MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb
En. Roll No. UP-18424/99
Mob. No. 9899012516

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Name MANISH KUMAR
Designation Ex. E.
Signature
Stock Holding Corporation of India Ltd.
11/13, Model Town East, Ghaziabad

3701

Certificate No.	:	IN-UP82095853238539V
Certificate Issued Date	:	11-Apr-2023 03:17 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0167265612181603V
Purchased by	:	VVIP EMS INFRAHOME
Description of Document	:	Article 23 Conveyance
Property Description	:	FSI IN BLOCK-1 TOWER ST PLOT NO.GH-3/4 PARK TOWN INTEGRATED TOWNSHIP VILL SHAHPUR BAMHETA GZB U.P
Consideration Price (Rs.)		
First Party	:	PARK CITY INFRASTRUCTURES
Second Party	:	VVIP EMS INFRAHOME
Stamp Duty Paid By	:	VVIP EMS INFRAHOME
Stamp Duty Amount(Rs.)	:	1,92,50,000 (One Crore Ninety Two Lakh Fifty Thousand only)

₹1,92,50,000

Verified By
Registration Clerk
Ghaziabad

Locked By
Sub Registrar-IV
Ghaziabad

IN-UP82095853238539V

Please write or type below this line

For PARK CITY INFRASTRUCTURES

Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

JD 0040465821

VOID VOID VOID

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.

सहायक सब रजिस्ट्रार
उत्तर प्रदेश

Consideration amount: Rs. 27,50,00,000/-
Stamp Duty Paid: Rs. 1,92,50,000/-

SALE DEED

This Sale Deed ("**Sale Deed**") is executed at Ghaziabad as of this 12th day of **April** 2023
Between:

Park City Infrastructures, (PAN AAQFP5121P), a Partnership Firm, registered under the Indian Partnership Act, 1932, having its registered office at S-561, School Block, Shakarpur, Delhi-110092, through its duly authorized Partner Mr. Sanjeev Kumar Tyagi, S/o Mr. Surender Singh Tyagi R/o S-561, School Block, Shakarpur, Delhi-110092(hereinafter referred to as the "**Seller**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include all the partners and heirsof the **FIRST PART;**

AND

VVIP EMS INFRAHOME (PAN AAWFV5456H), a Partnership Firm registered under the Indian Partnership Act, 1932, and having its registered office at VVIP STYLE Mall, 5th Floor, Raj Nagar Extension, Ghaziabad-201002 through its Partner, Mr. Vibhor Tyagi son of Shri Praveen Tyagi, resident of R9/242 Raj Nagar Ghaziabad (hereinafter referred to as "**Buyer**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, legal representatives and permitted assigns) of the **SECOND PART**;
*The Seller and the Buyer are hereinafter jointly referred to as the "**Parties**" and individually as a "**Party**".*

WHEREAS:

A. The Seller along with two other Companies namely Colour City Home Private Limited and Seema Housing Private Limited formed a Consortium vide Consortium Agreement dated 29.05.2015 and registered vide Registration no.188 in Bahi No.4, Zild No. 871 at Pages from 335 to 348 at Sl. No.188 on 03-06-2015 in the Office of Sub Registrar-1, Ghaziabad, UP, with respect to the Land bearing Plot No.GH-3/4, falling in following Khasra Nos. situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP (hereinafter referred to as **Total Land**):

Sl.No.	Khasra Nos.	Area (Sq Mtr./Hectare)
1.	1565	0.0670
2.	1566	0.4050
3.	1567	0.0668
4.	1568	0.2110
5.	1569	0.3850
6.	1570	0.4050
7.	1572	0.1520

For PARK CITY INFRASTRUCTURES

Sanjeev
Partner

For VVIP EMS Infrahome
Authorised Signatory

आवेदन सं०: 202300739028228

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 3701 वर्ष: 2023

प्रतिफल- 275000000 स्टाम्प शुल्क- 19250000 बाजारी मूल्य - 275000000 पंजीकरण शुल्क - 2750000 प्रतिलिपिकरण शुल्क - 200 योग : 2750200

श्री वीवीआईपी ईएमएस इन्फ्राहोम द्वारा
विभोर त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री प्रवीण त्यागी
व्यवसाय : अन्य
निवासी: वीवीआईपी स्टाइल मॉल, पाँचवा तल, राज नगर एक्स्ट गाजियाबाद

श्री, वीवीआईपी ईएमएस इन्फ्राहोम द्वारा विभोर त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 12/04/2023 एवं 02:04:40 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुबोध कुमार राय
उप निबंधक :सदर चतुर्थ
गाजियाबाद
12/04/2023

शुभम . कुमार
निबंधक लिपिक
12/04/2023

प्रिंट करें

उपनिबंधक सदर रजिस्ट्रार चतुर्थ गाजियाबाद उत्तर प्रदेश

8.	1573	0.1010
9.	1589	0.2400
10.	1598	0.0234
11.	1598	0.0390
12.	1587	0.1290
13.	1571	0.0194
14.	1571	0.0194
15.	1586	0.0160
Total		**22,790 Sq.Meter**

The boundary of the Total Land is as per map attached herewith as Annexure-A.

Vide said Consortium Agreement dated 29-05-2015 was solely authorized to represent the consortium and do business in the name and on behalf of the consortium members in respect of Total FSI;

B. The total permissible FSI of 85,462.50 square meters is/was permitted on the Total land admeasuring 22,790 Square Meters @ 3.75 FAR, which includes Permissible FAR of 2.50 and Purchased FAR of 1.25 for Plot No.GH-3/4, (hereinafter referred to and called as "**Total FSI**"). An Integrated Township under the name and style of Park Town ("**Integrated Township**") is being developed on the Total Land.

C. The Seller out of the Total Land/Total FSI purchased permissible FSI of 32,629.41 square meters (3,51,223 square feet) along with proportionate land of **8,701.17 square meters** (herein "**Sale Land**") and Area Free of FAR 5910.55 square meter, which results into Total Permissible FAR of 38,539.96 Square Meter, (hereinafter referred to as "**FSI**"), from Utility and Sagacious vide Sale Deed executed on 26.06.2015 registered in Bahi No.1, Zild No.13036 at Pages from 343 to 384at Sl. No.4228 on 26.06.2015 in the Office of Sub Registrar-1, Ghaziabad, UP. The remaining FSI was allotted/sold/transferred to other consortium members. The location of Towers in the abovesaid FSI to be constructed in Sale Land are more particularly shown as Block-1 and Tower-ST in Sanctioned MAP by GDA and also marked in Yellow Color in the Map attached herewith as *Annexure-A* and area presently approved in the said towers is more particularly described in *Annexure-B* attached herewith;

D. The Seller is as such the owner of Sale Land as mentioned above along with FSI being part of Total Land (Plot No.GH-3/4) falling in Khasra Nos.1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1598,1587, 1571, 1571, 1586, situated at Park Town, Village Shahpur, Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.;

For PARK CITY INFRASTRUCTURES

Partner

For VVIP EMS Infrahome

Authorised Signatory

आवेदन सं०: 202300739028228

बही स०: 1 रजिस्ट्रेशन स०: 3701 वर्ष: 2023

निष्पादन लेखपत्र तादृ सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री पार्क सिटी इन्फ्रास्ट्रक्चर्स के द्वारा संजीव कुमार त्यागी, पुत्र श्री सुरेन्द्र सिंह त्यागी

निवासी: एरा -561, स्कूल ब्लॉक, शाहदरा, दिल्ली

व्यवसाय: अन्य


क्रेता: 1

श्री वीवीआईपी ईएमएस इन्फ्राहोम के द्वारा विभोर त्यागी, पुत्र श्री प्रवीण त्यागी

निवासी: वीवीआईपी स्टाइल मॉल, पाँचवा तल, राज नगर एक्स्ट गाजियाबाद

व्यवसाय: अन्य


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री संदीप गुप्ता, पुत्र श्री बंश लाल गुप्ता

निवासी: 3/1436, ग्राउंड फ्लोर, सैक्टर-3, वसुंधरा गाजियाबाद

व्यवसाय: अन्य


पहचानकर्ता : 2

श्री कृष्ण पाल सिंह, पुत्र श्री प्रताप सिंह

निवासी: 44, प्रताप नगर, गाजियाबाद

व्यवसाय: अन्य


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी :

सुबोध कुमार राय
उप निबंधक : सदर चतुर्थ
गाजियाबाद
12/04/2023

शुभम . कुमार
निबंधक लिपिक गाजियाबाद
12/04/2023

प्रिंट करें

E. That the title chains of title of Total Land are as under:

i. **Chain of Khasra No.1565 (0.0670 Square Meters)**

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00833, (i) Sh. Baburam, (ii) Sh. Prakash, (iii) Sh. Mahesh, (iv) Sh. Mahendra all sons of Sh. Kale were the joint recorded owners of the land measuring 0.2350 hectare comprised in Khasra no. 1565/1min (ad-measuring 0.1340 hectare), &Khasra no.2123min (ad-measuring 0.1010 hectare) situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- (i) Sh. Mahesh, (ii) Sh. Mahendra both sons of Sh. Kale sold the land measuring 0.0670 hectare i.e. ½ share of the total land measuring 0.1340 hectare comprised in Khasra no. 1565min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to Active Promoters Private Limited vide sale deed bearing registration no. 3523 dated 06.06.2005.

