrate/Collector, Ghaziabad vide Order bearing no. 515/CRC-Ghaziabad/2022 dated 23-08-2022 related to the Big Sized Non-Agricultural Plot of Land :

Circle Rate Valuation on First 1,000 Mtr. Land :	1,90,30,000/-
(17,300 + 10% Extra Due to 2 Side Road = 19,030) * 1,000	
Circle Rate On the Balance 21,576.63 Mtr. Land :	24,63,61,962/-
(21,576.63*19,030) - 40%	
Total Circle Rate Valuation	: 26,53,91,962/-
Rounded Off to (In Rs)	: 26,53,92,000/-

**SALE DEED**

This SALE DEED is executed at Ghaziabad on this 26<sup>th</sup> Day of July, 2024 by and between :

**M/s. Agarwal Associates (Promoters) Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 903169872461), authorized vide board resolution dated 25-07-2024, here-in-after referred to as "**AAPL**"/"**FIRST PARTY**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA2789D);

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee

आवेदन सं०: 202400739068733

बही सं०: 1

रजिस्ट्रेशन सं०: 9250

वर्ष: 2024

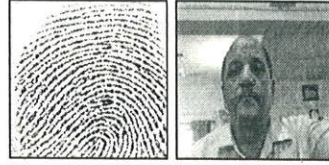
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री मै० अग्रवाल एसोसियेट प्रमोटर्स लि० के द्वारा बीर सिंह पुण्डिर,  
पुत्र श्री स्व कुन्दन सिंह

निवासी: 10 न्यू राजधानी एन्क दिल्ली

व्यवसाय: अन्य

विक्रेता: 2



श्री मै० अग्रवाल एसोसियेट प्रमोटर्स कंशोसियम लि० के द्वारा बीर  
सिंह पुण्डिर, पुत्र श्री स्व कुन्दन सिंह

निवासी: 10 न्यू राजधानी एन्क दिल्ली

व्यवसाय: अन्य

विक्रेता: 3

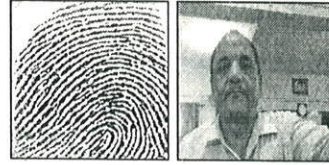


श्री मै० अग्रवाल एसोसियेटस प्रा० लि० के द्वारा बीर सिंह पुण्डिर,  
पुत्र श्री स्व कुन्दन सिंह

निवासी: 10 न्यू राजधानी एन्क दिल्ली

व्यवसाय: अन्य

विक्रेता: 4

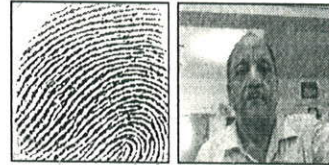


श्री मै० सनग्लो बिल्डर्स प्रा० लि० के द्वारा बीर सिंह पुण्डिर, पुत्र श्री  
स्व कुन्दन सिंह

निवासी: 10 न्यू राजधानी एन्क दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री मै० ए०ए०पी०एल० प्रोजेक्टस प्रा० लि० के द्वारा प्रहलाद सिंह,  
पुत्र श्री स्व नाहर सिंह

निवासी: 15 न्यू राजधानी एन्क दिल्ली

व्यवसाय: अन्य



&

**M/s. Agarwal Associates Promoters Consortium Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092 through its authorized signatory, Mr. Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 903169872461), authorized vide board resolution dated 25-07-2024, here-in-after referred to as **"AAPCL"/ "SECOND PARTY"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAICA6265C);

&

**M/s. Agarwal Associates Private Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 903169872461), authorized vide board resolution dated 25-07-2024, here-in-after referred to as **"AAPVL"/"THIRD PARTY"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA4092K);

&

**M/s. Sunglow Builders Private Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 903169872461), authorized vide board resolution dated 25-07-2024, here-in-after referred to as **"SUNGLOW"/ "FOURTH PARTY"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AABCS7410C);

And

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory


For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

Verdee  
**MONU SHARMA**  
(Advocate)  
UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob. 9990782773, 9873433395



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री बलराज सिंह, पुत्र श्री मलकीत सिंह

