4220

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-UP01161001613209N
Certificate Issued Date		19-Jun-2015 04:37 PM
Account Reference	:	SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0101397219300112N
Purchased by	:	PARK CITY INFRASTRUCTURES
Description of Document	:	Article 23 Conveyance
Property Description	:	FST IN BLOCK-1 AND TOWER-ST PLOTNO.GH-3/4 PARK TOWN INTEGRATED TOWNSHIP VILLAGE SHAHPUR BAMHETTA GZB
Consideration Price (Rs.)	:	21,07,33,800 (Twenty One Crore Seven Lakh Thirty Three Thousand Eight Hundred only)
First Party	:	SAGACIOUS CONBUILD PRIVATE LIMITED AND OTHERS
Second Party	:	PARK CITY INFRASTRUCTURES
Stamp Duty Paid By	:	PARK CITY INFRASTRUCTURES
Stamp Duty Amount(Rs.)	:	1,05,00,000 (One Crore Five Lakh only)

Verified By

(Chandan Mohan)
Registration Clerk
Sadar-Ist, Ghaziabad

Locked By

(Sanjay Kumar Srivastava)
Sub Registrar
Sadar-Ist, Ghaziabad

----------Please write or type below this line----------

For Utility Services Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

XM 0002751438

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

SHIL

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

OFFICE OF THE TREASURY GHAZIABAD 17 JUN 2015

उत्तर प्रदेश UTTAR PRADESH BD 240447

Sale Deed

Nature of Property	: FSI in Group Housing Plot
Ward/Pargana	: Dasna
Mohalla/Village	: Shahpur Bamhetta
Description of Property	: Permissible FSI of **32,629.41 Sq. Mtr. (Proportionate to land of 8,701.17 Sq. Mtr.)**, here-in-after referred to as **"Block-1 FSI"**, being part of total land of 22,790 Sq. Mtr. (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, UP
Area of Property	:32,629.41 Sq. Mtr. (Proportionate to land of 8,701.17 Sq. Mtr.)
Status of Road	: 30 Mtr. Wide Road

For Utility Infraprojects Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

19 JUN 2015

क्रम संख्या 71 ताद...

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....पार्क सिटी इन्फ्रास्ट्रक्चर प्रा० लि० द्वारा N.K.गर्ग

.....

स्टाम्प की धनराशि 5000/- 0000 .....

अनुज कुमार गर्ग स्टाम्प विक्रेता

लाईसैंस नम्बर 32

लाईसैंस की अवधि 31 मार्च

चैम्बर नं० 26, तहसील कम्पाउन्ड, गाजियाबाद

विक्रय पत्र

प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग
210,733,800.00 /	210,733,800.00	10,000.00	100	10,100.00	5,000

श्री मै0 पार्क सिटी इन्फ्रा0 द्वारा संजीव कुमार त्यागी

पुत्र श्री सुरेन्द्र सिंह त्यागी

व्यवसाय व्यापार/अन्य/स्त्री

निवासी स्थायी एस-561 शकरपुर दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 26/6/2015 समय 12;16PM

बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक,प्रथम

गाजियाबाद

26/6/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

विक्रेता

श्री मै0 यूटिलिटी व सेग्रेसिवस कोनबिल्ड द्वारा बीर सिंह पुण्डिर

पुत्र श्री कुन्दन सिंह

पेशा व्यापार/अन्य/स्त्री

निवासी जी-79 प्रीत विहार दिल्ली

क्रेता

श्री मै0 पार्क सिटी इन्फ्रा0 द्वारा संजीव कुमार त्यागी

पुत्र श्री सुरेन्द्र सिंह त्यागी

पेशा व्यापार/अन्य/स्त्री

निवासी एस-561 शकरपुर दिल्ली

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री नन्द किशोर गर्ग

पुत्र श्री राम प्रसाद अग्रवाल

पेशा व्यापार/अन्य/स्त्री

निवासी 5/24 वैशाली गाबाद

व श्री संजय कुमार

पुत्र श्री रामभजन

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक,प्रथम

गाजियाबाद

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH BD 240448 BD 240448

Sale Consideration : **Rs. 21,07,33,800/-**

Stamp Duty : **Rs. 1,47,51,500/-**

THE STAMP DUTY FOR SALE CONSIDERATION OF RS. 21,07,33,800/- IS RS. 1,47,51,500/-, OUT OF WHICH THE AMOUNT OF RS. 42,15,000/- HAS BEEN PAID VIDE CERTIFICATE NO. IN-UP01087898081988N DATED 19-05-2015 AT THE TIME OF EXECUTION AND REGISTRATION OF AGREEMENT TO SELL DATED 29-05-2015. THE BALANCE AMOUNT OF STAMP DUTY OF RS. 1,05,00,000/- HAS BEEN PAID VIDE CERTIFICATE NO. IN-UP01161001613209N DATED 19-06-2015 AND STAMP PAPERS OF BALANCE AMOUNT OF RS. 36,500/- HAS BEEN ATTACHED HEREWITH.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Confuild Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

19 JUN 2015

क्रम संख्या 92/91 आय.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....

स्टाम्प की धनराशि 5000/-

अनुज कुमार गर्ग स्टाम्प विक्रेता
लाईसैंस नम्बर 32
लाईसैंस की अवधि 31 मार्च
चैम्बर नं० 26, तहसील कम्पाउन्ड, गाजियाबाद

विक्रेता

Registration No.: 4228 Year : 2,015 Book No. : 1

0101 मै0 यूटिलिटी व सैमेसियस कॉनबिल्ड द्वारा बीर सिंह पुण्डिर

कुन्दन सिंह

जी-79 प्रीत विहार दिल्ली

व्यापार/अन्य/स्त्री

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

17 JUN 2015

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH BD 240449 BD 240449

This **SALE DEED** is executed at **GHAZIABAD** on this **26th day of June, 2015** by the Vendors in favor of the Vendee.