- Vide order dated 29.03.2006 passed by Naib Tehsildar, in case Misal no. 1500, the name of M/s Active Promoters Pvt. Ltd. was mutated in KhataNo.833 in the Khatauni for the fasli year of 1412-1417.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00279, (i) M/s Active Promoters Private Limited, (ii) M/s Logical Developers Private Limited, (iii) M/s Shaurya Tower Private Limited were the joint recorded owners of the land measuring 0.1340 hectare comprised in KhasraNo.1565/1min situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vide order dated 14.07.2014 and decree dated 23.07.2014 passed by court of Pargandhikari (Sub-Division Officer), Ghaziabad in case no. T2014112801539 the aforesaid khasra number was divided in three parts and part one i.e. khasra number 1565/1 north measuring 0.1005 hectare fell in the share of M/s Active Promoters Private Limited & M/s Logical Developers Private Limited.

For PARK CITY INFRASTRUCTURES

Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb
Enr. Roll No. UP-18424/99
Mob. No. 9899012516

उपनिबन्धक एवं रजिस्ट्रार फर्म्स
उत्तर प्रदेश

- Active Promoters Private Limited (along with other land owners) transferred the land measuring 0.0670 hectare i.e. ½ share of the total land measuring 0.1340 hectare comprised in Khasra no. 1565min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of M/s Sagacious Conbuild Private Limited vide Transfer Deed bearing registration no. 3501 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in KhataNo.279 in the Khatauni for the fasli year of 1418-1423.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02071, (i) M/s Sagacious Conbuild Pvt. Ltd. & (ii) M/s Incredible Infrastructure Pvt. Ltd. were the joint recorded owners of the land measuring 0.1005 hectare comprised in Khasra no. 1565/1 north situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

ii. Chain of Khasra No. 1566 (0.4050 Square Meters)

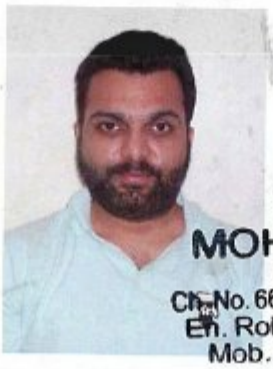
- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00217, (i) Sh. Kiranpal, (ii) Sh. Vedpal, (iii) Sh. Roopchand, (iv) Sh. Rajpal all sons of Late Sh. Harikishan, (v) Smt. Chameli wife of Late Sh. Harikishan, (vi) Sh. Jaipal son of Sh. Ramji Lal, (vii) Sh. Bheem Singh, (viii) Sh. Shish Pal, (ix) Sh. Bhure Singh, (x) Sh. Pooran all sons of Late Sh. Ramswaroop, (xi) Sh. Munesh, (xii) Sh. Suresh, (xiii) Sh. Babli all sons of Late Sh. Chattar Pal, (xiv) Sh. Chandrapal, (xv) Sh. Srichand, (xvi) Sh. Surender all sons of Late Sh. Kalu, (xvii) Smt. Rotinya wife of Late Sh. Kalu, (xviii) Smt. Panni wife of Late Sh. Chattar Pal were the joint recorded owners of the land measuring 1.2330 hectare comprised in Khasra nos. 1565/2(0.3330 hectare), 1566 (0.4050 hectare), 1929min (0.4950 hectare) situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

For PARK CITY INFRASTRUCTURES

Partner

For WIP Elite Infrahome

Authorised Signatory



MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb.
En. Roll No. UP-18424/99
Mob. No. 9899017516

उपनिबंधक एवं रजिस्ट्रार फर्म्स एवं सोसायटीज
उत्तर प्रदेश

- (i) Sh. Kiranpal, (ii) Sh. Vedpal, (iii) Sh. Roopchand, (iv) Sh. Rajpal all sons of Late Sh. Harikishan, (v) Smt. Chameli wife of Late Sh. Harikishan, (vi) Sh. Jaipal son of Sh. Ramji Lal, (vii) Sh. Bheem Singh, (viii) Sh. Shish Pal, (ix) Sh. Bhure Singh, (x) Sh. Pooran all sons of Late Sh. Ramswaroop, (xi) Sh. Munesh, (xii) Sh. Suresh, (xiii) Sh. Babli all sons of Late Sh. Chitrapal, (xiv) Sh. Chandrapal, (xv) Sh. Srichand, (xvi) Sh. Surender all sons of Late Sh. Kalu, (xvii) Smt. Rotinya wife of Late Sh. Kalu, (xviii) Smt. Panni wife of Late Sh. Chattar Pal sold the land measuring 0.738 hectare comprised in Khasra nos. 1565/2(0.3330 hectare), 1566 (0.4050 hectare) situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Prosperous Construction Private Limited vide sale deed bearing registration no. 3714 dated 15.06.2005.

- Vide order dated 23.07.2005 passed by Naib Tehsildar, in case Misal no. 958, the name of M/s Prosperous Construction Private Limited was mutated in Khata no. 217 in the Khatauni for the fasli year of 1412-1417.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, M/s Prosperous Construction Private Limited was the recorded owner of the land measuring 0.4050 hectare comprised in Khasra no. 1566 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Prosperous Construction Private Limited (along with various other land owners) transferred the land measuring 0.04050 hectare comprised in Khasra no. 1566 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of M/s Sagacious Conbuild Private Limited vide Transfer Deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the fasli year of 1418-1423.

For PARK CITY INFRASTRUCTURES

Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

सब रजिस्ट्रार बरेली
उत्तर प्रदेश

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Private Limited was the recorded owner of the land measuring 0.4050 hectare comprised in Khasra no. 1566 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

iii. Chain of Khasra No.1567 (0.668 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01128, (i) Madan Pal, (ii) Sh. Chaila Ram, (iii) Sh. Jaiveer all sons of Sh. Ramchandra, (iv) Sh. Jonendra @ Bablu son of Sh. Jagdish were the joint recorded owners of the land measuring 0.0890 hectare comprised in Khasra no. 1567 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- (i) Sh. Chaila Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Jonendra@Bablu son of Sh. Jagdish sold the land measuring 0.06675 hectare i.e. 3/4th share in the total land measuring 0.0890 hectare comprised in Khasra no. 1567 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Logical Estate Private Limited vide sale deed bearing registration no. 4816 dated 27.07.2005.

- Vide order dated 29.08.2005 passed by Naib Tehsildar, in case Misal no. 1222, the name of M/s Logical Estate Private Limited was mutated in Khata no. 1128 in the Khatauni for the fasli year of 1412-1417.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02351, (i) M/s Logical Estates Private Limited, (ii) M/s Jaipuria Advance Technology Private Limited were the joint recorded owners of the land measuring 0.0890 hectare comprised in Khasra no. 1567 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Logical Estates Private Limited (along with various other land owners) transferred the land measuring 0.0668 hectare comprised in Khasra no. 1567 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8168 hectare.

For PARK CITY INFRASTRUCTURES

Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

दफ्तर सब रजिस्ट्रार बदायूँ
उत्तर प्रदेश

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T201511178016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in the Khatauni for the fasli year of 1418-1423.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00796, (i) M/s Jaipuria Advance Technology Private Limited, (ii) M/s Sagacious Conbuild Pvt. Ltd. were the joint recorded owners of the land measuring 0.0890 hectare comprised in Khasra no. 1567 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

iv. Chain of Khasra No.1568 (0.2210 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01105, (i) Sh. Mangatram, (ii) Sh. Ramnu, (iii) Sh. Jagdish all sons of Sh. Khushi Ram were the joint recorded owners of the land measuring 0.4930 hectare comprised in Khasra no. 1568 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- (i) Sh. Mangatram, (ii) Sh. Ramnu, (iii) Sh. Jagdish all sons of Sh. Khushi Ram sold the land measuring 0.493 hectare comprised in Khasra no. 1568 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Jaipuria Leo Software and System Private Limited vide sale deed bearing registration no. 5212 dated 16.08.2005. The total land purchased through the above said sale deed is 0.0917 hectare.

- Jaipuria Leo Software and System Private Limited transferred/exchanged the land measuring 0.493 hectare comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of M/s Logical Developers Private Limited vide Exchange Deed bearing registration no. 6067 dated 10.07.2006.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00708, M/s Jaipuria Leo Software and System Private Limited was the recorded owner of the land measuring 0.4930 hectare comprised in Khasra no. 1568 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- Vide order dated 27.10.2015 passed by SDM, Ghaziabad in case no. T201511280110, the name of M/s Logical Developers Pvt. Ltd. was mutated in the Khatauni for the fasli year of 1418-1423.

- Logical Developers Private Limited (along with various other land owners) transferred the land measuring 0.4030 hectare comprised in Khasra no. 1568 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8168 hectare.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00812, M/s Jaipuria Leo Software and System Private Limited was the recorded owner of the land measuring 0.4930 hectare comprised in Khasra no. 1568 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the fasli year of 1424-1429.

v. **Chain of Khasra No.1569 (0.3850 Square Meters)**

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra& (v) Sh. Roshan all sons of Sh. Likhi, (vi) Sh. Satpal& (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shiblu, (xvi) Smt. Rumalo wife of Late Sh. Shiblu, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring 0.3920 hectare comprised in Khasra no. 1569 [along with some other land parcel] situated in the revenue

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estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. (i) Smt. Dharamwati Devi (wife), (ii) Kapil, (iii) Deepak, (both minors sons) and their names were duly mutated vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the fasli year of 1412-1417.

- (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamvati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely Kapil and Deepak, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shiblu, (xvii) Smt. Rumalo wife of Late Sh. Shiblu, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash (through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring 0.3920 hectare comprised in Khasra no. 1569 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to M/s Prosperous Construction Private Limited vide sale deed bearing registration no. 3731 dated 15.06.2005. It is noted that the total land purchased through the above said sale deed is 2.314 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, M/s Prosperous Construction Private Limited was the recorded owner of the land measuring 0.3920 hectare comprised in Khasra no. 1569 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Prosperous Construction Private Limited (along with various other land owners) transferred the land measuring 0.3920 hectare comprised in Khasra no. 1569 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

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- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the fasli year of 1424-1429.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Pvt. Ltd. was the recorded owner of the land measuring 0.3920 hectare comprised in KhasraNo.1569 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

vi. Chain of Khasra No.570 (0.4050 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra& (v) Sh. Roshan all sons of Sh. Likhi, (vi) Sh. Satpal& (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shiblu, (xvi) Smt. Rumalo wife of Late Sh. Shiblu, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring 0.4050 comprised in Khasra no. 1570 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. (i) Smt. Dharamwati Devi (wife), (ii) Kapil, (iii) Deepak, (both minors sons) and their names were duly mutated vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the fasli year of 1412-1417.