निवासी: 415वेधा कालोनी सै-73 सरफाबाद गौ बु० नगर

व्यवसाय: अन्य

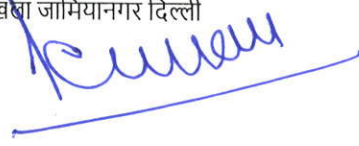
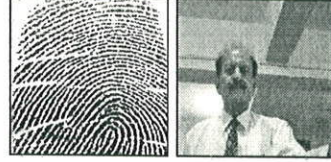
पहचानकर्ता : 2




श्री कमालुददीन खान, पुत्र श्री मौ० शाहेदीन खान

निवासी: 320 बी ओखड़ा जामियानगर दिल्ली

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी :

अनिल शर्मा प्रभारी  
उप निबंधक : सदर प्रथम  
गाजियाबाद  
26/07/2024

विनीत . कुमार  
निबंधक लिपिक गाजियाबाद  
26/07/2024

प्रिंट करें



M/s. **AAPL Projects Private Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 15, Ground Floor, New Rajdhani Enclave, Delhi-110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 25-07-2024, here-in-after referred to as "**AAPL Projects**"/"**FIFTH PARTY**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN ABBCA1043N);

The "**AAPL**"/ "**FIRST PARTY**", "**AAPCL**"/"**SECOND PARTY**", "**AAPVL**"/ "**THIRD PARTY**" AND "**SUNGLOW**"/ "**FOURTH PARTY**" may here-in-after collectively be referred to as the "**VENDOR**" and "**AAPL Projects**"/"**FIFTH PARTY**" may here-in-after be referred to as the "**VENDEE**". The "**FIRST PARTY**", "**SECOND PARTY**", "**THIRD PARTY**", "**FOURTH PARTY**" and "**FIFTH PARTY**" may individually be referred to as "**PARTY**" and collectively as "**PARTIES**".

**WHEREAS :**

- A. The First Party is a real estate developer engaged in the business of real estate construction and development and is currently a Lead Member of consortium for developing an Integrated Township under the name and style of "Aditya World City", situated at Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP-201002 ("Integrated Township");
- B. The Consortium Agreement is registered with the Sub Registrar-1, Ghaziabad as Document No. 77 in Bahi No. 4 Zild No. 824 at Pages 65 to 82 on 17-03-2011;
- C. The Lay Out of the Integrated Township has already been approved by the Ghaziabad Development Authority (GDA) vide Map No. 742/Zone-5/2013-14 dated 16-04-2014;
- D. The First Party on its own and through its consortium companies had developed the Integrated Township as per the Policy of State Government of Uttar Pradesh

For Agarwal Associates Promoters Ltd. First Party Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd. Second Party Authorised Signatory/Director

For AAPL Projects Private Limited Fifth Party Authorised Signatory

For Agarwal Associates Pvt. Ltd. Third Party Vendor Director/Auth. Signatory

For Sunglow Builders Private Limited Fourth Party Authorised Signatory/Director

MONU SHARMA (Advocate) 5  
UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob. 9990782773, 9873433395



issued vide Government Order bearing no. 2711/8-1-05-34VIVIDH/2003 dated 21-05-2005 and obtained completion certificate from the GDA;

E. The Vendors are jointly owning the Plot No. GH-04, admeasuring 22,576.63 Sq. Mtr. situated at Sector-5, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP-201002, here-in-after referred to as "Said Plot" (As per Site Plan Attached);

F. Boundaries of the Said Plot are as under :

North East : 45 Mtr. Wide Road  
 South East : Other Property  
 South West : 18 Mtr. Wide Road  
 North West : Other Property

G. The Land of the Said Plot is comprised in Khasra Nos. 1827, 1828, 1829, 1836/1, 1836/2, 1837, 1838, 1839/1, 1839/2, 1839/3, 1840, 1841M, 1842M, 1842M, 1869, 1870MB, 1913, 1914, 1926M, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP which came in to the ownership of the Vendor vide following respective registered Sale Deeds:

Sl. No.	Khasra No.	Total Area Under Ownership in Plot No. GH-04 (In Sq. Mtr.)	Name of Vendor/Owner Companies	Registry No.	Registry Date
1	1827	1,000.00	Agarwal Associates Private Limited	5367	25.08.2005
2	1828	661.81	Agarwal Associates Private Limited	5367	25.08.2005
3	1829		Agarwal Associates	2324	13.03.2013

For Agarwal Associates Promoters Ltd

First Party

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

Second Party

Authorised Signatory/Director

For AAPL Projects Private Limited

Fifth Party

Authorised Signatory

For Agarwal Associates Pvt. Ltd.