PARTICULARS OF VENDORS:

M/s. Utility Estates Private Limited, (PAN-AAACU5134E) a company registered under the Indian Companies Act, 1956, having its registered office at G-79, Preet Vihar, Delhi – 110092 through its authorized signatory, **Mr. Bir Singh Pundir,** hereinafter referred to as **"Utility"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) ;

M/s. Sagacious Conbuild Private Limited (PAN-AAMCS6368N) a company registered under the Indian Companies Act, 1956, having its registered office at G-79, Preet Vihar, Delhi-110092 through its authorized signatory, **Mr. Bir Singh Pundir,** hereinafter referred to as **"Sagacious"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) ;

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

19 JUN 2015

क्रम संख्या 98/91 तारीख

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता पार्क सिटी इन्फ्रास्ट्रक्चर

स्टाम्प की धनराशि 5000/-

अनुज कुमार नगर स्टाम्प विक्रेता
लाईसैंस नम्बर 32
लाईसैंस की अवधि 31 मार्च
चैम्बर नं० 26, तहसील कम्पाउन्ड, गाजियाबाद

क्रेता

Registration No. : 4228 Year : 2,015 Book No. : 1

0201 मै0 पार्क सिटी इन्फ्रा0 द्वारा संजीव कुमार त्यागी

सुरेन्द्र सिंह त्यागी

एस-561 शकरपुर दिल्ली

व्यापार/अन्य/स्त्री

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH BD 240282

PARTICULARS OF VENDEE :

M/s. Park City Infrastructures, (PAN-AAQFP5121P) a Partnership Firm registered under the Indian Partnership Act, 1932, having its Regd. Office at S-561, School Block, Shakarpur, Delhi – 110092, through its Partner, **Mr. Sanjeev Kumar Tyagi** S/o Mr. Surender Singh Tyagi R/o S-561, School Block, Shakarpur, Delhi – 110092, hereinafter referred to as **"Park City"** (which expression shall unless repugnant to the subject or context mean and include its representatives, successors and permitted assigns) ;

"Utility" may here-in-after be referred to as the **"First Party"**, **"Sagacious"** may here-in-after be referred to as the **"Second Party"**, and **"Park City"** may hereinafter be referred to as the **"Third Party"**. The **"First Party"**, **"Second Party"** and the **"Third Party"** may individually be referred to as **"Party"** and collectively as **"Parties"**. The First Party and Second Party may here-in-after be collectively referred to as **"VENDORS"**. The Third Party may here-in-after be referred to as **"VENDEE"**.

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

19 JUN 2015

क्रम संख्या 90 तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता पार्क सिटी इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड गाजियाबाद

द्वारा N.K. गर्ग

स्टाम्प की धनराशि 5000/-

विशाल गुप्ता स्टाम्प विक्रेता
लाईसेंस नम्बर 307
लाईसेंस की अवधि 31 मार्च 200
तहसील कम्पाउन्ड, गाजियाबाद

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

17 JUN 2015

उत्तर प्रदेश UTTAR PRADESH BD 240283 BD 240283

WHEREAS :

A. The Vendors and the Vendee had entered in to an Agreement to Sell dated 29-05-2015 (ATS) which is registered in Bahi No. 1, Zild No. 12975 at Pages from 265 to 300 at Sl. No. 3689 on 03-06-2015 in the Office of Sub Registrar-1, Ghaziabad, UP in respect of the Permissible FSI of 32,629.41 Sq. Mtr. (3,51,223 Sq. Ft.), proportionate to **land of 8,701.17 Sq. Mtr.**, here-in-after referred to as **"Block-1 FSI"**. All the terms and conditions of the said ATS is binding upon the Vendors and the Vendee and for the sake of brevity, the same are not being repeated here-in.

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

क्रम संख्या 91190 तिथि 19 JUN 2015

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता पार्क सिटी इन्फ्राक्चर

.....

स्टाम्प की धनराशि

विशाल गुप्ता स्टाम्प विक्रेता
लाईसैंस नम्बर 307
लाईसैंस की अवधि 31 मार्च 200
तहसील कम्पाउन्ड, गाजियाबाद

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH BD 240284

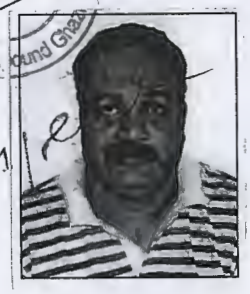
B. The First Party is a Lead Member appointed by all Consortium Members vide Consortium Agreement executed on 10-09-2013 and registered in Bahi No. 4 Zild No. 858 at Pages from 213 to 236 at Sl. No. 289 on 10-09-2013 in the Office of Sub Registrar-1, Ghaziabad, UP and is solely authorized to represent the consortium and do business in the name and on behalf of the consortium members in respect of an Integrated Township situated at Village Mehrauli & Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP and the name of this Integrated Township is Park Town ("**Integrated Township**");

C. The consortium members in order to integrate the scattered land parcels to make it useful for the purpose of planned development, have transferred the land to the Second Party.