- (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamvati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely Kapil and Deepak, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra,

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(vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shiblu, (xvii) Smt. Rumalo wife of Late Sh. Shiblu, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash (through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring 0.4050 hectare comprised in Khasra no. 1570 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to M/s Prosperous Construction Private Limited vide sale deed bearing registration no. 3731 dated 15.06.2005. The total land purchased through the above said sale deed is 2.314 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, M/s Prosperous Construction Private Limited was the recorded owner of the land measuring 0.4050 hectare comprised in Khasra no. 1570 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- That Prosperous Construction Private Limited (along with various other land owners) transferred the land measuring 0.4050 hectare comprised in Khasra no. 1570 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the fasli year of 1424-1429.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Pvt. Ltd. was the recorded owner of the land measuring 0.4050 hectare comprised in Khasra no. 1570 [along with some other land parcel] situated in the

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revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

vii. Chain of Khasra No.1571 (0.0194 Square Meters) –Part A

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01923, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Ram Niwas, (v) Sh. Vinod, (vi) Sh. Pramod, (vii) Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas (minor) all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Sh. Rajendra, (xvi) Sh. Mukesh, (xvii) Sh. Rakesh all sons of Sh. Tejpal were the joint recorded owners of the land measuring 0.2910 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Sh. Munesh and Sh. Subash both sons of Sh. Veerpal Singh sold the their 1/15 share (0.0194 Sq. Mtrs.) out of the total land measuring 0.2910 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Jaipuria Leo Software and System Private Limited vide sale deed bearing registration no. 4903 dated 30.01.2005. It is noted that the total land purchased through the above said sale deed is 0.1315 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02646, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Pramod, (v) Sh. Munesh, (vi) Sh. Naresh all sons of Sh. Veerpal, (vii) Sh. Sisram Singh, (viii) Sh. Bhopal Singh both sons of Sh. Ramlal, (ix) Sh. Arun, (x) Sh. Manish, (xi) Sh. Vikas all sons of Sh. Prem Singh, (xii) Sh. Rameshwari wife of Sh. Prem Singh, (xiii) Sh. Rajendra, (xiv) Sh. Mukesh both sons of Sh. Tejpal, (xv) M/s Vibhu Drinks Private Limited, (xvi) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring 0.2910 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vide order dated 04.04.2012 passed by Naib Tehsildar, in case /Misal no. 1905, the name of M/s Jaipuria Leo Software and System Private Limited was mutated in the Khatauni for the fasli year of 1418-1423.

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- Thereafter, vide order dated 23.11.2013, passed by Naib Tehsildar, the aforesaid mutation order was cancelled due to some error and vide order dated 23.11.2013 in case /Misal no. 1905, the name of M/s Jaipuria Leo Software and System Private Limited was mutated in the Khatauni for the fasli year of 1418-1423.

- M/s Jaipuria Leo Software and System Private Limited transferred/exchanged the land measuring 0.493 hectare comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of M/s Logical Developers Private Limited vide Exchange Deed bearing registration no. 6067 dated 10.07.2006.

- Vide order dated 27.10.2015 passed by SDM, Ghaziabad in case no. T201511280110, the name of M/s Logical Developers Pvt. Ltd. was mutated in the Khatauni for the fasli year of 1418-1423.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00081, (i) Sh. Amit Kumar son of Sh. Hem Singh, (ii) Smt. Swati, (iii) Smt. Sushma both daughters of Sh. Hem Singh, (iv) Sh. Omvir son of Sh. Rishpal, (v) Sh. Subash, (vi) Sh. Pramod, (vii) Sh. Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Rajnder and (xvi) Mukesh both sons of Sh. Tejpal, (xvii) Vibhu Drinks Private Limited, (xviii) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring 0.02910 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Logical Developers Pvt. Ltd. (along with various other land owners) transferred the land measuring 0.0194 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Eclogue Conbuild Private Limited vide transfer deed bearing registration no. 3487 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8800 hectare.

viii. Chain of Khasra No.1571 (0.0194 Sq. Mtrs.) –Part B

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01923, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Ram Niwas, (v) Sh. Vinod, (vi) Sh.

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Pramod, (vii) Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas (minor) all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Sh. Rajendra, (xvi) Sh. Mukesh, (xvii) Sh. Rakesh all sons of Sh. Tejpal were the joint recorded owners of the land measuring 0.2910 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Sh. Ramnivas, and Sh. Vinod both sons of Sh. Veerpal sold their 1/15 share (0.0194 Sq. Mtrs.) out of the total land measuring 0.2910 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Vibhu Drinks Private Limited vide sale deed bearing registration no. 3454 dated 08.06.2005. The total land purchased through the above said sale deed is 0.0919 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02646, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Pramod, (v) Sh. Munesh, (vi) Sh. Naresh all sons of Sh. Veerpal, (vii) Sh. Sisram Singh, (viii) Sh. Bhopal Singh both sons of Sh. Ramlal, (ix) Sh. Arun, (x) Sh. Manish, (xi) Sh. Vikas all sons of Sh. Prem Singh, (xii) Sh. Rameshwari wife of Sh. Prem Singh, (xiii) Sh. Rajendra, (xiv) Sh. Mukesh both sons of Sh. Tejpal, (xv) M/s Vibhu Drinks Private Limited, (xvi) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring 1.1760 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vibhu Drinks Private Limited transferred/exchanged the land measuring 0.0194 hectare comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of M/s Snow White Buildcon Private Limited vide Exchange Deed bearing registration no. 6081 dated 10.07.2006.

- Vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T2015112801233, the name of M/s Snow White Buildcon Pvt. Ltd. was mutated in the Khatauni for the fasli year of 1418-1423.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00081, (i) Sh. Amit Kumar son of Sh. Hem Singh, (ii)

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Sanjeev

Partner

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Smt. Swati, (iii) Smt. Sushma both daughters of Sh. Hem Singh, (iv) Sh. Omvir son of Sh. Rishpal, (v) Sh. Subash, (vi) Sh. Pramod, (vii) Sh. Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Rajnder and (xvi) Mukesh both sons of Sh. Tejpal, (xvii) M/s Vibhu Drinks Private Limited, (xviii) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring 0.02910 hectare comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Snow White Buildcon Pvt. Ltd. (along with various other land owners) transferred the land measuring 0.0194 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Eclogue Conbuild Private Limited vide transfer deed bearing registration no. 3487 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8800 hectare.

ix. Chain Of Khasra No.1572 (0.1520 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01195, (i) Sh. Mahesh and (ii) Sh. Malkhan both son of Sh. Rajveer was the joint recorded owners of the land measuring 0.1520 hectare comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Sh. Mahesh and Sh. Malkhan both sons of Sh. Rajveer sold the land measuring 0.152 hectare comprised in Khasra no. 1572min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Zonex Estates Private Limited vide sale deed bearing registration no. 3958 dated 25.06.2005. It is noted that the total land purchased through the above said sale deed is 0.342 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00767, M/s Zonex Estates Private Limited was the recorded owner of the land measuring 0.152 hectare comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- Zonex Estates Private Limited (along with various other land owners) transferred the land measuring 0.152 hectare comprised in Khasra no. 1572min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in KhataNo.708 in the Khatauni for the fasli year of 1424-1429.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Private Limited was the recorded owner of the land measuring 0.152 hectare comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

x. **Chain of Khasra No.1573 (0.1010 Square Meters.)**

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01873, (i) Smt. Santo wife of Late Sh. Bahadur Singh, (ii) Sh. Subash son of Sh. Harpal Singh was the joint recorded owners of the land measuring 0.1010 hectare comprised in Khasra nos. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Smt. Santo and Sh. Subash sold the land measuring 0.1010 hectare comprised in Khasra no. 1573min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Logical Estate Private Limited vide sale deed bearing registration no. 4336 dated 11.07.2005.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02349, M/s Logical Estates Private Limited was the recorded owner of the land measuring 0.1010 hectare comprised in Khasra no. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- Logical Estate Private Limited (along with various other land owners) transferred the land measuring 0.1010 hectare comprised in Khasra no. 1573 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the fasli year of 1424-1429.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Private Limited was the recorded owner of the land measuring 0.1010 hectare comprised in Khasra no. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

xi. Chain of Khasra No.1586 (0.0160 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01286, Sh. Risal son of Sh. Jaswant was the recorded owner of the land measuring 0.3540 hectare comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Sh. Risal son of Sh. Jaswant sold the land measuring 0.354 hectare comprised in Khasra no. 1586 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Vibhu Drinks Private Limited vide sale deed bearing registration no. 4371 dated 12.01.2005.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02483, M/s Vibhu Drinks Private Limited was the recorded owner of the land measuring 0.3540 hectare comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- Vibhu Drinks Private Limited transferred/exchanged the land measuring 0.354 hectare comprised in Khasra nos. 1586 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of M/s Amardeep Buildcon Private Limited vide Exchange Deed bearing registration no. 6079 dated 10.07.2006. It is noted that the total land transferred through the above said Transfer Deed is 0.36493 hectare.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02819, M/s Vibhu Drinks Private Limited was the recorded owner of the land measuring 0.3540 hectare comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T2015112801231, the name of M/s Amardeep Buildcon Private Limited was mutated in the Khatauni for the fasli year of 1424-1429.