Third Party

Vendor

Director/Auth. Signatory

For Sunglow Builders Private Limited

Fourth Party

Authorised Signatory/Director

Vendee



		321.92	(Promoters) Limited		
4	1836/1	1,010.00	Agarwal Associates Promoters Consortium Ltd.	4987	04.08.2005
5	1836/2	1,511.31	Agarwal Associates (Promoters) Limited	2324	13.03.2013
6	1837	717.00	Sunglow Builders Private Limited	4706	23.07.2005
		1,383.00	Agarwal Associates Promoters Consortium Ltd.	6117	10.07.2006
7	1838	3,126.10	Agarwal Associates Promoters Consortium Ltd.	6106	12.07.2006
8	1839/1	1,390.00	Agarwal Associates Promoters Consortium Ltd.	4987	04.08.2005
9	1839/2	1,658.45	Agarwal Associates (Promoters) Limited	4662	21.07.2005
10	1839/3		Agarwal Associates (Promoters) Limited	4662	21.07.2005
11	1840	1,588.90	Agarwal Associates (Promoters) Limited	4662	21.07.05
12	1841 M	1,569.15	Agarwal Associates Private Limited	6585	29.07.06
13	1842 M	1,106.00	Agarwal Associates (Promoters) Limited	4851	28.07.05
14	1842 M	416.09	Sunglow Builders Private Limited	5228	16.08.05
15	1869	1,454.51	Agarwal Associates Promoters Consortium Ltd.	6105	10.07.06
			Agarwal Associates Promoters Consortium Ltd.	6118	10.07.06
16	1870 MB	63.11	Agarwal Associates Promoters Consortium Ltd.	8769	09.11.06

For Agarwal Associates Promoters Ltd  
 First Party  
 Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
 Second Party  
 Authorised Signatory/Director

For AAPL Projects Private Limited  
 Fifth Party  
 Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
 Third Party  
 Vendor  
 Director/Auth. Signatory

For Sunglow Builders Private Limited  
 Fourth Party  
 Authorised Signatory/Director

Vendee



17	1913	463.62	Agarwal Associates (Promoters) Limited	3789	05.06.15
18	1914	2,957.68	Agarwal Associates (Promoters) Limited	3789	05.06.15
19	1926 M	177.98	Agarwal Associates (Promoters) Limited	3175	27.05.2011
		<b>22,576.63</b>			

AAPCL, one of the Vendor obtained the title of the respective land parcels out of the above said land vide respective Sale Deeds and due to merger of its wholly owned subsidiary companies in AAPCL vide Orders Dated 21-10-2010 and 30-08-2013 passed by the Hon'ble High Court of Delhi in Company Petition No. 229/2010;

- H. The GDA had also issued Completion Certificate in respect of Aditya World City, Ghaziabad, wherein the Said Plot is situated vide its letter bearing no.190/Pravartan Zone-5/2023 dated 29/12/2023;
- I. The Vendee has approached the Vendor for purchase of the Said Plot for the purpose of development of Group Housing Project;
- J. The Vendee has assured the Vendor that it has technical, professional and financial competence for development and completion of the above said Project in accordance with the applicable policy/ laws/ rules/ regulations/bye-laws; and
- K. Relying upon the representations, warranties, undertakings, indemnities and assurances of the Vendee, the Vendor have agreed to sell the Said Plot in favor of the Vendee and the Vendee has agreed to Purchase the Said Plot on such terms and conditions as contained in this Sale Deed.

