



**INDIA NON JUDICIAL**  
Shyam Veer Singh  
**Government of Uttar Pradesh**

Ch. No. 71, Tehsil  
Compound, GZB

e-Stamp

RAJ KUMAR GUPTA  
LICENSE NO. 11  
TEHSIL, GHAZIABAD

3991

Certificate No.

IN-UP90259594697730V

₹1,07,10,000

Certificate Issued Date

20-Apr-2023 05:27 PM

Account Reference

NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB

Unique Doc. Reference

SUBIN-UPUP1400030472743321390707V

Purchased by

AU REAL ESTATE SERVICES PRIVATE LIMITED

Description of Document

Article 23 Conveyance

Property Description

PLOT NO. GH-05 SECTOR NO-03 ADITYA WORLD CITY GHAZIABAD U.P.

Consideration Price (Rs.)

AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS

First Party

AU REAL ESTATE SERVICES PRIVATE LIMITED

Second Party

Stamp Duty Paid By

AU REAL ESTATE SERVICES PRIVATE LIMITED

Stamp Duty Amount(Rs.)

1,07,10,000  
(One Crore Seven Lakh Ten Thousand only)

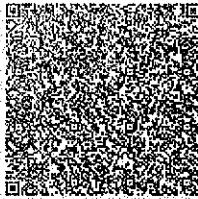
सत्यमेव जयते

VERIFIED BY

R.C. Sadar S.R.-II  
Ghaziabad

LOCKED BY

Raj Kumar Gupta



Please write or type below this line

For Agarwal Associates Prom...

Authorized Signat

For Sunglow Builders Private Limited

Authorised Signatory/Director

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd

Director/Authorised Signatory

JD 0040476751

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at [www.shikhaestamp.com](http://www.shikhaestamp.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.



**Brief Particulars of Document**

**V Code** :  
**Nature of Property** : Plot  
**Property Detail** : Plot No. GH-05, Sector  
No. 03, Aditya World City,  
Ghaziabad, UP.  
**Plot Area** : **12,175.06** Sq. Mtr.  
**Status of Road** : 24/18 Mtr. Wide Road  
**Total Circle Rate Valuation** : Rs. 15,26,29,977/-  
**Total Sale Consideration** : Rs. 15,30,00,000/-  
**Stamp Duty** : Rs. 1,07,10,000/-

*Circle Rate*

*17,300/- per sqm less rebate as per  
on circle rate (30%)*

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

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.

For Agarwal Associates Promoters

For Agarwal Associates Promoters Consortium Ltd.

*[Signature]*  
Authorized Signatory

*[Signature]*  
Authorized Signatory/Director

For Sunglow Builders Private Limited

For Agarwal Associates Private Limited

*[Signature]*  
Authorized Signatory/Director

*[Signature]*  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee

आवेदन सं०: 202300739030796

## विक्रय पत्र

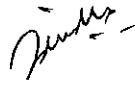
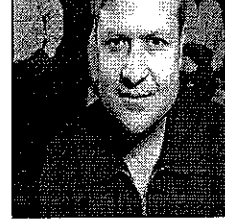
बही सं०: 1

रजिस्ट्रेशन सं०: 3991

वर्ष: 2023

प्रतिफल- 153000000 स्टाम्प शुल्क- 10710000 बाजारी मूल्य - 153000000 पंजीकरण शुल्क - 1530050 प्रतिलिपिकरण शुल्क - 100 योग : 1530150

श्री M/s AU Real Estate Services Private Limited द्वारा  
आशीष अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री स्व० बी० बी० अग्रवाल  
व्यवसाय : अन्य  
निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

श्री, M/s AU Real Estate Services Private Limited द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 21/04/2023 एवं  
04:39:36 PM बजे  
निबंधन हेतु पेश किया।

आशीष अग्रवाल अधिकृत पदाधिकारी/  
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश कुमार

उप निबंधक सदर द्वितीय

गाजियाबाद

21/04/2023

संजीव कुमार गौतम

निबंधक लिपिक

21/04/2023

प्रिंट करे



**SALE DEED**

**This SALE DEED** is executed at Ghaziabad on this 21<sup>st</sup> Day of April, 2023 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. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 17/4/23, hereinafter referred to as "**AAPL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA2789D);

&

**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. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 17/4/23, hereinafter referred to as "**AAPCL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAICA6265C);

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Sunglow Builders Private Limited