- Amardeep Buildcon Pvt. Ltd. (along with various other land owners) transferred the land measuring 0.2360 hectare comprised in Khasra no. 1586 (out of the 0.3540 hectare) situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Eclogue Conbuild Private Limited vide transfer deed bearing registration no. 3487 dated 09.05.2014. The total land transferred through the above said Transfer Deed is 4.8800 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016525, the name of M/s Eclogue Conbuild Pvt. Ltd. was mutated in Khata no. 1219 in the Khatauni for the fasli year of 1424-1429.

xii. Chain of Khasra No.1587(0.1290 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01128, (i) Madan Pal, (ii) Sh. Chaila Ram, (iii) Sh. Jaiveer all sons of Sh. Ramchandra, (iv) Sh. Jonendra @ Bablu son of Sh. Jagdish were the joint recorded owners of the land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- (i) Sh. Chaila Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Jonendra@Bablu son of Sh. Jagdish sold the land measuring 0.294

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hectare i.e. 3/4th share in the total land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Jaipuria Advance Technology Private Limited vide sale deed bearing registration no. 4818 dated 27.07.2008.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00698, (i) M/s Jaipuria Cosmetic Pvt. Ltd., (ii) M/s Jaipuria Advance Technology Private Limited were the joint recorded owners of the land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Jaipuria Advance Technology Private Limited transferred/exchanged the land measuring 0.294 hectare i.e. 3/4th share in the total land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of M/s Amar Gyan Development Private Limited vide Exchange Deed bearing registration no. 6065 dated 10.07.2006.

- Vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T20151128016, the name of M/s Amar Gyan Development Private Limited was mutated in the Khatauni for the fasli year of 1418-1423.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00800, (i) M/s Jaipuria Cosmetic Pvt. Ltd., (ii) M/s Jaipuria Advance Technology Private Limited were the joint recorded owners of the land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Amar Gyan Development Private Limited (along with various other land owners) transferred the land measuring 0.1290 hectare comprised in Khasra no. 1587(out of the 0.294 hectare) situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

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- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the fasli year of 1424-1429.

xiii. Chain Of Khasra No.1598(0.0234 Square Meters) and
xiv. Chain of Khasra No.1598 (0.0390 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00402, (i) Sh. Jagpat Singh & (ii) Sh. Bansha both son of Sh. Muthra, (iii) Smt. Jasmali wife of Late Sh. Dilsukh, (iv) Sh. Dharampal, (v) Sh. Ranpal, (vi) Sh. Brahampal all sons of Late Sh. Dilsukh, (vii) Sh. Ramesh, (viii) Sh. Devender, (ix) Sh. Rajendra all sons of Sh. Charta, (x) Mani Ram, (xi) Aflatun, (xii) Sh. Jaipal Singh, (xiii) Sh. Jai Singh, (xiv) Rejender all sons of Sh. Tara, (xvii) Sh. Amarpal Singh son of Sh. Deshraj Singh, (xviii) Sh. Krishanpal Singh son of Sh. Harichand, (xix) Sh. Moosi son of Sh. Shera, (xx) Sh. Chatarpal& (xxi) Sh. Vedpal both sons of Sh. Sukha, (xxii) Sh. Dulli son of Sh. Mukhtyar, (xxiii) Smt. Murti widow of Sh. Mukhtayar, (xxiv) Sh. Sanjay son of Sh. Charta (xxv) Sh. Sanjay and (xxvi) Sh. Bharat both sons of Sh. Harichand, were the joint recorded owners of the land measuring 0.4680 hectare comprised in Khasra no. 1598 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- (i) Smt. Jasmali wife of Late Sh. Dilsukh, (ii) Sh. Dharampal, (iii) Sh. Ranpal, (iv) Sh. Brahampal all sons of Late Sh. Dilsukh sold the land measuring 0.0234 Sq. Mtrs. i.e. 1/20 share of land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Samag Construction Private Limited vide sale deed bearing registration no. 4161 dated 09.05.2006. It is noted that the total land purchased through the above said Sale Deed is 0.25465 hectare.

- Sh. Dulli son of Sh. Mukhtayar sold the land measuring 0.0390 Sq. Mtrs. i.e. 1/12 share of land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s JaipuriaDuro Build Private Limited vide sale deed bearing registration no. 4891 dated 03.06.2006. It is noted that the total land purchased through the above said Sale Deed is 0.14124 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00731, (i) Sh. Jaiveer, (ii) Sh. Dharam Singh both

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sons of Sh. Jagpat Singh, (iii) Sh. Bansha son of Sh. Muthra, (iv) Sh. Aflatun, (v) Sh. Jaipal Singh, (vi) Sh. Jai Singh all sons of Sh. Tara, (vii) Sh. Amarpal Singh son of Sh. Deshraj Singh, (viii) Sh. Krishanpal Singh son of Sh. Harichand, (ix) Sh. Moosi son of Sh. Shera, (x) Sh. Chatarpal, (xi) Sh. Vedpal both sons of Sh. Sukha, (xii) Smt. Murti wife of Sh. Mukhtayar, (xiii) Sh. Sanjay, (xiv) Sh. Bharat both sons of Sh. Harichand, (xv) Sh. Ramesh, (xvi) Sh. Suresh, (xvii) Sh. Satish, (xviii) Sh. Mahesh all sons of Sh. Maniram, (xix) Smt. Mohri wife of Sh. Maniram, (xx) Sh. Chandrahas, (xxi) Sh. Ravinder both sons of Sh. Rajender, (xxii) Smt. Ramesh Devi wife of Sh. Rajendra, (xxiii) Sh. Ramesh, (xxiv) Sh. Devender, (xxv) Sh. Rajendra, (xxvi) Sh. Sanjay, (xxvii) M/s Samag Construction Limited, (xxviii) M/s JaipuriaDuro Build Pvt. Ltd. were the joint recorded owners of the land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Vide order dated 14.07.2014 and decree dated 23.07.2014 passed by court of Pargandhikari (Sub-Division Officer), Ghaziabad in case no. T2014112801539 the aforesaid khasra number divided into four parts and part one i.e. khasra number 1598 min south measuring 0.0390 hectare fall in the share of M/s JaipuriaDuro Build Pvt. Limited & part No.2 i.e. khasra number 1598 min south central measuring 0.0234 hectare fall in the share of M/s Samag Construction Limited.

- Thereafter, Samag Construction Limited transferred/exchanged their 1/20th share i.e. land measuring 0.0234 Sq. Mtrs. out of the total land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in faovur of M/s Legend Buildcon Private Limited vide Exchange Deed bearing registration no. 6178 dated 12.07.2006.

- JaipuriaDuro Build Private Limited also transferred/exchanged their 1/12 share i.e. land measuring 0.0390 Sq. Mtrs. out of the total land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in faovur of M/s Active Promoters Private Limited vide Exchange Deed bearing registration no. 6066 dated 10.07.2006.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00805, M/s JaipuriaDuro Build Pvt. Ltd. was the recorded owner of the land measuring 0.0390 hectare comprised in Khasra no. 1598 min south [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 03231, M/s Samag Construction Limited was the recorded owner of the land measuring 0.0234 hectare comprised in Khasra no. 1598min south central [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Legend Buildcon Private Limited & M/s Active Promoters Private Limited (along with various other land owners) transferred their respective land measuring 0.0234 hectare & 0.0390 hectare (respectively) comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the fasli year of 1424-1429.

xv. Chain of Khasra No.1589 (0.2400 Square Meters)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra& (v) Sh. Roshan all sons of Sh. Likhi, (vi) Sh. Satpal& (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shiblu, (xvi) Smt. Rumalo wife of Late Sh. Shiblu, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring 0.3410 comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

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- Consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. (i) Smt. Dharamwati Devi (wife), (ii) Kapil, (iii) Deepak, (both minors sons) and their names were duly mutated vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the fasli year of 1412-1417.

- (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamvati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely Kapil and Deepak, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shiblu, (xvii) Smt. Rumalo wife of Late Sh. Shiblu, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash (through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring 0.3410 hectare comprised in Khasra no. 1589 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to M/s Prosperous Construction Private Limited vide sale deed bearing registration no. 3731 dated 15.06.2005. It is noted that the total land purchased through the above said sale deed is 2.314 hectare.

- As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, M/s Prosperous Construction Private Limited was the recorded owner of the land measuring 0.3410 hectare comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Prosperous Construction Private Limited (along with various other land owners) transferred the land measuring 0.3410 hectare comprised in Khasra no. 1589 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.

- Vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd.

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was mutated in KhataNo.708 in the Khatauni for the fasli year of 1424-1429.

- As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Pvt. Ltd. was the recorded owner of the land measuring 0.3410 hectare comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

xvi. Pursuant to the above, Sagacious Conbuild Pvt. Ltd. & Eclogue Conbuild Pvt. Ltd. jointly owned the land measuring 22790.00 Sq. Mtrs. and Khasra wise area and ownership details are given below:

S. No.	Khasra no.	Area (Sq. Mtrs.)	Owner Name
1.	1565	0.0670	M/sSagacious Conbuild Pvt. Ltd.
2.	1566	0.4050	M/sSagacious Conbuild Pvt. Ltd.
3.	1567	0.0668	M/sSagacious Conbuild Pvt. Ltd.
4.	1568	0.2110	M/sSagacious Conbuild Pvt. Ltd.
5.	1569	0.3850	M/sSagacious Conbuild Pvt. Ltd.
6.	1570	0.4050	M/sSagacious Conbuild Pvt. Ltd.
7.	1572	0.1520	M/sSagacious Conbuild Pvt. Ltd.
8.	1573	0.1010	M/sSagacious Conbuild Pvt. Ltd.
9.	1589	0.2400	M/sSagacious Conbuild Pvt. Ltd.
10.	1598	0.0234	M/sSagacious Conbuild Pvt. Ltd.
11.	1598	0.0390	M/sSagacious Conbuild Pvt. Ltd.
12.	1587	0.1290	M/sSagacious Conbuild Pvt. Ltd.
		22242.00	
13.	1571	0.0194	M/s Eclogue Conbuild Pvt. Ltd.
14.	1571	0.0194	M/s Eclogue Conbuild Pvt. Ltd.
15.	1586	0.0160	M/s Eclogue Conbuild Pvt. Ltd.
	Total	548.00	
	G. TOTAL	22790.00	

Whereas by virtue of the aforementioned chain of title, M/s Sagacious Conbuild Pvt. Ltd. & Eclogue Conbuild Pvt. Ltd. owned 97.5% and 2.5% share respectively within the aforesaid said undivided land total admeasuring 22,790 sq. mtrs, however Eclogue Conbuild Pvt. Ltd. specifically was owned the area under Khasra no. 1571 and 1586.