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

Vendee



**NOW THEREFORE**, in consideration of the mutual covenants and terms & conditions set forth herein, the parties hereto agree as under:

**1. Scope of the Sale Deed and Sale Consideration**

- 1.1 The Vendor has the ownership, marketable title and in possession of the Said Plot bearing no. GH-04, admeasuring 22,576.63 Sq. Mtr. comprised in Khasra Nos. 1827, 1828, 1829, 1836/1, 1836/2, 1837, 1838, 1839/1, 1839/2, 1839/3, 1840, 1841M, 1842M, 1842M, 1869, 1870MB, 1913, 1914, 1926M, situated at Sector-5, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP and are entitled to sell the Said Plot as per its choice. The Vendor hereby declare that the Said Plot is free from all encumbrances, charges, liens and mortgages.
- 1.2 Relying on the representations, declarations, confirmations, warranties, covenants and undertakings of the Vendee as contained herein, the Vendor hereby sells the Said Plot for a Sale Consideration of **Rs. 27,00,00,000/- (Rupees Twenty Seven Crore Only)** for construction and development of a Project thereon, in favor of the Vendee upon the terms and condition set forth in this Sale Deed on as is where is basis and the Vendee has purchased the same. The sale consideration will be paid by the Vendee to the First Party, Second Party, Third Party and the Fourth Party in the ratio of their respective ownership of land as mentioned in the table in the recitals above explicitly.
- 1.3 The Vendee shall be the absolute owner of the said plot and any such structure, buildings, infrastructure and appurtenants etc. as may be constructed on the said plot by the Vendee.

**2. Payment Terms of Sale Consideration**

- 2.1 The Vendee has made the payment of Sale Consideration amounting to Rs. 27,00,00,000/- minus TDS amounting to Rs. 27,00,000/- to the Vendor in the

For Agarwal Associates Promoters Ltd First Party Authorised Signatory	For Agarwal Associates Promoters Consortium Ltd. Second Party Authorised Signatory/Director	For AAPL Projects Private Limited Fifth Party Authorised Signatory
For Agarwal Associates Pvt. Ltd. Third Party Director/Auth. Signatory	For Sunglow Builders Private Limited Fourth Party Authorised Signatory/Director	Vendee



following manner :

Sl. No.	Amount (in Rs.)	Payment Mode	Payment In Favor of
1.	2,50,00,000	Cheque	Agarwal Associates (Promoters) Limited
2.	2,50,00,000	Cheque	Agarwal Associates (Promoters) Limited
3.	2,50,00,000	Cheque	Agarwal Associates (Promoters) Limited
4.	2,50,00,000	Cheque	Agarwal Associates (Promoters) Limited
5.	1,58,61,424	Cheque	Agarwal Associates (Promoters) Limited
6.	91,38,576	Cheque	Agarwal Associates Private Limited
7.	2,50,00,000	Cheque	Agarwal Associates Private Limited
8.	41,14,947	Cheque	Agarwal Associates Private Limited
9.	1,34,15,420	Cheque	Sunglow Builders Private Limited
10.	74,69,633	Cheque	Agarwal Associates Promoters Consortium Limited
11.	2,50,00,000	Cheque	Agarwal Associates Promoters Consortium Limited
12.	2,50,00,000	Cheque	Agarwal Associates Promoters Consortium Limited
13.	2,50,00,000	Cheque	Agarwal Associates Promoters Consortium Limited
14.	1,73,00,000	Cheque	Agarwal Associates Promoters Consortium Limited
<b>Total</b>	<b>26,73,00,000</b>		

The Sale Consideration has been paid by the Vendee to the First Party, Second

For Agarwal Associates Promoters Ltd  
 First Party  
 Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
 Second Party  
 Authorised Signatory/Director

For AAPL Projects Private Limited  
 Fifth Party  
 Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
 Third Party  
 Vendor  
 Director/Auth. Signatory

For Sunglow Builders Private Limited  
 Fourth Party  
 Authorised Signatory/Director

Vendee



Party, Third Party and the Fourth Party in the ratio of their respective ownership of land. Above Cheques are drawn on AU Small Finance Bank Limited, Preet Vihar, Delhi-110092.

The Vendee has deducted the amount of applicable TDS of **Rs. 27,00,000/- (Rupees Twenty Seven Lac Only)** and the Vendee will deposit the same as per Income Tax Act & Rules.

### 3. Execution of Sale Deed

3.1 The Vendor are executing Sale Deed in respect of the Said Plot in favor of the Vendee only subject to sale consideration as mentioned above. The Vendor has also handed over the actual physical possession of the Said Plot to the Vendee simultaneously with the execution of this Sale Deed. The full amount of stamp duty, registration charges and deed writing/advocate charges for the execution and registration of this Sale Deed have been paid and borne by the Vendor.