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee

आवेदन सं: 202300739030796

बही सं: 1

रजिस्ट्रेशन सं: 3991

वर्ष: 2023

निष्पादन लेखपत्र बाद सुनने व समझने मजसुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री M/s Agarwal Associates (Promoters) Limited के द्वारा प्रह्लाद सिंह, पुत्र श्री स्व० नाहर सिंह

निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 2

श्री M/s Agarwal Associates Promoters Consortium Limited के द्वारा प्रह्लाद सिंह, पुत्र श्री स्व० नाहर सिंह

निवासी: भारत भवन 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 3

श्री M/s Sunglow Builders Pvt. Ltd के द्वारा प्रह्लाद सिंह, पुत्र श्री स्व० नाहर सिंह

निवासी: भारत भवन 11 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 4

श्री M/s Agarwal Associates Private Limited के द्वारा प्रह्लाद सिंह, पुत्र श्री स्व० नाहर सिंह

निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 1

श्री M/s AU Real Estate Services Private Limited के द्वारा आशीष अग्रवाल, पुत्र श्री स्व० बी० बी० अग्रवाल

निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग नई दिल्ली-110092

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कमालुद्दीन खान, पुत्र श्री मो० शाहेदीन खान

निवासी: 320-बी मैन मार्किट नियर चोपाल ओखला विलेज जामिया नगर साउथ दिल्ली, दिल्ली-25

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री संजय, पुत्र श्री राम भजन

निवासी: तहसील कंपाउंड गाजियाबाद

व्यवसाय: अन्य

न की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी: विक्रेता द्वारा लेखपत्र में अंकित विवरणानुसार प्रतिकूल प्राप्त किये जाने की पुष्टि की गयी।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश राय

उप निबंधक : सदर द्वितीय

गाजियाबाद

21/04/2023

संजय कुमार गौतम

निबंधक लिपिक गाजियाबाद

21/04/2023

&

**Sunglow Builders Pvt. Ltd.** a company registered under the Indian Companies Act, 1956, having its registered office at Bharat Bhawan, 11, New Rajdhani Enclave, Vikas Marg, Delhi - 110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 13/4/23, hereinafter referred to as "**SBPL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AABCS7410C);

&

**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. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 13/4/23, hereinafter referred to as "**AAPVL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA4092K);

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consol. Pvt. Ltd.

Authorized Signatory/Director

For Sunglow Builders Private Limited

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



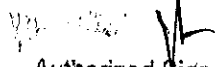


AND

**M/s. AU Real Estate Services Private Limited**, a company registered under the Indian Companies Act, 2013, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092 through its authorized signatory, Mr. Ashish Agarwal S/o Late Shri B. B. Agarwal (Aadhar Card No. 788747848263), authorized vide board resolution dated 13/4/23, hereinafter referred to as **"AU Real"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAYCA0592J);

The **"AAPL"** may hereinafter be referred to as the **"FIRST PARTY"**, **"AAPCL"** may here-in-after be referred to as the **"SECOND PARTY"**, **"SBPL"** may here-in-after be referred to as the **"THIRD PARTY"**, **"AAPVL"** may here-in-after be referred to as the **"FORTH PARTY"** and **"AU Real"** may hereinafter be referred to as the **"FIFTH PARTY"**. The **AAPL/FIRST PARTY**, the **AAPCL/SECOND PARTY**, **SBPL/THIRD PARTY** and the **AAPVL/FORTH PARTY** may hereinafter be collectively referred to as the **"VENDOR"** and the **AU Real/FIFTH PARTY** may hereinafter be referred to as the **"VENDEE"**. The **"FIRST PARTY"**, **"SECOND PARTY"**, **"THIRD PARTY"**, **"FORTH PARTY"** and the **"FIFTH PARTY"** may individually be referred to as **"PARTY"** and collectively as **"PARTIES"**.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory


For Agarwal Associates Promoters Consortium Ltd.


  
Authorized Signatory/Director

For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

  
Shyam Veer Singh  
Associate  
Ch. No.71, T.  
Compound.