F. That Development Rights over the Total Land were granted to the consortiums vide various Consortium Agreement(s) and/or Addendums as under:

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सत्यमेव जयते

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i. That the land owning companies i.e. (1) M/s Emaar MGF Land Limited, (2) M/s Active Promoters Private Limited, (3) M/s Armaan Promoters Private Limited, (4) M/s Deep Jyoti Projects Private Limited, (5) M/s Dove Promoters Private Limited, (6) M/s Gems Buildcon Private Limited, (7) M/s Gyan Jyoti Estates Private Limited, (8) M/s Gyan Kunj Constructions Private Limited, (9) M/s Legend Buildcon Private Limited, (10) M/s Logical Developers Private Limited, (11) M/s ProsperusBuildcon Private Limited, (12) M/s Rose Gate Estate Private Limited, (13) M/s Sarvodaya Buildcon Private Limited, (14) M/s Snow White Buildcon Private Limited, (15) M/s Sonex Projects Private Limited, (16) M/s Utility Estates Private Limited, (17) M/s Utkarsh Buildcon Private Limited, (18) M/s Zonex Estates Private Limited, (19) M/s Logical Estates Private Limited, (20) M/s ProsperusBuildcon Private Limited, (21) M/s Amar Deep Buildcon Private Limited executed a consortium agreement dated 28.05.2006 registered on 29.05.2006 vide registration number 122 and all the consortium members have mutually decided to appoint "M/s Emaar MGF Land Pvt. Ltd." as Private Developer and Lead member with the object of development of various complexes including but not limited to Integrated Township in the state of UP.

ii. Later, the aforesaid consortium members and Lead Member included the new consortium members i.e. (1) M/s Amar Gyan Development Private Limited, (2) M/s Juhi Promoters Private Limited, (3) M/s Prosperous Construction Private Limited, (4) M/s Sanskar Buildcon Private Limited and (5) Sankalp Promoters Private Limited who were to then become members of the aforesaid consortium (formed vide agreement bearing registration number 122 dated 29.05.2006) and the Lead Member and the original consortium members executed another consortium agreement bearing registration no. 116 dated 23.05.2008.

iii. Thereafter, the revised consortium members i.e. (1) M/s Utility Estates Private Limited, (2) M/s Emaar MGF Land Limited, (3) M/s Active Promoters Private Limited, (4) M/s Armaan Promoters Private Limited, (5) M/s Deep Jyoti Projects Private Limited, (6) M/s Dove Promoters Private Limited, (7) M/s Gems Buildcon Private Limited, (8) M/s Gyan Jyoti Estates Private Limited, (9) M/s Gyan Kunj Constructions Private Limited, (10) M/s Legend Buildcon Private Limited, (11) M/s Logical Developers Private Limited, (12) M/s Logical Estates Private Limited, (13) M/s Prosperous Buildcon Private Limited, (14) M/s Rose Gate Estate Private Limited, (15) M/s Sarvodaya Buildcon Private Limited, (16) M/s Snow White Buildcon Private Limited, (17) M/s Sonex Projects Private Limited, (18) M/s Utkarsh Buildcon Private Limited, (19) M/s Zonex Estates Private Limited, (20) M/s Amar Deep Buildcon Private Limited, (21) M/s Amar Gyan Development Private Limited, (22) M/s

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Juhi Promoters Private Limited, (23) M/s Prosperous Construction Private Limited, (24) M/s Sanskar Buildcon Private Limited and (25) Sankalp Promoters Private Limited executed an addendum to the consortium agreements (i.e. to the consortium agreements dated 28.05.2006 & 23.05.2008) on 10.09.2013 and registered in Bahi No.4, Zild No.858 at Pages from 213 to 236 at Sl. No.289 on 10.09.2013 in the Office of Sub Registrar-1, Ghaziabad, UPwhereby all the members mutually agreed that the role, responsibilities, privileges of the lead member as per the consortium agreement dated 28.05.2006 including subsequently revised by the consortium agreement dated 23.05.2008 shall now vest with M/s Utility Estates Pvt. Ltd. in the capacity as lead member of the consortium replacing M/s Emaar MGF Land Ltd. as the lead member without affecting the role of M/s Emaar MGF Land Ltd. as a member of the consortium.

iv. Thereafter, another consortium agreement bearing registration no. 188 dated 03.06.2015 was executed by and between (i) M/s Park City Infrastructure, (ii) M/s Color City Homes Private Limited AND (iii) M/s Seema Housing Private Limited as detailed above.

G. Utility and Sagacious in order to integrate the scattered land parcels to make it useful for the purpose of planned development, transferred the land to Sagacious;

H. Utility got the Building Plans / Maps approved vide letter bearing No.04/M.P./2014 dated 31.07.2014, bearing Map No.712/Zone-5/2014-15 ("**Entire Map**") issued by Ghaziabad Development Authority (**GDA**) for the total permissible FSI of 85,462.50 sq mtrs on land admeasuring 22,790 Sq Mtrs. @ 3.75 FAR ("**Total Land**") which includes Permissible FAR of 2.50 and Purchased FAR of 1.25 for Plot No.GH-3/4, (hereinafter referred to and called as "**Total FSI**"), situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil and District Ghaziabad, UP being part of the Integrated Township.

I. On 19.07.2017, GDA issued a revised approval of sanction of building plan vide letter bearing no. 88/Master Plan Zone-5/17 to M/s Utility Estate Pvt. Ltd., Lead Member M/s Emaar MGF Land Limited (consortium) for group housing plot no. GH-03/4 situated in integrated township scheme. The said approval was valid up to 5 years from the date of issuance which was further extended till 16.09.2025

J. The Buyer has taken necessary steps to independently investigate and verify the title of the Seller to the Sale Land.Pursuant thereto, the Buyer is fully satisfied in all respects pertaining to the right, title and interest of the Seller in the Sale Land and has understood all limitations and obligations of the Seller in respect thereof. The Buyer acknowledges and confirms that it is fully

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मथुरा
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satisfied with the title, and competency of the Seller to execute this Sale Deed.

K. The Buyer has agreed to purchase the Sale Land, the entire development potential and the floor space index thereon (present and future), free from all Encumbrances, Claims (*as defined hereinafter*), disputes, litigations, liabilities, liens, charges etc. of any nature whatsoever with clear, marketable title and legal possession for a total sale consideration of Rs 27,50,00,000/- (Rs. Twenty Seven Crores and Fifty Lakhs only) (hereinafter "**Sale Consideration**") .

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH HEREIN, THIS IRREVOCABLE SALE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

In addition to the definitions contained herein in the Sale Deed, the capitalized terms used in this Sale Deed shall have the meaning as specified in hereunder written.

"Approvals" means any or all permissions, clearances, licenses, authorizations, consents, no-objections, applicable permits, sanctions of or from any Government Authority required to be obtained under the Applicable Laws for undertaking, performing or discharging the obligations or fulfillment of the purposes as contemplated in this Sale Deed.

"**Claims**" shall mean any and all claims, demands, actions, cause of actions, damages, losses, costs, liabilities or expenses, including, without limitation, reasonable attorney fees and all costs incurred in pursuing any of the foregoing or any proceeding relating to any of the foregoing;

"**Encumbrance(s)**" shall mean award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, lien, charge, assignment, hypothecation, adverse possession, title retention, preferential right, trust arrangement, right of set-off, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy, any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, Claim, SecurityInterest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, Transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of,

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or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the same;

"**Government Authority(ies)**" shall mean any government authority, statutory or regulatory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority having jurisdiction over any matter pertaining to the construction and development of projects over the Said Land;

"**Law**"and "**Applicable Law(s)**" means any statute, law, bye-law, enactment, regulation, ordinance, enactment, policy, treaty, rule, notification, approval, direction, directive, guideline, circular, order, decree, judgment or any restriction or condition including any similar form of decision of or determination, application or execution by or interpretation or pronouncement or adjudication having the force of law of any the foregoing, by any concerned authority having jurisdiction over the matter in question;

"**Tax(es)**" or "**Taxation**" means any taxes (direct or indirect), duties (including stamp duties), excise, charges, fees, levies or other similar assessments by or payable to a Government Authority in India, including in relation to: (i) income, services, gross receipts, premium, immovable property, movable property, assets, profession, entry, capital gains, municipal taxes, expenditure, imports, wealth, gift, sales, use, transfer, licensing, withholding, employment, payroll and franchise taxes; and (ii) any interest, fines, penalties, assessments, or additions to tax resulting from, attributable to or incurred in connection with any proceedings in respect thereof;

"**Third Party**" means all other persons or entities other than the Parties to this Sale Deed;

1.2 That the Recitals of this Sale Deed shall form part and parcel of the operative part of the Sale Deed and shall be read accordingly.