3.2 If any deficiency in stamp duty is found by the Government Department/ Authority and/or if any notice for short stamp is received in respect of execution/registration of this Sale Deed, the Vendee will be exclusively liable and responsible for the same and will always keep the Vendor harmless and indemnified in this regard.

3.3 This Sale Deed is irrevocable and if the Vendee defaults in making payment of the Sale Consideration, the Vendor will have only right to recover the amount of Sale Consideration and will not have any sort of right on the Said Plot.

### 4. Approval of Maps and Other Approvals

4.1 The Vendee will submit the application with the GDA for approval of building plans/maps in its own name. If any sort of Cooperation/No Objection will be required from the Vendor for getting the building plans/maps approved, the Vendor will cooperate the Vendee and provide the same.

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee



- 4.2 The Vendee will be entitled to get its name mutated in the revenue records/municipal records/authority records on the basis of this Sale Deed.
- 4.3 The Vendee on its initiative, cost and expenses will be entitled to apply to the competent/appropriate authority for obtaining required approvals/ sanctions / NOCs/ licenses in its own name or in the name of First Party for developing, marketing, selling and completing the Project on the Said Plot including fulfilling all its obligations towards allottees/buyers of the units in the said plot/project including conveying the title thereof. The Vendee will also be entitled to use the relevant Approvals, which are in the name of the first party. Further, if any support is required by the Vendee from the Vendor, the Vendor will provide the same.
- 4.4 The Vendee will follow all rules, regulations, bye laws, laws applicable in respect of development of Project upon the Said Plot including but not limited to all conditions of the map/building plans approval letter as mentioned above.
- 4.5 The Vendee will abide by and install all safety measures and systems for construction and development of Project on the above said Group Housing Plot in accordance with and in full compliance with all standards, codes and regulations applicable in the State of Uttar Pradesh.
- 4.6 The Vendor hereby assure to the Vendee that there will be no interference by the Vendor for movement of Raw Material (Construction Material/Labour etc.)

## 5. Other Covenants

- 5.1 The Vendee acknowledges that the Vendor will undertake development/construction activities as per its own scheme, discretion and planning in the entire area outside the above said Group Housing Plot and that the Vendee/AOA of Said Project/ Allottees of Said Project shall not create any obstruction or raise any objections or make any claims or default in payment of

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First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For AAPL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee



any installment on pretext of any inconvenience, which may be suffered by the Vendee/AOA of Said Project/Allottees of Said Project due to such development/construction or incidental/related activities. Notwithstanding anything contained herein, the Vendor will have the right to effect suitable and necessary alterations in the layout plan of the township and building plans in the township at its own discretion outside the boundary of the Said Plot.

- 5.2 The Vendee shall pay and bear all property and/or municipal taxes after the date of Sale Deed and up to the date of Sale Deed, such charges will be borne by the Vendor.
- 5.3 The Vendee/Allottee(s) of Vendee shall be entitled to obtain electricity connection from Vendor's authorized nominated agency of township or directly from government agency, as the case may be, on the payment of applicable charges.
- 5.4 The Vendee will be entitled to get sewer, drainage, other services connection from Vendor/it's nominated agency (at one point) for the said plot, however, usage charges for the same will have to be paid by Vendee/ its allottee(s).
- 5.5 The Vendee shall make all arrangement which are necessary for the maintenance of the common areas and services for the Group Housing Plot within the Said Plot and the Vendee will be entitled to charge common area maintenance charges from its Allottee(s)/AOA, however the maintenance of common areas outside the boundary of the Said Plot and within the boundary of the Integrated Township are being carried out by the maintenance agency appointed by the First Party. The Vendee, AOA of the Said Project and Allottees of the Said Project shall be obliged to bear and pay for proportionate maintenance charges for the common areas and services situated outside the boundary of the Said Plot and within the boundary of the Integrated Township as and when the same are demanded by such maintenance agency from the Vendee, AOA of Said Project or Allottees of the Said Project.