For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party Vendor    Second Party    Third Party    Forth Party

Fifth Party  
Vendee



**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 ("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 First Party on its own and through its consortium companies is constructing and developing the Integrated Township as per the Policy of State Government of Uttar Pradesh issued vide Government Order bearing no. 2711/8-1-05-34VIVIDH/2003 dated 21-05-2005;
- D. 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;

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Singlow Builders Private Limited

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

Shyam Vee Singh  
Advocate  
Ch. No. 71, Tehsil  
Compou



First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



E. The Vendors are jointly owning the Plot No. GH-05, admeasuring 12,175.06 Sq. Mtr. situated at Sector-3, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, here-in-after referred to as "Said Plot" (As per Site Plan Attached);

F. Boundaries of the Said Plot are as under :

North-East : 24.00/18.00 Mtr. Wide Road  
South- East : Other property  
North-West : Other property  
South-West : Other property

G. The Land of the Said Plot is falling in Khasra Nos. 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1953, 1954, 2257 and 2258 Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP which came in to the ownership of the Vendor vide following registered Sale Deeds :

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Sunglow Builders Private Limited

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



Sl. No.	Khasra No.	Total Area under GH-05 (in Sqm.)	Company Name	Sale Deed No.	Sale Deed Date
1	1941	10.00	Agarwal Associates Promoters Consortium Limited	6117	10.07.2006
2	1942	572.50	Agarwal Associates (Promoters) Ltd	3175	27.05.2011
3.	1943	3750.00	Agarwal Associates (Promoters) Ltd	3789	05.06.2015
4.	1944	118.00	Agarwal Associates Promoters Consortium Limited	6187	10.07.2006
5.	1945	354.00	Sunglow Builders Pvt. Ltd	4717	25.07.2005
6.	1946	559.00	Sunglow Builders Pvt. Ltd	4706	23.07.2005

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Sunglow Builders Private Limited

Authorised Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party Vendor    Second Party    Third Party    Forth Party

Fifth Party Vendee





7	1947	1796	Agarwal Associates (Promoters) Ltd	4552	18.07.2005
			Agarwal Associates (Promoters) Ltd	4588	19.07.2005
		426	Agarwal Associates Promoters Consortium Limited	4583	13.07.2005
		1066.00	Agarwal Associates Pvt. Ltd	6296	17.07.2006
8.	1948	1668.00	Agarwal Associates (Promoters) Ltd	3789	05.06.2015
9.	1953	397.00	Agarwal Associates Promoters Consortium Limited	4509	15.07.2005
10.	1954	156.00	Agarwal Associates (Promoters) Ltd	3176	27.05.2011
11.	2257	1220.00	Agarwal Associates (Promoters) Ltd	3789	05.06.2015
12.	2258	82.56	Agarwal Associates (Promoters) Ltd	3789	05.06.2015
	Total	12175.06			

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Sunglow Builders Private Limited

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party Vendor

Second Party

Third Party

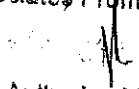
Forth Party


Fifth Party  
Vendee





The Second Party i.e. Agarwal Associates Promoters Consortium Limited (AAPCL) obtained the title of the above said land parcels due to merger of its wholly owned subsidiary companies in to 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 has also issued Completion Certificate in respect of Sector-3 of Aditya World City wherein the Said Plot is situated vide its letter bearing no. 143/Pravartan (Zone-5)/2016 dated 18-07-2016;
- I. The Vendee has approached the Vendor for purchase of the Said Plot for the purpose of development of 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.  
  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.  
  
Authorized Signatory/Director

For Sunglow Builders Private Limited  
  
Authorised Signatory/Director

For Agarwal Associates Private Limited  
  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.  
  
Director/Authorised Signatory

First Party    Second Party    Third Party    Forth Party  
Vendor

Fifth Party  
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 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 bearing no. GH-05, admeasuring 12,175.06 Sq. Mtr. situated at Sector-3, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP for a Sale Consideration of **Rs. 15,30,00,000/- (Rupees Fifteen Crore Thirty Lac 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 Fifth Party (Vendee) to the First Party, Second Party, Third Party and the Forth Party in the ratio of their ownership of land as mentioned above explicitly.


For Agarwal Associates Promoters Ltd.

  
Authorized Signatory


For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

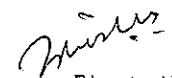
For Sunglow Builders Private Limited

  
Authorised Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



- 1.3 The Vendee shall be the absolute owner of the said plot and any such structure, buildings, infrastructure and appurtenants etc as maybe constructed on the said plot by the Vendee.