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Confield Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner



क्रम संख्या 92/90 तिथि 19 2015

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता पार्क सिटी इन्फ्रास्ट्रक्चर

स्टाम्प की धनराशि 5000/- 5000

विशाल गुप्ता स्टाम्प विक्रेता
लाईसैंस नम्बर 307
लाईसैंस की अवधि 31 मार्च 200
तहसील कम्पाउन्ड, गाजियाबाद

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH BD 240671 BD 240671

D. The First Party has 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 issued by Ghaziabad Development Authority (GDA) for the total Permissible FSI of 85,462.50 Sq. Mtr. on land admeasuring 22,790 Sq. Mtr. @ 3.75 FAR which includes Permissible FAR of 2.50 and Purchased FAR of 1.25 for Plot No. GH-3/4, here-in-after referred to and called as **"Entire Plot"** situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP being part of the Integrated Township and part completion for the Integrated Township has also been obtained.

E. The entire plot is falling in following Khasra Nos. situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP :

For Utility Estates Private Limited — Authorized Signatory/Director

For Sagacious Conbuild Private Limited — Director/Authorized Signatory

For Parkcity Infrastructure — Partner

19 JUN 2015

क्रम संख्या.....85.....विक्रय का लाभ.....
स्टाम्प क्रय करने का प्रयोजन.....
स्टाम्प क्रेता का नाम व पूरा पता.....
.....
स्टाम्प की धनराशि.....5000/-.....

अनिल कुमार कंसल स्टाम्प विक्रेता
लाइसेंस नम्बर 352

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

AR 154216

Sl. No.	Khasra Nos.	Area (Sq. Mtr.)
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
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**

The boundaries of the Entire Plot is as per map attached.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

136/130

19 JUN 2015

क्रम संख्या.....विक्रय का तारीख.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....पार्क सिटी इन्फ्रा

.....

स्टाम्प की धनराशि.....

अनिल कुमार कंसल स्टाम्प विक्रेता
लाईसेंस नम्बर 352
लाईसेंस की अवधि 31 मार्च
कंसल कम्पाउन्ड गाजियाबाद

प्रथम गाजियाबाद * उत्तर प्रदेश * सत्यमेव जयते

F. The Vendee alongwith two other companies namely, Color City Homes Private Limited and Seema Housing Private Limited had also formed a Consortium vide **Consortium Agreement dated 29-05-2015** to jointly apply for allotment of above said FSI. The Vendors have agreed to allot the above said FSI to the Vendee and other consortium members of the Vendee.

G. Out of the above said Total FSI, the **"Block-1 FSI"** is presently being sold by this Sale Deed by the Vendors in favor of the Vendee, being part of total impartible and indivisible land of 22,790 Sq. Mtr./Entire Plot (Plot No. GH-3/4). The remaining FSI would be allotted/sold/transferred to other consortium members as & when they would complete their respective commitments.

H. The location of towers to be constructed in **Block–1 FSI** is more particularly shown in **Orange Color** in the map attached herewith as **Schedule-I** and area to be constructed in the said towers is more particularly described in **Schedule-II** attached herewith and signed by both of the parties as correct.

I. The Vendee has represented to the Vendors that it is executing this Sale Deed with full knowledge of all the terms and conditions of concerned Governmental authorities, applicable laws, bye-laws, rules, regulations, notifications etc. which are applicable to this FSI.

J. The subject matter of this Sale Deed is the sale of **Block-1 FSI** and development & construction of the same by the Vendee as per the terms agreed herein. The Vendee has assured the Vendors that it has technical, professional and financial competence for completion of the above said Group Housing Project and the Vendee shall be required to undertake the development and construction of **Block-1 FSI** for the purposes of completion of the Group Housing Project in accordance with the applicable laws/rules/regulations and sanctioned maps;

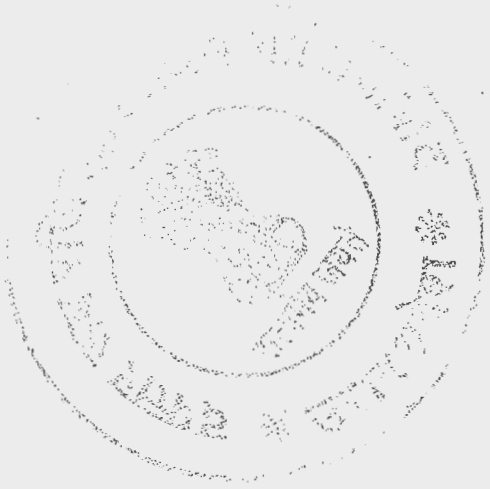
K. The Vendee has carried out its due diligence regarding Entire Plot, FSI permissible and purchased, sanctioned maps, all applicable laws, rules, regulations, bye laws etc. up to its satisfaction;

L. The **VENDEE** hereby confirms that it has made independent inquiries and obtained legal opinion/advise and satisfied itself about the title and competence of the **VENDORS** to execute and

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner



transfer their rights in favour of the **VENDEE** concerning the **Block-1 FSI** being sold/transferred under these presents, without influenced on any representations or assurances of the **VENDORS;**

M. Relying upon the representations, warranties, undertakings, indemnities and assurances of the Vendee, the Vendors have sold the **Block-1 FSI** in favour of the Vendee and granted development rights to the Vendee for the development and construction of the Group Housing Project, in such manner and on such terms and conditions as contained in this Sale Deed.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES HERETO AGREE AS UNDER :

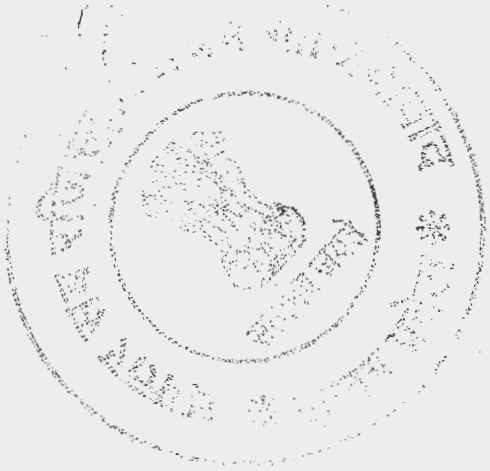
1. That, the Vendors do hereby convey, sell and transfer 32,629.41 Sq. Mtr. of FSI as per **Schedule-I (Marked in Orange Color)** and **Schedule-II** being part of total Permissible FSI of 85,462.50 Sq. Mtr. for construction and development of a group housing project, in favor of the Vendee upon the terms and condition set forth in this Sale Deed on as is where is basis for the consideration reserved herein and in accordance with the terms and conditions as set forth hereinafter in this Sale Deed.