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

For APL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee



**6. Miscellaneous Terms**

- 6.1 The Vendee may assign any of its rights, liabilities and obligations under this Sale Deed to any other person/entity, before or after making above said complete sale consideration to the Vendor subject to providing intimation to the Vendor and assignee following all the terms and conditions of this Sale Deed.
- 6.2 The Vendee will be entitled to obtain project loan/other loans/obtain finance/avail limits etc. from the Banks/Financial Institutions/Others on the basis of security/mortgage of the Said Land/Present Sale Deed/Units to be developed on the Said Land. Further, the allottees of the Vendee will also be entitled to obtain finance from the Banks/Financial Institutions/Others to purchase the units situated on the said plot subject to the condition of Permission of Mortgage provided to them by the Vendee and terms & conditions of the approved maps.
- 6.3 The Vendor hereby declare that EWS/LIG flats as per the Township Policy/Scheme of State Government of Uttar Pradesh have already been constructed/are being constructed at the township level by the Vendor, therefore, the Vendee will have no need to separately construct EWS/LIG flats inside the Said Plot.
- 6.4 This Sale Deed constitutes and represents the entire understanding between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein only in respect of the said plot.
- 6.5 No modification, alteration or amendment of this Sale Deed or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing and duly executed and registered by or on behalf of all the Parties.
- 6.6 In the event of any dispute arising between the parties relating to this Sale Deed or any part thereof, the same shall be referred to a single arbitrator mutually appointed by the Vendor and the Vendee. The arbitration shall be held in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

For Agarwal Associates Promoters Ltd  
First Party  
Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.  
Second Party  
Authorised Signatory/Director

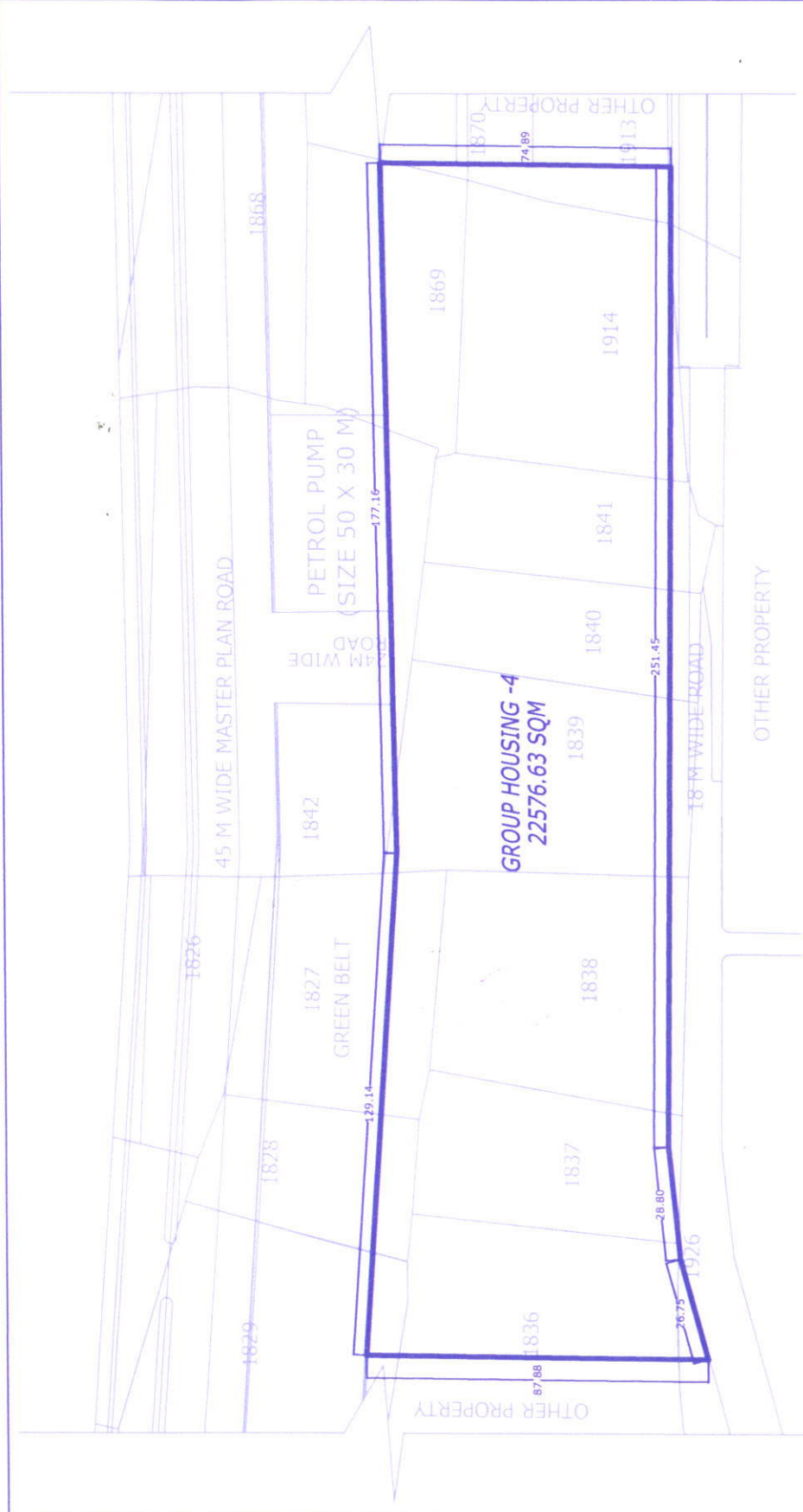
For APL Projects Private Limited  
Fifth Party  
Authorised Signatory