## 2. Payment Terms of Sale Consideration

- 2.1 The Vendee has made an advance payment of **Rs. 10,00,000/- (Rupees Ten Lac Only)**, being part of the Sale Consideration in favor of the First Party/AAPL.
- 2.2 The remaining Sale Consideration of **Rs. 15,20,00,000/- (Rupees Fifteen Crore Twenty Lac Only)** will be paid by the Vendee to the Vendor in 8 equal half yearly installments and first installment will fall due in September, 2023 and last installment will fall due in March, 2027. The above said advance payment of Rs. 10,00,000/- will be adjusted against the installment due. The remaining sale consideration will be paid by the Fifth Party (Vendee) to the First Party, Second Party, Third Party and the Forth Party.

The Vendee has deducted the amount of applicable TDS of Rs. 15,30,000/- and the Vendee will deposit the same as per Income Tax Act & Rules.

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium, Ltd.

Authorized Signatory/President

For Agarwal Associates Private Limited

Authorized Signatory

For Sunglow Builders Private Limited

Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee





### 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 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 Vendee.
- 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 Agreement to Sell, 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.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



#### 4. Approval of Maps and Other Approvals

- 4.1 The Vendor had submitted and has got the layout building plans/maps approved in its own name from GDA vide file number GDA/LD/22-23/1153 Permit Date 23.03.2023. The Vendor hereby provides its No Objection and Vendee shall have the absolute rights and interests over the said plot approved layout/ building plans/maps for construction / development of the project on the above said plot in the name of Vendee and shall be free to obtain registration with Uttar Pradesh Real Estate Regulatory Authority as the sole promoter on the basis of the title, ownership and the approved layout/ Building Plans /maps etc. The Vendee shall have absolute right, interest (including acceptance of booking, collection of monies/ proceeds/ incomes from the land and/or project thereon), obligation in the land and the project thereon as sole promoter. The Vendor shall cooperate at all times (including execution of any related document, if required) for enabling the Vendee to complete the project in its own name and fulfill all its obligations under the Real Estate (Regulation and Development) Act, 2016 and UPRERA Rules made there under.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

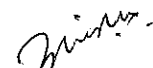
For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
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 independently entitled and responsible to apply to the competent/appropriate authority for obtaining required approvals/sanctions/NOCs/licenses 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. However, the Vendor will facilitate the Vendee to obtain necessary approvals, if required.
- 4.4 The Vendee will follow all rules, regulations, bye laws, laws applicable in respect of development of Plotted Layout upon the Said Plot including but not limited to all conditions of the sanctioned letter of GDA Ref.: Plotted Resi development / plotted Housing/04114/GDA/LD / 22-23 / 1153/ 30112022 dated 23<sup>rd</sup> March 2023.

For Agarwal Associates Promoters

Authorized Signatory

For Agarwal Associates Promoters Construction

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For Singlow Builders Private Limited

Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee

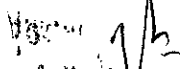


- 4.5 The Vendee will abide by and install all safety measures and systems for construction and development of Plotted Layout on the above said Housing Plot in accordance with and in full compliance with all standards, codes and regulations applicable in the State of Uttar Pradesh.
- 4.6 The Vendor hereby 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 said 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 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.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

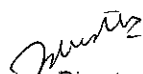
For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee






- 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 maybe on 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 That the Vendee shall make all arrangement which are necessary for the maintenance of the common areas and services for the Housing Plot within the Said Plot, 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 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 Limited

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

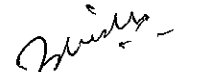
For Sunglow Builders Private Limited

  
Authorised Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
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.
- 6.3 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.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory


For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

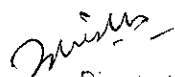
For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party    Second Party    Third Party    Forth Party  
Vendor

Fifth Party  
Vendee



- 6.4 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.
- 6.5 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.
- 6.6 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.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

For Sunglow Builders Private Limited

  
Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



## **AGARWAL ASSOCIATES (PROMOTERS) LIMITED**

CIN : U51909DL1986PLC023729

Regd. Office : 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones : 011-43432222/43432210

Email : aapllimited1979@gmail.com

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES (PROMOTERS) LIMITED HELD ON MONDAY, 17<sup>TH</sup> DAY OF APRIL, 2023 AT 3.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092**

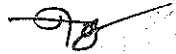
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“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 9245.06 Sq. Mtr. situated at Plot No.-GH-05, Sector-3, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company.”

**Certified True Copy**

**For Agarwal Associates (Promoters) Limited**

For Agarwal Associates Promoters Ltd.