2. That, the total consideration for the allotment of the FSI and for the grant of the development rights thereto, is **Rs. 21,07,33,800/- (Rupees Twenty One Crore Seven Lakh Thirty Three Thousand Eight Hundred Only)** ("**Consideration**").

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructur
Partne



3. That, the total Consideration has been paid by the Vendee to the Vendors as per the payment schedule set forth herein below :

Sl. No.	Date	Amount (In Rs.)	Ch. No./RTGS	Payment In Favor of
1	15.12.2014	8,000,000	RTGS	Sagacious Conbuild Private Limited
2	15.12.2014	7,000,000	RTGS	
3	20.12.2014	8,500,000	RTGS	
4	20.12.2014	5,200,000	RTGS	
5	31.12.2014	1,000,000	RTGS	
6	02.01.2015	9,000,000	RTGS	
7	06.01.2015	10,000,000	RTGS	
8	10.01.2015	3,800,000	RTGS	
9	14.01.2015	3,000,000	RTGS	
10	19.01.2015	7,200,000	RTGS	
11	23.01.2015	8,000,000	RTGS	
12	23.01.2015	7,000,000	RTGS	
14	11.02.2015	10,000,000	RTGS	
15	20.02.2015	5,535,000	RTGS	
16	21.02.2015	1,500,000	Ch. No. 874874, Punjab National Bank, Kaushambi, Ghaziabad	
17	17.03.2015	19,800,000	RTGS	

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

18	Various Payments	30,500,000	DD/Challans	Ghaziabad Development Authority
19	13.04.2015	7,000,000	RTGS	Sagacious Conbuild Private Limited
20	17.04.2015	7,800,000	RTGS	
21	20.04.2015	5,000,000	RTGS	
22	09.05.2015	500,000	RTGS	
23	09.05.2015	4,500,000	RTGS	
24	13.05.2015	5,000,000	RTGS	
25	19.05.2015	9,800,000	RTGS	
26	15.06.2015	23,991,462	Cheque No. 874879, Punjab National Bank, Kaushambi, Ghaziabad	
	TOTAL	**208,626,462**		

The Vendors hereby acknowledge the receipt of the above said amount from the Vendee. The Vendee has also declared that it has deposited the following amount as TDS in favor of the Vendors with the Government Treasury :

For Utility Ecu[illegible] Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

Sl. No.	Date of Deposit	Amount (In Rs.)	Nature of Payment	TDS Deposited In Favor of
1	30.01.2015	300,000	TDS Deposited	Sagacious Conbuild Private Limited
2	26.02.2015	500,000	TDS Deposited	Do
3	30.03.2015	160,000	TDS Deposited	Do
4	30.03.2015	200,000	TDS Deposited	Do
5	30.03.2015	305,000	TDS Deposited	Do
6	03.06.2015	200,000	TDS Deposited	Do
7	08.06.2015	200,000	TDS Deposited	Do
8	19.06.2015	242,338	TDS Deposited	Do
	Total	2,107,338		

The Vendee hereby assure, confirm and declare that it will handover TDS Payment Challans and TDS Certificates in respect of above said TDS Payments to the Vendors as per the Income Tax Act/Rules. On the basis of above assurance, confirmation and declaration, the Vendors are executing this Sale Deed.

4. That, the Vendors have handed over the actual physical possession of area as mentioned in **Schedule-I (Marked in Orange Color) and Schedule-II** in favor of the Vendee. The stamp duty, registration and other charges payable on such sale deed has been and shall be solely borne by the Vendee.

5. That, the **VENDORS** as on date have not mortgaged, hypothecated, charged or otherwise alienated any interest in the **Block-1 FSI** in favor of anyone and the **VENDORS** have neither given any security or surety for any one on the basis of the said **Block–1 FSI** nor entered into any Agreement to sell of the said **Block–1 FSI** with anyone except agreement to sell dated **29.05.2015** executed among the parties nor court case or arbitration or any other legal proceeding is pending at any place

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

in respect of the said **Block–1 FSI.**

6. That, the said **Block-1 FSI** sold herein on as is where is basis and is free hold property and also free from all sorts of encumbrances, charges, liens, mortgages, litigations, disputes, legal defects and the Vendors have full right, power, competence and authority to sell and transfer the said **Block-1 FSI** in favor of the Vendee.

7. That, as the Vendee has already carried out its due diligence regarding the Entire Plot, Group Housing Project, FSI permissible and purchased, sanctioned maps, all applicable laws, rules, regulations, bye laws etc. up to its satisfaction, therefore, if the Vendee is prohibited or prevented to carry on its work at the project site due to any agitation/protest or otherwise, the Vendee will directly deal with these type of problems and the Vendors will not have any concern in this regard.