For Agarwal Associates Pvt. Ltd.  
Third Party  
Vendor  
Director/Auth. Signatory

For Sunglow Builders Private Limited  
Fourth Party  
Authorised Signatory/Director

Vendee





**PROPERTY ADDRESS:-**  
 PLOT NO.GROUP HOUSING-04  
 SECTOR-05 ADITYA WORLD CITY,  
 VILLAGE SHAHPUR BAMHETTA,  
 GHAZIABAD,U.P

SCALE: - N.T.S.

<p><b>VENDOR:-</b>          For Agarwal Associates Promoters Ltd          Authorised Signatory</p> <p>For Agarwal Associates Pvt. Ltd.          Director/Auth. Signatory</p>	<p><b>VENDEE:-</b>          For Agarwal Associates Promoters Consortium Ltd.          Authorised Signatory/Director</p> <p>For Sunglow Builders Private Limited          Authorised Signatory/Director</p>	<p>For AAPL Projects Private Limited          Authorised Signatory</p>
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6.7 If any provision of this Sale Deed shall be held to be illegal, invalid or unenforceable, in whole or in part, under applicable Law, such provision or part thereof shall, to that extent be deemed not to form part of this Sale Deed, and the legality and enforceability of the remainder of this Sale Deed shall not be affected. In the event of the invalidity or unenforceability of any provision of this Sale Deed or any provision is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, the Parties will immediately negotiate in good faith so as to agree and replace one or more provisions with another, which is not prohibited or unenforceable under applicable Law and has, as far as possible, the same legal and commercial effect as that which it replaces.

**IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS SALE DEED AS OF THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.**


Signed & Delivered By the First Party/Vendor

For Agarwal Associates Promoters Ltd

Authorised Signatory  Authorised Signatory

Signed & Delivered By the Second Party/Vendor

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory  Authorised Signatory/Director

Signed & Delivered By the Third Party/Vendor

For Agarwal Associates Pvt. Ltd.

Authorised Signatory  Director/Auth. Signatory

For Agarwal Associates Promoters Ltd

First Party

Authorised Signatory 

For Agarwal Associates Promoters Consortium Ltd.

Second Party

Authorised Signatory/Director 

For AAPL Projects Private Limited

Authorised Signatory 

For Agarwal Associates Pvt. Ltd.