Managing Director

**(Uma Agarwal)**

**Managing Director**

**DIN: 01206401**





# **AGARWAL ASSOCIATES PRIVATE LIMITED**

CIN: U45201DL1982PTC013858

Regd. Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone : 011-43432222/43432210

Email: agarwalpvt1979@gmail.com

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. AGARWAL ASSOCIATES PRIVATE LIMITED HELD ON MONDAY, THE 17<sup>TH</sup> DAY OF APRIL, 2023 AT 2.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI - 110092**

**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 1066 Sq. Mtr. situated at Plot No.- GH-05, Sector-3, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**Certified True Copy**

**For Agarwal Associates Private Limited**

For Agarwal Associates Pvt. Ltd.



Director/Auth. Signatory

**(Uma Agarwal)**

**Director**

**DIN: 01206401**



**AGARWAL ASSOCIATES PROMOTERS CONSORTIUM LIMITED**

CIN: U70102DL2009PLC190557

Regd. Office: Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones: 011-43432222/43432210

Email: aapcl1979@gmail.com

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES PROMOTERS CONSORTIUM LIMITED HELD ON MONDAY, 17<sup>TH</sup> DAY OF APRIL 2023, AT 4.00 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BHARAT BHAWAN, 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092**

**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 951 Sq. Mtr. situated at Plot No.-GH-05, Sector- 3, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**Certified True Copy  
For Agarwal Associates Promoters Consortium Limited**

For Agarwal Associates Promoters Consortium Ltd.

(Aditya Agarwal)  
Director  
DIN: 00972884



## **SUNGLOW BUILDERS PRIVATE LIMITED**

CIN: U45400DL1996PTC082662

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone: 011-43432222, 43432210

Email: [sunglow1979@gmail.com](mailto:sunglow1979@gmail.com)

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S. SUNGLOW BUILDERS PRIVATE LIMITED HELD ON MONDAY, THE 17<sup>TH</sup> DAY OF APRIL 2023, AT 1.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092**

“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 913 Sq. Mtr. situated at Plot No.-GH-05, Sector-3, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company.”

**Certified True Copy**

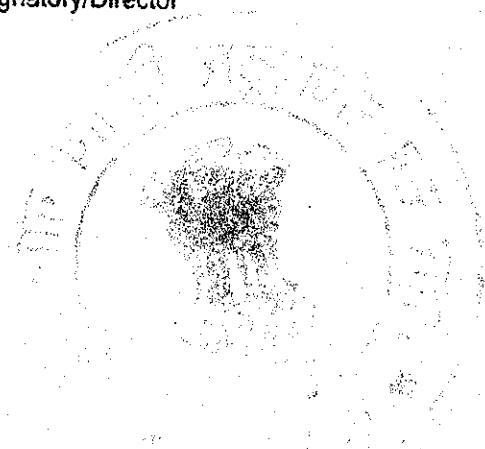
**For Sunglow Builders Private Limited.**

For Sunglow Builders Private Limited :

  
(Uma Agarwal) Authorised Signatory/Director

**Director**

**DIN: 01206401**





# **AU REAL ESTATE SERVICES PRIVATE LIMITED**

CIN: U70109DL2022PTC408405

Regd. Office: Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi -110092

Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S AU REAL ESTATE SERVICES PRIVATE LIMITED HELD ON MONDAY, 17<sup>TH</sup> DAY OF APRIL, 2023 AT 9.00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BHARAT BHAWAN, 10 NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI -110092**

**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Ashish Agarwal (Aadhar No.7887 4784 8263) S/o Late Shri Bharat Bhushan Agarwal to sign & execute sale deed for purchase of land admeasuring 12175.06 Sq. Mtr. situated at Plot No.-GH-05, Sector-3, Aditya World City, Ghaziabad, UP-201002 from M/s Agarwal Associates (Promoters) Limited, having its Registered Office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, M/s Agarwal Associates Promoters Consortium Limited, having its Registered Office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, M/s Agarwal Associates Private Limited, having its Registered Office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 & M/s Sunglow Builders Private Limited, having its Registered Office situated at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**For Certified True Copy  
For AU Real Estate Services Private Limited**

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

**(Uma Agarwal)  
Director  
DIN: 01206401**






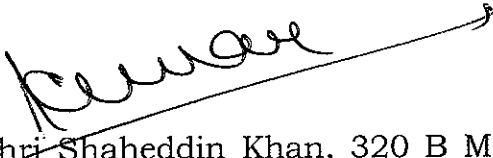
Signed & Delivered By the Fifth Party/Vendee

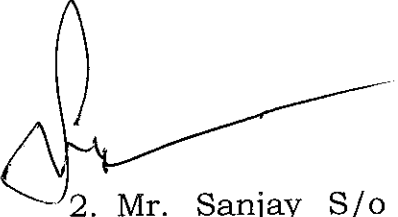
For A U Real Estate Services Pvt. Ltd.