8. That, the **VENDEE** had satisfied itself through its partners and principal officers that the **VENDORS** have clear and marketable title and possession in respect of the said property.

9. That, the copies of all previous documents and papers relating to the **Block-1 FSI** have been handed over by the **VENDORS** to the **VENDEE** at the time of execution of this sale deed and the **VENDEE** hereby accepts that the same are in order and nothing remains to be obtained.

10. That, the Vendee and other FSI owners will be severally responsible for the successful implementation of their own part of project and none of the FSI owners would be liable and responsible for the acts and liabilities of other FSI owners.

11. That, the **VENDEE** has clearly understood and admitted, that it has perused the existing layout plan of the Township Project to ensure the position of the **Block-1 FSI** sold to it. The **VENDEE** is also well aware that the surroundings of the Entire Plot as well as the **Block-1 FSI** are subject to change at any time and it would not blame or attribute any such change to **VENDORS** in any manner and would be responsible to deal with the same without affecting the rights of **VENDORS**.

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Cuspbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

12. That, the **VENDEE** shall abide by all the terms and conditions, bye laws, rules and regulations of the Ghaziabad Development Authority, State Government of Uttar Pradesh and any other relevant authorities as applicable in respect of **Block-1 FSI** at present and in the future.

13. That, the VENDEE would develop and construct the **Block-1 FSI** at its own cost and efforts in accordance with the approved maps and by complying all provisions of the laws of land. If due to non compliance of any law by the VENDEE, any sort of liability falls upon the VENDORS, the VENDEE will be liable to pay for all those liabilities and will keep the VENDORS fully indemnified in all respects.

14. That, the Vendee hereby assures the Vendors that it will develop common areas, services and facilities in respect of its own share and wherever it would be necessary, the Vendee in active coordination and cooperation with the other owners of FSI will develop the common areas, services and facilities falling in Plot No. GH-3/4 and will share expenses therefore in proportion to the area constructed by each FSI owner. The Vendee alongwith other FSI owners will ensure that the whole of the project proposed to be developed on Plot No. GH-3/4 looks like a single integrated project and no party will create/construct the partition wall/gates/etc. in between the project so as to hinder/prevent entry/exit/right of passage/way of any other person.

15. That, the **VENDEE** has clearly understood and accepted that it would confine its rights to the aforesaid **Block-1 FSI** and shall have no right to use, occupy or otherwise keep any building materials etc., on the unsold part of the Entire Plot described above.

16. That, all Taxes, cesses, dues or demands in respect of above said **Block-1 FSI**, like Property tax, House Tax, Electrical charges, Water charges, Maintenance charges, Non-Construction charges, any levy by Government of U.P. or any other unpaid dues of the Ghaziabad Development Authority etc. or any other expenses in respect of **Block-1 FSI,** including but not limited to **any expenses/charges,** which are not specified herein, shall be paid, cleared and shall be the sole and absolute responsibility of the **VENDEE**.

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Confield Private Limited
Director/Authorized Signatory

For Parkelly Infrastructu
Partn

17. That, the complete responsibility of development and construction of EWS/LIG units in respect of entire plot is of the Vendee as the entire Commercial Area and Incentive FAR Area in respect of the entire plot is being utilized by the Vendee only. The Vendee will be entitled to dispose off these EWS/LIG units only as per the state government policy, rules, regulations and bye laws and as per the ATS and this sale deed and will be entitled to receive revenue generated therefrom. The Vendee shall always keep the Vendors harmless and indemnified in case of any claim, damages, losses suffered by the Vendors in case of any non compliance by the Vendee in this regard. The Vendee will 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. The Vendors have not charged any amount from the Vendee against utilizing this Incentive FAR subject to compliance of all terms and conditions of the ATS and the Sale Deed by the Vendee.

18. That, the **VENDEE** shall be bound to inform and apprise the covenants of the Registered Agreement to Sell dated 29-05-2015 as well as the present Sale deed to its intending allottees, purchasers, third parties, stake holders, prior to offering or creating any third party interest in the **Block-1 FSI** under sale. In case of any breach, the **VENDEE** shall be solely responsible and liable for the damages or any other claim of the third parties of any nature whatsoever, in exclusion to the **VENDORS** herein.

19. That, the **VENDORS & VENDEE** undertake to strictly abide/observe/adhere to all the terms and conditions mentioned in the aforesaid registered agreement to sell which shall be deemed to be incorporated in this sale deed and as such form an integral part of this sale deed.

20. That, the **VENDEE** has entered into this sale transaction being of sound mind by its free will, without any pressure, coercion, inducement etc. of any kind from any corner.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacity [illegible] Private Limited

Director/Authorized Signatory

For Parkcity Infrastructure

Partner

AREA STATEMENT OF PARK CITY INFRASTRUCTURES

SCHEDULE-II

S. NO.	BLOCK NO.	TOWER NAME	F.A.R.	INCENTIVE F.A.R.	F.A.R. AREA (SANCTIONED)	F.A.R. AREA (SANCTIONED)	FREE OF F.A.R.	TOTAL F.A.R.	TOTAL F.A.R.	NO. OF UNITS	INCENTIVE UNITS	TOTAL NO. OF
			SQM.	SQM.	SQM.	SQ.FT.	SQM.	SQM.	SQ.FT.	NOS.	NOS.	NOS.
1	1	A	10286.39	1546.25	10286.39	110722.73	1546.25	11832.64	127366.52	159.00	24.00	183.00
		B	9884.78	2021.28	9884.78	106399.74	2021.28	11906.06	128156.80	93.00	20.00	113.00
		C	12005.44	2343.02	12005.44	129226.58	2343.02	14348.47	154446.89	119.00	22.00	141.00
		ST (EWS/LIG)	7551.35	-	-	-	-	7551.35	81282.73	-	190.00	190.00
		COMMERCIAL	283.24	-	283.24	3048.74	-	283.24	3048.74	-	-	-
	Total		40011.20	5910.55	32459.85	349397.79	5910.55	45921.75	494301.67	371.00	256.00	627.00