Third Party

Vendor

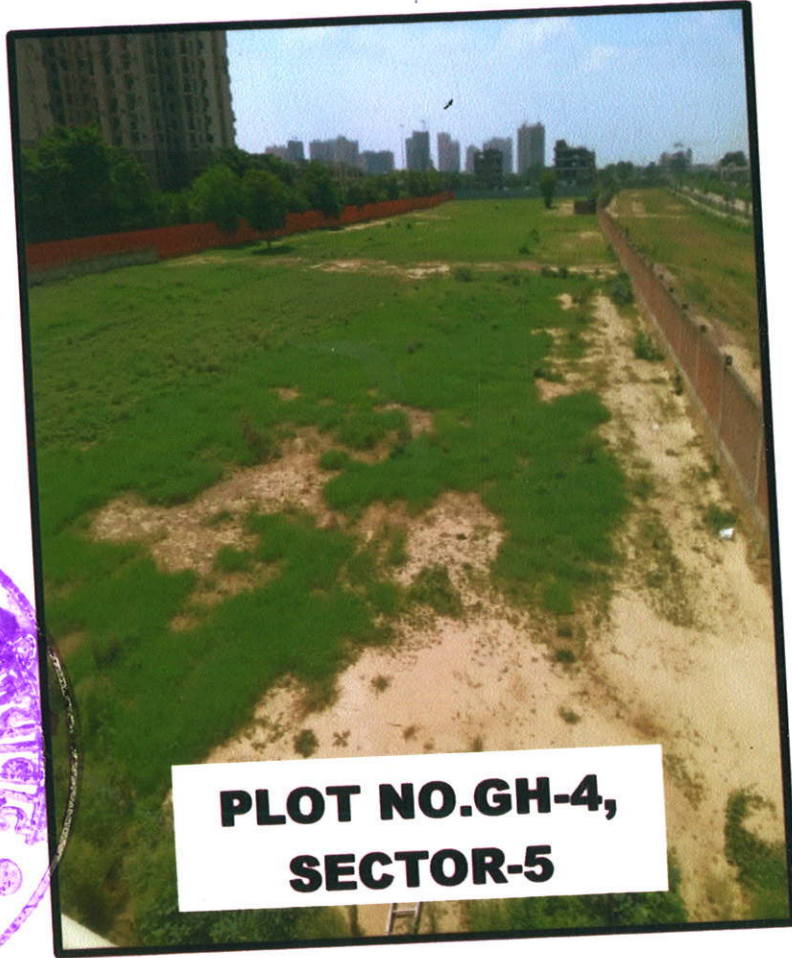
Director/Auth. Signatory 

For Sunglow Builders Private Limited

Fourth Party

Authorised Signatory/Director 

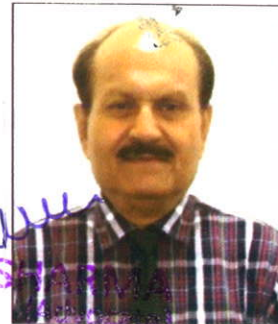
Vendee



**PLOT NO.GH-4,  
SECTOR-5**



*M. Sharma*  
**M. SHARMA**  
(Advocate)  
UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob: 9990782773, 9873433395



*M. Sharma*  
**M. SHARMA**  
UP-03813/19  
Tehsil Compound, Ghaziabad  
Mob: 9990782773, 9873433395

Signed & Delivered By the Fourth Party/Vendor

For Sunglow Builders Private Limited

Authorised Signatory

Signed & Delivered By the Fifth Party/Vendee

For AAPL Projects Private Limited

Authorised Signatory

Witnesses :

1. Mr. Balraj Singh  
S/o Mr. Malkeet Singh,  
R/o Flat No. 415, DMD Homtech Society,  
Veda Colony, Near Mahadev Apartment,  
Sector - 73, Vill. Sarfabad, Noida, Gautam Buddha Nagar,  
Uttar Pradesh-201301  
Aadhar Card No. 5295 4458 6924

2. Mr. Kamaluddin Khan  
S/o Mohd. Shahedin Khan,  
R/o 320-B, Main Market, Near Chopal, Okhla Village,  
Jamia Nagar, South Delhi, Delhi - 110025  
Aadhar Card No. 3109 8571 1514

For Agarwal Associates Promoters Ltd

For Agarwal Associates Promoters Consortium Ltd.

First Party

Authorised Signatory

Second Party

Authorised Signatory/Director

For AAPL Projects Private Limited

Fifth Party

Authorised Signatory

For Agarwal Associates Pvt. Ltd.

For Sunglow Builders Private Limited

Third Party

Vendor

Director/Auth. Signatory

Fourth Party

Authorised Signatory/Director

Vendee

MONU SHARMA

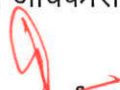
UP-03818/19

Tehsil Compound, Ghaziabad  
Mob.: 9990782773, 9873433395

आवेदन सं०: 202400739068733

बही संख्या 1 जिल्द संख्या 21255 के पृष्ठ 285 से 328 तक क्रमांक 9250 पर  
दिनांक 26/07/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
अनिल शर्मा प्रभारी  
उप निबंधक : सदर प्रथम  
गाजियाबाद  
26/07/2024