Authorised Signatory

  
Director/Authorised Signatory

Witnesses :

-   
1. Mr. Kamaluddin Khan S/o Shri Shaheddin Khan, 320 B Main Market,  
Okhla Village Jamia New Delhi


-   
2. Mr. Sanjay S/o Shri Ram Bhajan, Chamber Number 71, Tahseel  
Compound, Ghaziabad

For Agarwal Associates Promoters Consortium Ltd.


  
Authorised Signatory/Director

  
Authorised Signatory

For Agarwal Associates Private Limited

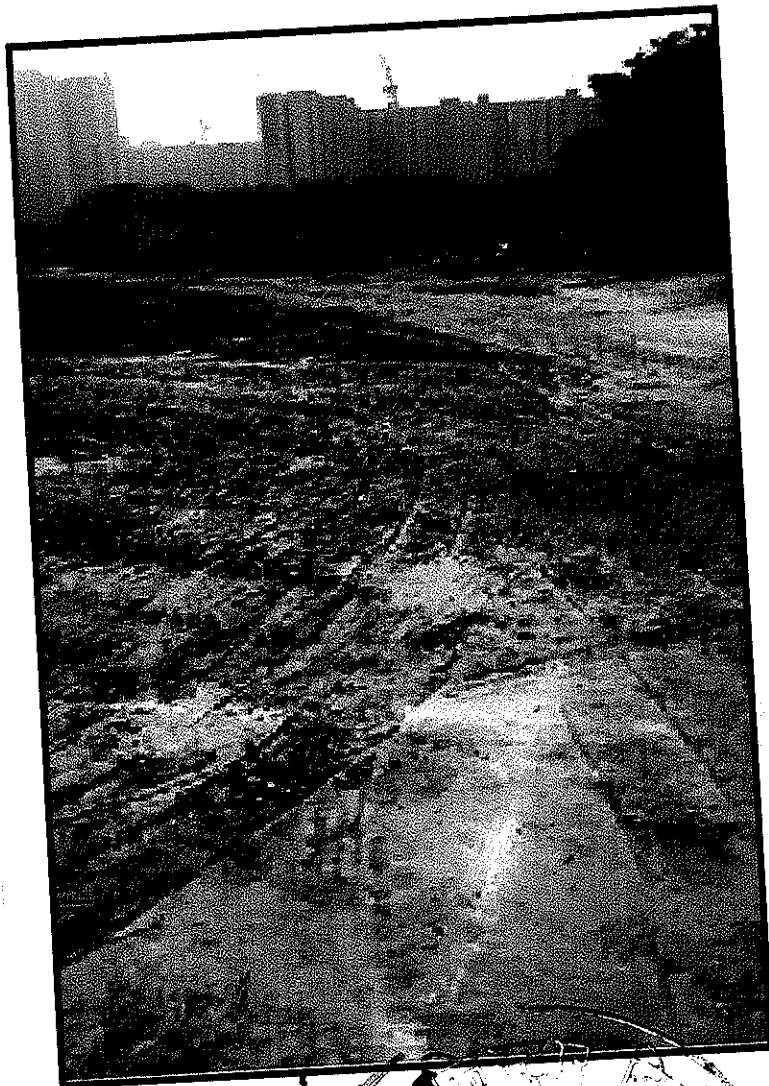
  
Authorized Signatory

For Sunglow Builders Private Limited

  
Authorised Signatory/Director

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee



Shyam V.