1.3 Schedules and annexures to this Sale Deed shall be deemed to form an integral part of this Sale Deed, and all references to this Sale Deed shall include reference to schedules and annexures hereto.

1.4 Reference to a Party in this Sale Deed shall, where the context permits, include such Party's respective successors, legal representatives and permitted assigns.

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2. SALE AND CONVEYANCE AND SALE CONSIDERATION.

2.1 In consideration of the Sale Consideration i.e Rs. 27,50,00,000/-(Rs. Twenty Seven Crores and Fifty Lakhs only), the Seller doth hereby sell, transfer, grant, convey, alienate, assign, assure and deliver unto the Buyer, all exclusive rights, title, interest and ownership in the Sale Land i.e. land admeasuring 8701.17 sq mtrs , along with FSI, situated at Plot no. GH-3/4, Park Town Village Shahpur Bamhetta, Pargana Dasna Tehsil and District Ghaziabad UP and owned by the Seller, as more particularly described in **Schedule I** and bounded in **Yellow** colour boundary lines in the plans annexed hereto and marked as Annexure 'B', and also described as Block-01 and Tower-ST in the GDA approved Map free from any and all Encumbrances, mortgages, Claims, disputes, litigations, liabilities, liens, charges etc. of any nature whatsoever including from or against any Government Authority or Third Party, with all rights to passage, easements, privileges, rights appurtenant thereto, any constructions thereon, along with all rights, (including any and all development rights including right to demolish, reconstruct, develop, mortgage, monetize etc.), FSI and also along with all the rights and entitlements attached thereon or that is or may be available in the future, the income and profits to be received therefrom or any commercial exploitation or development therefrom, in the manner set out in Section 2.2 herein below (the payment and receipt whereof, the Seller do hereby admit and acknowledge).

2.2 The Buyer, in consideration for purchase of the Sale Land, has made the payment of entire sales consideration in following manner through various Cheques/RTGS amounting to Rs. 27,22,50,000/- and TDS deposited amounting to Rs. 27,50,000/- vide TDS Challan nos: 02543 dt 28/03/2023, 27841 dt 29/03/2023 & 24667 dt 10/04/2023 The Seller hereby acknowledges the receipt of entire Sale Consideration of the Sale Land in the manner mentioned above.

2.3 The Seller hereby agrees and acknowledges that upon execution of this Sale Deed and subject to the terms hereof, the Buyer shall be entitled to the exclusive, legal and absolute ownership of the Sale Land along with FSI, on a freehold basis, free from all Encumbrances, Claims, disputes, litigations, liabilities, liens, charges etc. of any nature whatsoever, from or against any Government Authority or Third Party and shall have all the benefits, rights, entitlements, title, interest and ownership, including the FSI and any other rights and entitlements attached or that is or may be available in the future with respect to the Sale Land exclusively and absolutely together with the right to passage, easements, benefits, privileges attached or appurtenant thereto;

2.4 The Seller shall, at the sole cost and expense of the Buyer, from time to time and at all times hereafter at the request of the Buyer do and execute or cause to be done and executed, all such further and other acts, deeds, things,

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matters and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, assuring, conveying, transferring and assigning the Sale Land hereby granted unto and to the use of the Buyer in the manner aforesaid as shall or may be required by the Buyer, its successors in title or assigns in law for assuring the Sale Land and every part thereof hereby granted, assured, conveyed, assigned unto and to the use of the Buyer in the manner aforesaid and, or, its successors in title or assigns, as the case may be.

2.5 The Parties hereby agree and confirm that the Buyer shall be entitled to affect the necessary entries of mutation and updation of revenue records with respect to the Sale Land in the name of the Buyer and at the cost of the Buyer. The Seller shall provide necessary help and cooperation, as may be reasonable, to the Buyer in completing the sale and transfer process of the Sale Land in the name of the Buyer in the revenue records and the records of any governmental, statutory, administrative, judicial, municipal authorities, on the basis of this Sale Deed, at the cost of the Buyer.

3. APPROVALS

3.1 Pursuant to the execution and registration of this Sale Deed, all Approvals / MAPs etc shall stand transferred and assigned in favour of the Buyer. The Seller shall provide all help and co-operation including without limitation, execution of relevant documents for submission with the Government Authority, grant of a power of attorney, as may be required for implementation of transfer of the Approvals in the name of the Buyer, etc;

3.2 The Buyer shall alone be responsible on its own costs and expenses to get the requisite approvals/renewals from GDA, Pollution, Mining, Environment, Fire, etc. and/or from the concerned Authorities for carrying out construction and completion of development work on the Sale Land as per the Applicable Law(s). Any and all compliances, obligations, penalties, defaults etc. pertaining to the development of the Sale Land, after the execution of this Sale Deed, shall be the sole responsibility and liability of the Buyer.

3.3 The Buyer shall at its own cost and expensesbe responsible for development and construction of EWS/LIG Units in respect of Sale Land as the entire Commercial Area and Incentive FAR Area in respect of the Sale Land is being utilized/sanctioned/permissible on Sale Land. The Buyer shall be entitled to dispose/sell/allot these EWS/LIG Units only as per the State Government Policy, Rules, Regulations and Byelaws and will be entitled to receive revenue generated therefrom. The Buyer shall be entitled to utilize Incentive FAR/Commercial Area by constructing residential/commercial Units respectively as approved by the above-said Maps subject to compliance of the conditions of the approved Maps.

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4. STAMP DUTY, OTHER COSTS AND EXPENSES.

4.1 The Buyer shall be solely responsible and liable for the stamp duty, registration charges and other fees payable and any other related costs arising from the execution and registration of this Sale Deed and/or any other document, deed, undertaking, affidavit, etc., as may be required by the Buyer for perfecting the Buyer's title in the Sale Land as required under Applicable Laws or otherwise;

4.2 All taxes, charges, rents, demands, revenue, cesses, ground rent, lease rent and municipal charges, Claims and all other dues and outstanding towards any municipality or Government Authority, payable in respect of the Sale Land including any interest/ penalty thereof, up to the date of execution and registration of the Sale Deed shall be borne solely by the Sellers irrespective of when such demand/ claim for payment is made or received. The Buyer for itself and its successors in title does hereby covenant that it shall pay to the Government Authority or other concerned authorities all premium, outgoings statutory dues, charges, levies, cess, demands, premiums, including without limitation urban land taxes, property taxes, electricity charges, water taxes, sewerage, other municipal charges, rent, duties, taxes, external development charges, internal development charges and all such dues and outgoings from the date of execution of this Sale Deed, in relation to the Sale Land.

5. POSSESSION OF SALE LAND AND TITLE DOCUMENTS.

5.1 The Seller do hereby grant, transfer and assure the quiet, vacant, peaceful and unencumbered, legal and juridical possession of the entire Sale Land along with all rights, title, interests, ownership, easements, privileges and appurtenances thereto to the Buyer.

5.2 The Seller have, simultaneously with the execution and registration of this Sale Deed::

(i) Handed over exclusive, absolute, legal, physical and vacant possession of the Sale Land free of all Encumbrances, charges, litigations, to the Buyer;

(ii) Handed over to the Buyer, original copies of the Sale Land title documents through which Seller have been conferred title included other parcels of lands; and

(iii) Handed over all the copies of Approvals and all other documents in respect of the Sale Land.

Receipt of the foregoing is duly acknowledged by the Buyer.

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6. REPRESENTATIONS, WARRANTIES, COVENANTS, DECLARATIONS AND UNDERTAKINGS OF THE PARTIES.

6.1 The Buyer represents and warrants to the Seller that the Buyer has the full legal right, capacity and authority to enter into this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Buyer. The Buyer has the corporate / Legal power and authority to execute this Sale Deed and has taken all necessary corporate action to authorize the execution by it of this Sale Deed and the transactions contemplated hereby.

6.2 The Seller hereby represents and warrants that:

(i) The Seller has the full legal right, capacity and authority along with all necessary authorizations and approvals to enter into and deliver the terms and provisions of this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Seller.

(ii) The Sale Land or any part thereof is not a subject matter of any suit, attachment, acquisition or litigation or court proceedings/administrative/mediation/arbitration/conciliation, investigations, Claims, actions, other proceedings or hearings and no proceedings have been initiated/filed/pending by or against the Seller in relation to the Sale Land or any part thereof before Government Authority, any court, arbitrator, tribunal, quasi-judicial, regulatory or similar body or agency in any jurisdiction and in the event any such legal or quasi legal proceedings are initiated by any person at any time in respect of Sale Land or any part thereof and/or against any documents executed by and/or in favour of the Seller with their predecessor in title and, or, even otherwise, the same shall be resolved by the Seller at its sole cost and expenses.

(v) The Sale Landis free from all kinds of Encumbrance and third party claims including any prior sale/ agreement to sell, gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a Third Party, legal flaw, Claims, prior agreement to sell, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered Encumbrance whatsoever.