For Utility Estates Private Limited

Authorized Signatory/Director

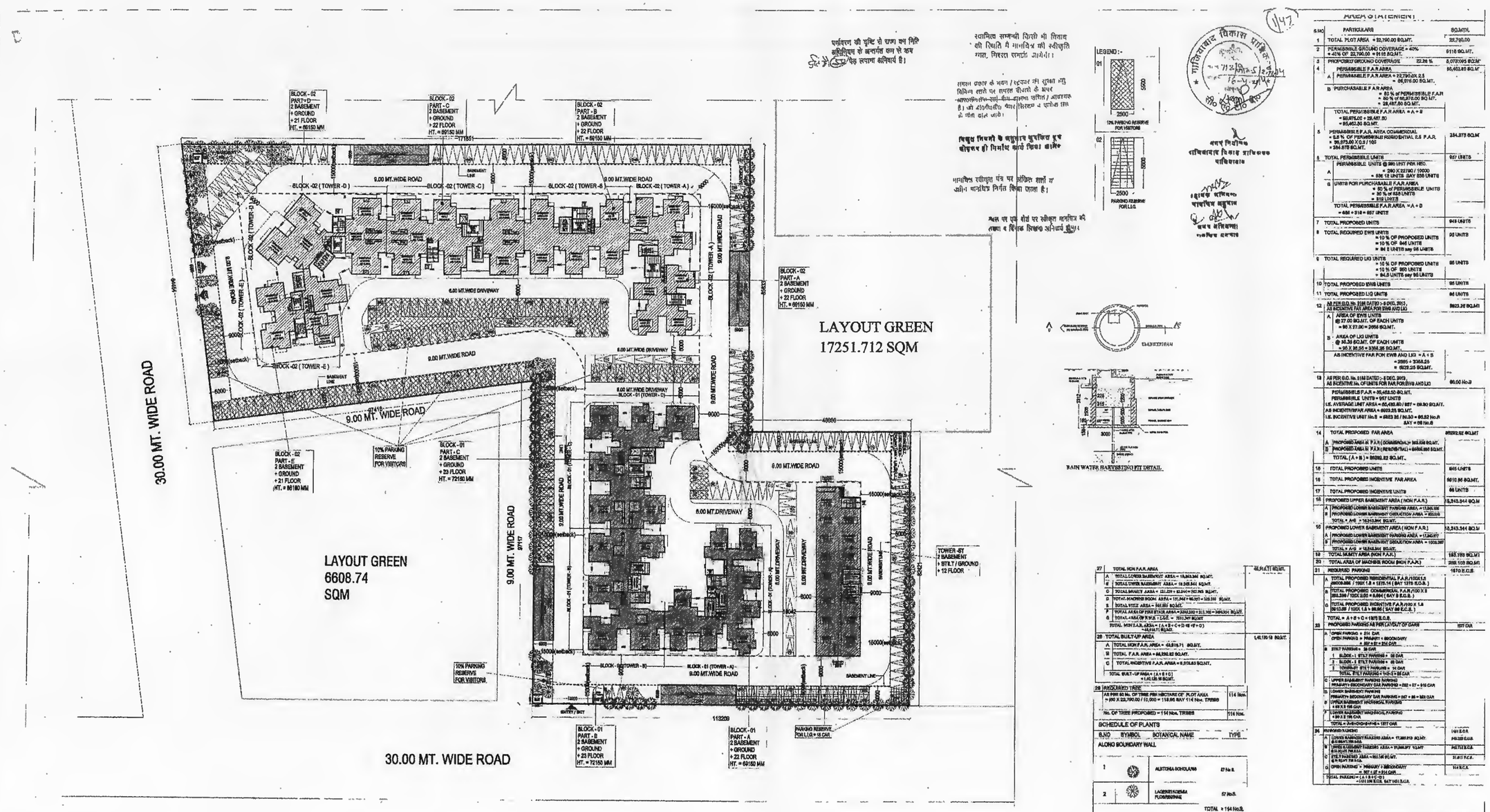
For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Parkcity