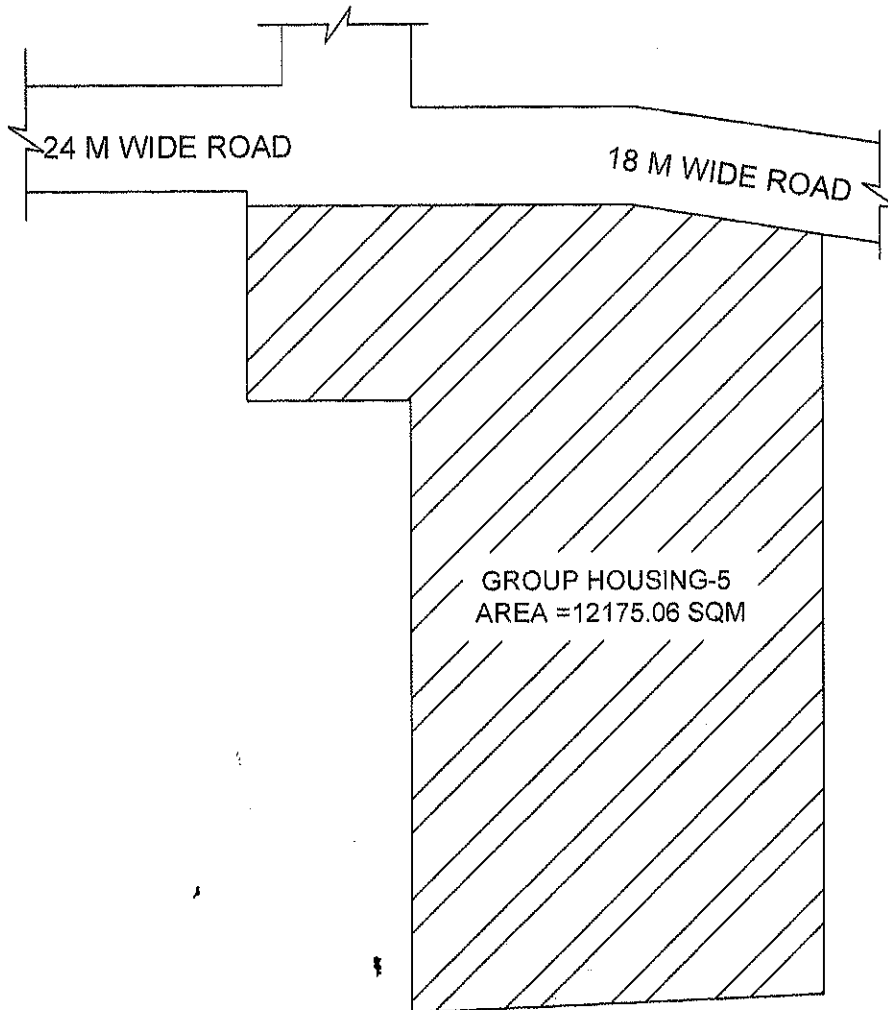
Ch. No. 71, Tehsil  
Compound, GZB



Shyam

Ch. No. 71, Tehsil  
Compound, GZB

# SITE PLAN



SCALE: - N.T.S.

**PROPERTY ADDRESS:-**  
PLOT GH-5,  
SECTOR-03  
ADITYA WORLD CITY,  
VILLAGE SHAHPUR BAMHETTA,  
GHAZIABAD, U.P.

**SELLER:-**

For Agarwal Associates Private Limited

*[Signature]*  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

*[Signature]*  
Authorized Signatory/Director

**PURCHASER:-**

For A U Real Estate Services Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory

For Agarwal Associates Private Limited For Sunglow Builders Private Limited

*[Signature]*  
Authorized Signatory

*[Signature]*  
Authorised Signatory/Director



**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

Authorised Signatory

Signed & Delivered By the Second Party/Vendor

For Agarwal Associates Promoters Ltd.

Authorized Signatory

Authorised Signatory

Signed & Delivered By the Third Party/Vendor

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

Authorised Signatory

For Sunglow Builders Private Limited

Authorised Signatory/Director

Signed & Delivered By the Fourth Party/Vendor

For Agarwal Associates Private Limited

Authorized Signatory

Authorised Signatory

For A U Real Estate Services Pvt. Ltd

Director/Authorised Signatory

First Party   Second Party   Third Party   Forth Party  
Vendor

Fifth Party  
Vendee

Shyam Vear Singh

Advocate  
Ch. 100, Tola  
Compound, GZB

आवेदन सं०: 202300739030796

बही संख्या 1 जिल्द संख्या 20387 के पृष्ठ 1 से 36 तक क्रमांक  
3991 पर दिनांक 21/04/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश राय

उप निबंधक : सदर द्वितीय

गाजियाबाद

21/04/2023

प्रिंट करें