7. INDEMNITY

7.1 The Seller hereby agrees and undertakes that it shall, at all times, keep and hold the Buyer and its Partners/ directors, officers, and employees, ("**Indemnified Parties**"), fully indemnified, saved, defended and harmless, from and against all Claims, suits, actions, Proceedings, litigation, and costs,

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Partner

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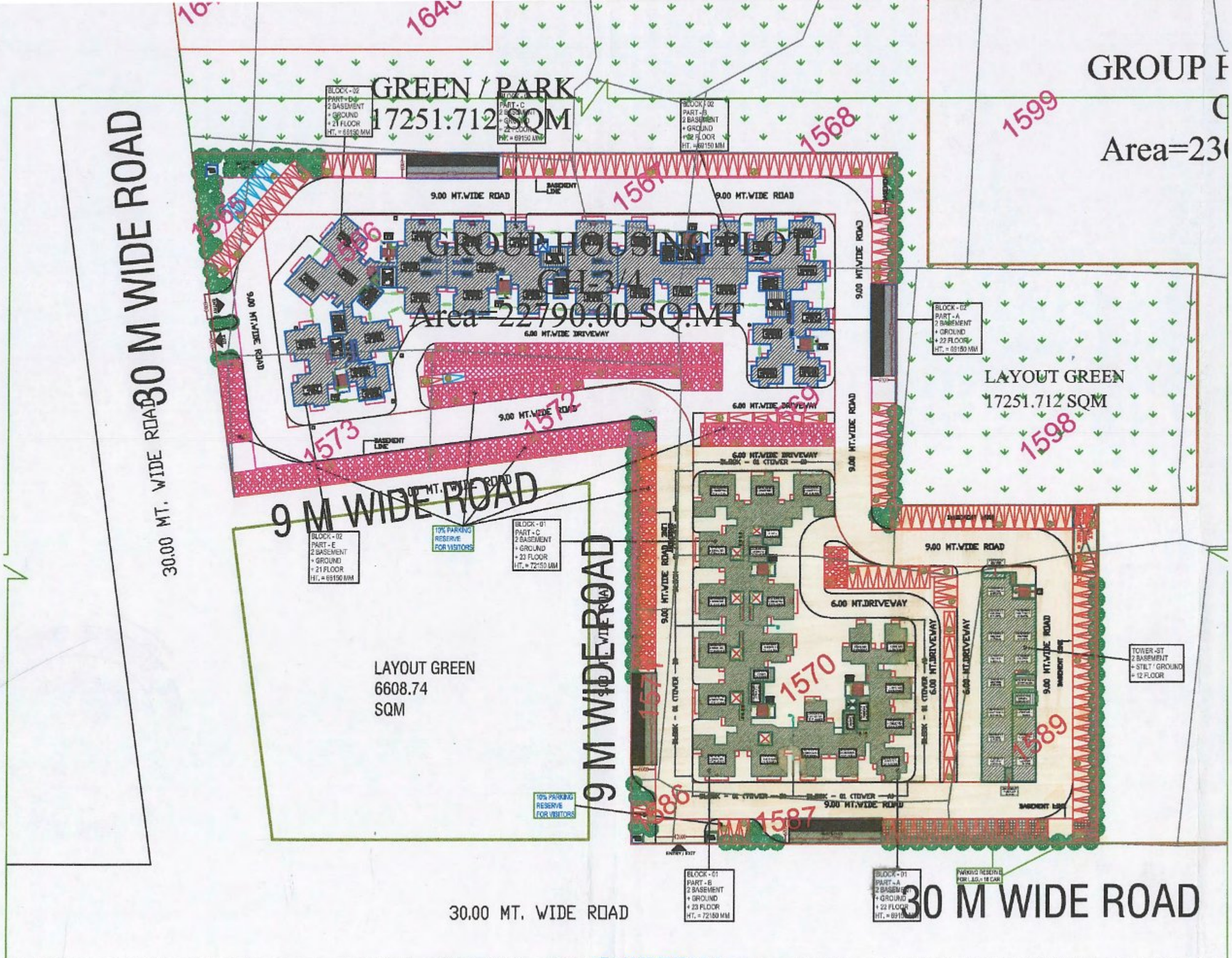

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सत्यमेव जयते
उत्तर प्रदेश

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1418/10289/07602

To
विभोर त्यागी
Vibhor Tyagi
S/O: Praveen Tyagi
R-9/242 Raj nagar
Ghaziabad
Kavi Nagar
Ghaziabad Ghaziabad
Uttar Pradesh 201002
9910050003

03/01/2016

3201456914

MA201456914FT

आपका आधार क्रमांक / Your Aadhaar No. :

5935 6477 8269

आधार - आम आदमी का अधिकार

[redacted]

विभोर त्यागी
Vibhor Tyagi
जन्म तिथि / DOB : 14/08/1988
पुरुष / Male

5935 6477 8269

आधार - आम आदमी का अधिकार

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Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

[redacted] सरकार

[redacted] OF INDIA

संजीव कुमार त्यागी
Sanjeev Kumar Tyagi
जन्म तिथि/ DOB: 28/04/1966
पुरुष / MALE

पता:
आत्मज: सुरेन्द्र सिंह, हाउस नं-एस-561, स्कूल ब्लॉक, शकरपुर, पूर्वी दिल्ली, दिल्ली - 110092

Address:
S/O Surender Singh, House No-S-561, School Block, Shakarpur, East Delhi, Delhi - 110092

4956 3338 5809

4956 3338 5809

मेरा आधार, मेरी पहचान

MERA AADHAAR, MERI PEHACHAN

भारत सरकार
GOVERNMENT OF INDIA

संदीप गुप्ता
Sandeep Gupta
जन्म तिथि/ DOB: 02/10/1974
पुरुष / MALE

8107 0114 4802

आधार-मेरा आधार, मेरी पहचान

[redacted] पहचान प्राधिकरण
[redacted] AUTHORITY OF INDIA

पता:
आत्मज: बंसी लाल गुप्ता, 3/1436, ग्राउंड फ्लोर, सेक्टर- 3, वसुन्धरा, गाजियाबाद, उत्तर प्रदेश - 201012

Address:
S/O Bansi Lal Gupta, 3/1436, Ground Floor, Sector- 3, Vasundhra, Ghaziabad, Uttar Pradesh - 201012

8107 0114 4802

Aadhaar-Mera Aadhaar, Meri Pehachan

DUPLICATE

भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
FVX7874779

निर्वाचक का नाम :कृष्ण पाल सिंह
Elector's Name :Krishna Pal Singh
पिता का नाम :प्रताप सिंह
Father's Name :Pratap Singh
लिंग / Sex :पुरुष / Male
जन्म की तारीख
Date Of Birth :XX/XX/1979

FVX7874779

पता :44, प्रताप नगर
गाजियाबाद
तहसील - गाजियाबाद
जिला -गाजियाबाद (उ.प्र.)-201001
Address :44, Pratap Nagar
Ghaziabad
Tehsil - Ghaziabad
Distt. Ghaziabad (UP)-201001
Date :11/03/2008
54-मुरादनगर निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति
Facsimile Signature of Electoral Registration Officer
for 54- Muradnagar 208/176

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली में दर्ज कराने तथा उस पते पर इसी नम्बर का कार्ड पाने के लिए सम्बन्धित फार्म में यह कार्ड नम्बर अवश्य लिखें
In case of change in address, mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with the same number.

charges, expenses, fines, penalties, prosecutions, Losses, damages, liabilities and demands (including, without limitation attorneys' fees) excluding any consequential, special, remote or indirect losses and damages which the Indemnified Parties, may bear, incur or suffer, and, or, which may be made, levied or imposed on the Indemnified Parties, and, or, claimed from the Indemnified Parties, due to or by reason or virtue ofany defect in, or want of any right, title and interest to the ownership or possession or full and quiet enjoyment and usage of the Sale Land or any part thereof or any other entitlements as set forth in the Sale Deed.

8. MISCELLANEOUS.

8.1 Further Acts.

The Parties shall, at the cost of the Buyer, do and cause to be done all such acts, deeds, matters and things and shall execute and deliver such documents and instruments as may be reasonably necessary to enable the Parties to perform their respective obligations and to give effect to the completion of transaction contemplated under this Sale Deed.

8.2 Governing Law and Jurisdiction.

This Sale Deed and also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India. The Courts at Ghaziabad, Uttar Pradeshshall have exclusive jurisdiction to try and entertain all the disputes arising between the Parties. The Buyer shall be entitled to seek interim relief in respect of any matter under this Deed.

8.3 Specific Performance.

The Parties agree that this Sale Deed, including the rights and obligations of the Parties hereunder, to the extent permitted by Law, shall be subject to the right of specific performance by the Parties and may be specifically enforced against all Parties.

8.4 Severability.

If any provision of this Sale Deed is determined to be invalid or inoperative or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Sale Deed shall continue to remain in full force and effect.

For PARK CITY INFRASTRUCTURES

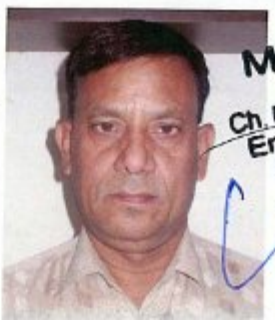
Sanjeev

Partner

For VVIP EMS Infrahome

Authorised Signatory

MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb
Roll No. UP-18424/99
Mob. No. 9899012516



MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb
En. Roll No. UP-18424/99
Mob. No. 9899012516

सब रजिस्ट्रार चतुर्थ
उत्तर प्रदेश

VVIP EMS INFRAHOME

VVIP Style Mall, 5th Floor, Raj Nagar Extension, Ghaziabad, U.P.201017

PAN NO.- AAWFV5456H GST NO.- 09AAWFV5456H1ZB

Letter of Authorisation to Partner

We, Ashish Tomar (PAN: AHGPT4972R) S/o Shri. Ramveer Singh, Vibhor Tyagi (PAN: AFWPT4235R) S/o Shri. Praveen Tyagi, Vaibhav Tyagi (PAN: AGDPT6742K) S/o Shri Praveen Tyagi and M/s Vibhor Vaibhav Infrahome Private Limited (PAN:AABCF2720J) having registered office at S-551, School Block, Shakarpur, Delhi-110092 through its authorized representative, partners of VVIP EMS Infrahome, a Partnership Firm, having registered office at VVIP Style Mall, 5th Floor, Raj Nagar Extension, Ghaziabad-201002 unanimously resolved to authorize Mr. Vibhor Tyagi son of Shri. Praveen Tyagi resident of R-9/242, Raj Nagar, Ghaziabad, Uttar Pradesh-201002, to do the following acts, deeds and things on behalf of VVIP EMS Infrahome:

To execute, sign and present the Sale/Conveyance Deed for Registration before proper Registering Authority, for conveying the rights, interests, liens and titles of Park City Infrastructures in the property having FSI of 32,629.41 square meters (3,51,223 square feet) along with proportionate land of 8,701.17 square meters and area free of FAR 5910.55 sq. meter alongwith land underneath it, which results into Total Minimum Permissible FAR of 38,539.96 sq. meter on Plot No.GH-3/4, Khasra Nos.1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1598, 1587, 1571, 1571, 1586, situated at Park Town, Village Shahpur, Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad Uttar Pradesh (hereinafter to be referred as 'the said Property') or any part thereof in favour of VVIP EMS Infrahome and for the purpose of conveying the same, absolutely and forever, in favour of VVIP EMS Infrahome or its nominee(s) to do all the other acts, deeds and things which are necessary for the purpose.