Partner

SCHEDULE-I



S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA = 22,790.00 SQ.MT.	22,790.00
2	PERMISSIBLE GROUND COVERAGE = 40% = 40% OF 22,790.00 = 9116 SQ.MT.	9116 SQ.MT.
3	PROPOSED GROUND COVERAGE 22.26 %	5,072.095 SQ.M
4	PERMISSIBLE F.A.R AREA	90,462.80 SQ.M
A	PERMISSIBLE F.A.R AREA = 22,790.00 X 2.5 = 56,975.00 SQ.MT.	
B	PURCHASABLE F.A.R AREA = 80 % of PERMISSIBLE F.A.R = 80 % of 56,975.00 SQ.MT. = 28,487.50 SQ.MT.	
	TOTAL PERMISSIBLE F.A.R AREA = A + B = 56,975.00 + 28,487.50 = 85,462.50 SQ.MT.	
5	PERMISSIBLE F.A.R. AREA COMMERCIAL = 0.5 % OF PERMISSIBLE RESIDENTIAL 2.5 F.A.R. = 56,975.00 X 0.5 / 100 = 284.875 SQ.MT.	284.875 SQ.MT
6	TOTAL PERMISSIBLE UNITS	857 UNITS
A	PERMISSIBLE UNITS @ 380 UNIT PER HEC. = 380 X 22.790 / 10000 = 636.16 UNITS say 636 UNITS	
B	UNITS FOR PURCHASABLE F.A.R AREA = 50 % of PERMISSIBLE UNITS = 50 % of 636 UNITS = 318 UNITS	
	TOTAL PERMISSIBLE F.A.R AREA = A + B = 636 + 318 = 857 UNITS	
7	TOTAL PROPOSED UNITS	846 UNITS
8	TOTAL REQUIRED EWS UNITS = 10 % OF PROPOSED UNITS = 10 % OF 846 UNITS = 84.6 UNITS say 85 UNITS	85 UNITS
9	TOTAL REQUIRED LIG UNITS = 10 % OF PROPOSED UNITS = 10 % OF 846 UNITS = 84.6 UNITS say 85 UNITS	85 UNITS
10	TOTAL PROPOSED EWS UNITS	85 UNITS
11	TOTAL PROPOSED LIG UNITS	85 UNITS
12	AS PER G.O. No. 51M DATED - 5 DEC. 2013, AS INCENTIVE FAR AREA FOR EWS AND LIG	6623.25 SQ.MT
A	AREA OF EWS UNITS @ 27.00 SQ.MT. OF EACH UNITS = 85 X 27.00 = 2295 SQ.MT.	
B	AREA OF LIG UNITS @ 35.25 SQ.MT. OF EACH UNITS = 95 X 35.25 = 3348.25 SQ.MT.	
	AS INCENTIVE FAR FOR EWS AND LIG = A + B = 2295 + 3348.25 = 5623.25 SQ.MT.	
13	AS PER G.O. No. 51M DATED - 5 DEC. 2013 AS INCENTIVE No. OF UNITS FOR FAR FOR EWS AND LIG	66.00 No.s
	PERMISSIBLE F.A.R = 85,462.50 SQ.MT. PERMISSIBLE UNITS = 857 UNITS i.E. AVERAGE UNIT AREA = 85,462.50 / 857 = 99.70 SQ.MT. AS INCENTIVE FAR AREA = 5623.25 SQ.MT. i.E. INCENTIVE UNIT No.s = 5623.25 / 99.70 = 56.42 No.s say = 66 No.s	
14	TOTAL PROPOSED FAR AREA	85292.62 SQ.MT
A	PROPOSED AREA IN F.A.R (COMMERCIAL) = 283.618 SQ.MT.	
B	PROPOSED AREA IN F.A.R (RESIDENTIAL) = 84992.997 SQ.MT.	
	TOTAL (A + B) = 85292.62 SQ.MT.	
15	TOTAL PROPOSED UNITS	846 UNITS
16	TOTAL PROPOSED INCENTIVE FAR AREA	5610.96 SQ.MT.
17	TOTAL PROPOSED INCENTIVE UNITS	66 UNITS
18	PROPOSED UPPER BASEMENT AREA (NON F.A.R.)	15,243.344 SQ.M
A	PROPOSED LOWER BASEMENT PARKING AREA = 17,240.197	
B	PROPOSED LOWER BASEMENT CIRCULATION AREA = 1003.397	
	TOTAL = A+B = 18,243.594 SQ.MT.	
19	PROPOSED LOWER BASEMENT AREA (NON F.A.R.)	15,243.344 SQ.M
A	PROPOSED LOWER BASEMENT PARKING AREA = 17,240.197	
B	PROPOSED LOWER BASEMENT CIRCULATION AREA = 1003.397	
	TOTAL = A+B = 18,243.594 SQ.MT.	
20	TOTAL MUMTY AREA (NON F.A.R.)	165.189 SQ.MT
21	TOTAL AREA OF MACHINE ROOM (NON F.A.R.)	2255.103 SQ.MT
22	REQUIRED PARKING	1670 E.C.S.
A	TOTAL PROPOSED RESIDENTIAL F.A.R./100X1.5 / 200X1.0 = 1275.14 (SAY 1275 E.C.S.)	
B	TOTAL PROPOSED COMMERCIAL F.A.R./100 X 3 / 200X1.0 = 8.51 (SAY 9 E.C.S.)	
C	TOTAL PROPOSED INCENTIVE F.A.R./100 X 1.5 / 200X1.0 = 84.06 (SAY 85 E.C.S.)	
	TOTAL = A + B + C = 1370 E.C.S. PROPOSED PARKING AS PER LAYOUT OF CARS	1777 CAR
23	A OPEN PARKING = 214 CAR, OPEN PARKING = PRIMARY + SECONDARY = 207 + 07 = 214 CAR	
	B STILT PARKING = 39 CAR	
	1 BLOCK - 1 STILT PARKING = 18 CAR	
	2 BLOCK - 2 STILT PARKING = 18 CAR	
	3 TOWER-ST STILT PARKING = 03 CAR	
	TOTAL STILT PARKING = 1+2+3 = 39 CAR	
	C UPPER BASEMENT PARKING PARKING = PRIMARY + SECONDARY CAR PARKING = 282 + 07 = 289 CAR	
	D LOWER BASEMENT PARKING = PRIMARY + SECONDARY CAR PARKING = 347 + 66 = 413 CAR	
	E UPPER BASEMENT MECHANICAL PARKING = 00 X 2 = 00 CAR	
	F LOWER BASEMENT MECHANICAL PARKING = 00 X 2 = 00 CAR	
	TOTAL = A+B+C+D+E+F = 1777 CAR	
24	PARKING PARKING	1610 E.C.S.
A	LOWER BASEMENT PARKING AREA = 17,240.197 SQ.MT. / 6.25 SQ.MT. PER E.C.S.	2758.432 E.C.S.
B	UPPER BASEMENT PARKING AREA = 11,243.377 SQ.MT. / 6.25 SQ.MT. PER E.C.S.	1798.940 E.C.S.
C	STILT PARKING AREA = 861.00 SQ.MT. / 6 SQ.MT. PER E.C.S.	143.50 E.C.S.
D	OPEN PARKING = PRIMARY + SECONDARY = 207 + 07 = 214 CAR	214 E.C.S.
	TOTAL PARKING = (A + B + C + D) = 4910.872 E.C.S. SAY 4911 E.C.S.	