To execute a rectification deed of Sale Deed executed in favour of VVIP EMS Infrahome in respect of the said Property and to get the same registered in the office of the Concern Sub-Registrar.

To do all and every other act that is incidental to and carrying out of all or any other powers granted hereinabove and to do or caused to be done all these acts and things in relation thereto and generally to sign or execute such instruments or documents and to do and perform all such acts and things as may be requisite or necessary in or about the execution of Sale Deed of the said property in favour of VVIP EMS Infrahome.

Ashish Tomar
S/o Sh. Ramveer Singh
Partner
VVIP EMS Infrahome

For Vibhor Vaibhav Infrahome Pvt Ltd.

Director

Vibhor Tyagi
S/o Sh. Praveen Tyagi
Partner
VVIP EMS Infrahome

Vaibhav Tyagi
S/o Sh. Praveen Tyagi
Partner
VVIP EMS Infrahome

Dated: April 11, 2023

उप निबन्धक सब रजिस्ट्रार चतुर्थ
गाजियाबाद
उत्तर प्रदेश

Schedule-1

Area Statement of VVIP EMS Infrahome									
S.No.	Block No.	Tower Name	FAR	Incentive FAR	FAR Area (Sanctioned)		Free FAR	Total FAR	
			SQM.	SQM.	SQM.	SQ.FT.	SQM.	SQM.	SQ.FT.
1	1	A	10286.39	1546.25	10286.39	110722.73	1546.25	11832.64	127366.52
		B	9884.78	2021.28	9884.78	106399.74	2021.28	11906.06	128156.80
		C	12005.44	2343.02	12005.44	129226.58	2343.02	14348.46	154446.89
		Commercial	283.24	0.00	283.24	3048.74		283.24	3048.74
	Total		**32459.85**	**5910.55**	**32459.85**	**349397.79**	**5910.55**	**38370.40**	**413018.95**
ST (EWS/LIG)			7551.35	0.00	0.00	0.00		7551.35	81282.73
		Grand Total	**40011.20**	**5910.55**	**32459.85**	**349397.79**	**5910.55**	**45921.75**	**494301.68**

For VVIP EMS Infrahome

Authorised Signatory

For PARK CITY INFRASTRUCTURES

Partner

दफ्तर सब रजिस्ट्रार चतुर्थ
उत्तर प्रदेश

PARK CITY INFRASTRUCTURES

S-561, SCHOOL BLOCK, SHAKARPUR, DELHI- 110092

We, **Sanjeev Kumar Tyagi** S/o Late Shri Surender Singh Tyagi, and **Mohit Tyagi** son of Shri Sanjeev Kumar Tyagi, partners of **Park City Infrastructures**, a Partnership Firm, having registered office at S-561, School Block, Shakarpur, Delhi-110092, unanimously resolved to authorize Mr. **Sanjeev Kumar Tyagi** son of Late Shri Surender Singh Tyagi resident of S-561, School Block, Shakarpur, Delhi- 110092 to do the following acts, deeds and things on behalf of Park City Infrastructure:

To execute, sign and present the Sale/Conveyance Deed for Registration before proper Registering Authority, for conveying the rights, interests, liens and titles of Park City Infrastructures in the property having FSI of 32,629.41 square meters (3,51,223 square feet) along with proportionate land of 8,701.17 square meters and area free of FAR 5910.55 sq. meter alongwith land underneath it, which results into Total Minimum Permissible FAR of 38,539.96 sq. meter on Plot No.GH-3/4, Khasra Nos.1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1598, 1587, 1571, 1571, 1586, situated at Park Town, Village Shahpur, Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad Uttar Pradesh (hereinafter to be referred as 'the said Property') or any part thereof in favour of VVIP EMS INFRAHOME, a Partnership Firm, and for the purpose of conveying the same, absolutely and forever, in favour of VVIP EMS INFRAHOME or its nominee(s) to do all the other acts, deeds and things which are necessary for the purpose i.e. to receive the consideration thereof and to admit the receipt thereof and deliver the possession thereof, to Luck Real Properties Private Limited or its nominee, either Physical or Constructive, as may be feasible.

To execute a rectification deed of Sale Deed executed in favour of VVIP EMS INFRAHOME in respect of the said Property and to get the same registered in the office of the Concern Sub-Registrar.

To do all and every other act that is incidental to and carrying out of all or any other powers granted hereinabove and to do or caused to be done all these acts and things in relation thereto and generally to sign or execute such instruments or documents and to do and perform all such acts and things as may be requisite or necessary in or about the execution of Sale Deed of the said property in favour of VVIP EMS INFRAHOME.

Sanjeev Kumar Tyagi
S/o Late Shri Surender Singh Tyagi
Partner
For PARK CITY INFRASTRUCTURES
Sanjeev
Partner
Park City Infrastructures

Mohit Tyagi
S/o Sanjeev Kumar Tyagi
Partner
For PARK CITY INFRASTRUCTURES
Partner
Park City Infrastructures

Dated: 12/04/2023

PARK CITY INFRASTRUCTURES

S-561, SCHOOL BLOCK, SHAKARPUR, DELHI- 110092

We, Sanjeev Kumar Tyagi S/o late Shri Surender Singh Tyagi, and Neeraj Tyagi son of Shri Sanjeev Kumar Tyagi, partners of Park City Infrastructures, a Partnership Firm, having registered office at S-561, School Block, Shakarpur, Delhi-110092, unanimously resolved to authorize Mr. Sanjeev Kumar Tyagi son of late Shri Surender Singh Tyagi resident of S-561, School Block, Shakarpur, Delhi- 110092 to do the following acts, deeds and things on behalf of Park City Infrastructures:

To execute, sign and present the Sale/Conveyance Deed for Registration before proper Registering Authority, for conveying the rights, interests, liens and titles of Park City Infrastructures in the property having 151 of 32,652.41 square meters (3,5,1,2,3 bigha land) along with proportionate land of 5,701.17 square meters and area (ten of rock 5610.55 sq. meter also) to land underneath it, which results into Total Minimum Participation FAR of 38,362.95 sq. meter on Plot No.GH-3/4, Khasra Nos.1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, situated at Pari Chowk Village Shahpur, Dankaur, Pargana Dasna, Tehsil & District Gautam Buddha Nagar (hereinafter to be referred as "the said Property") or any part thereof in favour of VVIP SMS INFRAHOME, a Partnership Firm, and for the purpose of conveying the same, absolutely and forever, in favour of VVIP SMS INFRAHOME or its nominee(s) to do all the other acts, deeds and things which are necessary for the purpose i.e. to receive the consideration thereof and to admit the receipt thereof and deliver the possession thereof, to Lock Real Properties Private Limited or its nominee, either Physical or Constructive, as may be feasible.

To execute a rectification deed of Sale Deed executed in favour of VVIP SMS INFRAHOME in respect of the said Property and to get the same registered in the office of the Concern Sub-Registrar.

To do all and every other act that is incidental to and carrying out of all or any other powers granted hereinabove and to do or caused to be done all these acts and things in relation thereto and generally to sign or execute such instruments, deeds, etc. and do and perform all such acts and things as may be necessary or desirable in or about the execution of Sale Deed of the said Property in favour of VVIP SMS INFRAHOME.

Sanjeev Kumar Tyagi
S/o Late Shri Surender Singh Tyagi
Partner
for PARK CITY INFRASTRUCTURES

Neeraj Tyagi
S/o Sanjeev Kumar Tyagi
Partner
for PARK CITY INFRASTRUCTURES

उपनिबंधक सब रजिस्ट्रार चतुर्थ
सत्यमेव जयते
उत्तर प्रदेश

IN WITNESS WHEREOF, the Seller and the Buyer have signed this Sale Deed at Ghaziabad on the date first mentioned above in the presence of the following witnesses;

For VVIP EMS Infrahome

Authorised Signatory

For PARK CITY INFRASTRUCTURES

SELLER **BUYER**

Partner

WITNESSES:

1. Mr. Sandeep Gupta
S/o Mr. Banoh Lal Gupta
R/o 3/1436 Ground floor
Sec-3 Vasundhara Ghaziabad U.P

2. Mr. Krishnapal Singh
S/o Mr. Pratap Singh
R/o 44 Pratap Nagar
Ghaziabad U.P

MOHD KHALID
Advocate
Ch. No. 66, Tehsil Compound Gzb
En. Roll No. UP-18424/99
Mob. No. 9899012516

आवेदन सं०: 202300739028228

बही संख्या 1 जिल्द संख्या 42096 के पृष्ठ 153 से 234 तक क्रमांक 3701 पर दिनाँक 12/04/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुबोध कुमार राय
उप निबंधक : सदर चतुर्थ
गाजियाबाद
12/04/2023

प्रिंट करें

सहायक रजिस्ट्रार चतुर्थ गाजियाबाद
उत्तर प्रदेश