27	TOTAL NON F.A.R. AREA	48,414.71 SQ.MT.
A	TOTAL LOWER BASEMENT AREA = 15,243.344 SQ.MT.	
B	TOTAL UPPER BASEMENT AREA = 15,243.344 SQ.MT.	
C	TOTAL MUMTY AREA = 165.189 + 82.594 = 247.783 SQ.MT.	
D	TOTAL MACHINE ROOM AREA = 1255.103 + 502.041 = 1757.144 SQ.MT.	
E	TOTAL WITE AREA = 846.991 SQ.MT.	
F	TOTAL AREA OF FIRE STAIR AREA = 2252.252 + 211.102 = 2463.354 SQ.MT.	
G	TOTAL AREA OF W.M.C. / E.L.C. = 761.347 SQ.MT.	
	TOTAL NON F.A.R. AREA = (A + B + C + D + E + F + G) = 48,414.71 SQ.MT.	
28	TOTAL BUILTUP AREA	1,40,135.19 SQ.MT.
A	TOTAL NON F.A.R. AREA = 48,414.71 SQ.MT.	
B	TOTAL F.A.R. AREA = 84,992.82 SQ.MT.	
C	TOTAL INCENTIVE F.A.R. AREA = 6,727.66 SQ.MT.	
	TOTAL BUILT - UP AREA = (A + B + C) = 1,40,135.19 SQ.MT.	
29	ACCORDING TREE: AS PER G.O. No. OF TREE PER HECTARE OF PLOT AREA = 200 X 22.790/10 / 10,000 = 114.95 SAY 114 Nos. TREES	114 Nos.
	No. OF TREE PROPOSED = 114 Nos. TREES	114 Nos.

SCHEDULE OF PLANTS

S.NO	SYMBOL	BOTANICAL NAME	TYPE
ALONG BOUNDARY WALL			
1		ALSTONIA SCHOLARIS	57 No.S.
2		LAGERSTROEMIA FLOSREGINAE	57 No.S.
		TOTAL = 114 No.S.	

PROJECT :-
GROUP HOUSING AT PLOT No. GH-3/M, PARK TOWN, N.H. 24
VILLAGE - MEHRAULI & SHAHPUR-SAMHETA
PARGANA - DASNA,
TEHSIL & DISTT. - GHAZIABAD.

BUILDERS & PROMOTER :-
M/s UTILITY ESTATES PVT LTD.
G-99 PREET VIHAR, DELHI - 92

DRAWING TITLE :-
SITE PLAN

M/s UTILITY ESTATES PRIVATE LIMITED

ARCHITECTS :
Space Designers International Architects Pvt. Ltd.
6 / 1208, VASUNDHARA, GHAZIABAD
e-mail : spaceid@gmail.com, www.spaceid.in

DRAWN BY	CHECKED BY	SCALE	DATE
		1 : 500	

OWNER SIGNATURE | ARCHITECT SIGNATURE | ORG. No. :- 02

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Contwild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructure
Partner

51/9/96

[illegible] 2nd [illegible] N. 19-2-89/[illegible]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

OFFICE OF THE TREASURY GHAZIABAD 15 JUN 2015 Treasury Officer

उत्तर प्रदेश UTTAR PRADESH

T 837435

For Utility Estates Private Limited
Authorized Signatory/Director

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Parkcity Infrastructu
Partne

Witnesses :

1- Nand Kishor Garg
S/o Shri Ram Prasad Agarwal
5/24, Vaishali, Ghaziabad U.P.

2- Sanjay Kumar S/o Sh. Ram Bhajan
Tehsil Com. Gzb.

DRAFTED BY :-

Drafted By ***SHYAMVIR SINGH ADVOCATE*** {Regn. No. D-1046/2001} Chamber No-71, Tehsil Compound Ghaziabad.Phone Mobile No.9810331874,

137/135 19 JUN 2015

स्टाम्प संख्या.....विक्रय का तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प क्रेता का नाम व पूरा पता.....पार्थो प्रोपेटीज प्रा

.....

स्टाम्प की धनराशि.....1000/-.....

अनिल कुमार कंसल स्टाम्प विक्रेता
लाईसेंस नम्बर 352
लाईसेंस की अवधि 31 मार्च
निवास कमालापुर गाजियाबाद

प्रपत्र प्रस्तुत 3689-2015 पर प्रदत्त
स्टाम्प शुल्क अंकन रू 42149000/-
प्रपत्र पर देय स्टाम्प शुल्क में
समायोजित किया गया।

26/6/15

उप रजिस्ट्रार गाजियाबाद
प्रतिनिधि
कलेक्टर गाजियाबाद
(अन्तर्गत धारा 16 भा० स्टा० अधि०

आज दिनांक **26/06/2015** को

बही सं. **1** जिल्द सं. **13036**

पृष्ठ सं. **343** से **384** पर कमांक **4228**

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक,प्रथम
गाजियाबाद
26/6/2015