

INDIA NON JUDICIAL

IN-UP70597751259117W



Monti Sharm (Advocate)
 Certificate No-03813/19
 Address: 82773, 9873433395
 Tehsil: Ghaziabad
 Date: 09/07/2024
 Certificate Issued Date

Government of Uttar Pradesh

e-Stamp

2114

RAJ KUMAR GUPTA

LICENSE NO 11

TEHSIL, GHAZIABAD

Account Reference	IN-UP70597751259117W
Unique Doc. Reference	20-Feb-2024 10:50 AM
Purchased by	NEWIMPACC (SV)/ up14000304/GHAZIABAD/ UP-GZB
Description of Document	SUBIN-UPUP1400030437004782013997W
Property Description	AU REAL ESTATE SERVICES PVT LTD
Consideration Price (Rs.)	Article 23 Conveyance
First Party	PLOT NO. GH-07 SECTOR-06 ADITYA WORLD CITY GHAZIABAD
Second Party	AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS
Stamp Duty Paid By	AU REAL ESTATE SERVICES PVT LTD
Stamp Duty Amount(Rs.)	AU REAL ESTATE SERVICES PVT LTD
	3,08,00,000 (Three Crore Eight Lakh only)

Verified By

Registration Clerk
Ghaziabad

Locked by

Sub Registrar IV
Ghaziabad

IN-UP70597751259117W

Please write or type below this line

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

RD 0020314927

Statutory Alert:

- The authenticity of this Stamp can be checked by visiting www.upstamps.com using eStamp or by calling 18001020000. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



Brief Particulars of Document

V Code :
Nature of Property : Group Housing Plot
Property Detail : Plot No. GH-07, Sector No. 06,
Aditya World City, Shahpur
Bamhetta, Pargana Dasna, Tehsil &
District Ghaziabad, UP-201002.
Plot Area : 35,727.33 Sq. Mtr.
Status of Road : 45/24 Mtr. Wide Road
Total Circle Rate Valuation : Rs. 17,300/- per Sq.Mtr.
Total Sale Consideration : Rs. 44,00,00,000/-
Stamp Duty : Rs. 3,08,00,000/-
Circle Rate : Rs. 17,300/- per Sq. Mtr. less
rebate as per DM Circle Rate (30%)

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

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

For Agarwal Associates (Promoters) Ltd.
Authorised Signatory

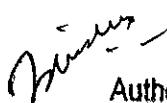
First Party

Vendor

For Agarwal Associates Promoters Consortium Ltd.
Authorised Signatory/Director

Second Party

For AU Real Estate Services Pvt. Ltd.


Authorized Signatory

Third Party
Vendee

आवेदन सं: 202400739015497

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 2114

वर्ष: 2024

प्रतिफल- 440000000 स्टाम्प शुल्क- 30800000 बाजारी मूल्य - 440000000 पंजीकरण शुल्क - 4400000 प्रतिलिपिकरण शुल्क - 100 योग : 4400100

श्री एयू रियल एस्टेट सर्विसेज प्राइवेट लिमिटेड द्वारा
 आशीष अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री ख.बी. बी.अग्रवाल
 व्यवसाय : अन्य
 निवासी: 10 न्यू राजधानी एन्चलैव विकाश मार्ग दिल्ली -110092

—N—

श्री, एयू रियल एस्टेट सर्विसेज प्राइवेट लिमिटेड द्वारा

आशीष अग्रवाल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 20/02/2024

एवं 04:17:48 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

—R—
 राहुल . शुक्ला
 उप निबंधक :सदर चतुर्थ
 गाजियाबाद.
 20/02/2024

सविता . शर्मा
 निबंधक लिपिक
 20/02/2024

प्रिंट करें



SALE DEED

This SALE DEED is executed at Ghaziabad on this 20th Day of February, 2024 by and between :

M/s. Agarwal Associates (Promoters) Limited, a company registered under the Indian Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 17.02.2024, hereinafter referred to as "**AAPL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA2789D);

&

M/s. Agarwal Associates Promoters Consortium Limited, a company registered under the Indian Companies Act, 1956, having its registered office at Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 17.02.2024, hereinafter referred to as "**AAPCL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAICA6265C);

AND

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

First Party

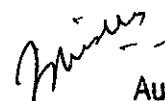
Vendor

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

Second Party

For AU Real Estate Services Pvt. Ltd.



Authorized Signatory

Third Party
Vendee

बही सं: 1

रजिस्ट्रेशन सं: 2114

वर्ष: 2024

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

श्री अग्रवाल एसोसिएट्स (प्रमोटर्स) लिमिटेड के द्वारा प्रहाद
सिंह, पुत्र श्री स्व.नाहर सिंह

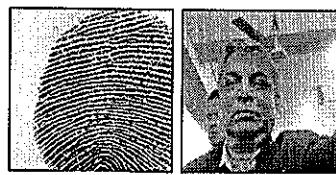


निवासी: 10 न्यू राजधानी एन्क्लैव विकाश मार्ग दिल्ली - 110092

व्यवसाय: अन्य

विक्रेता: 2

श्री अग्रवाल एसोसिएट्स प्रमोटर्स कंसर्टियम लिमिटेड के द्वारा
प्रहाद सिंह, पुत्र श्री स्व.नाहर सिंह



निवासी: 10 न्यू राजधानी एन्क्लैव विकाश मार्ग दिल्ली - 110092

व्यवसाय: अन्य

क्रेता: 1

श्री एयूरियल एस्टेट सर्विसेज प्राइवेट लिमिटेड के द्वारा
अग्रवाल, पुत्र श्री स्व.बी. बी. अग्रवाल



निवासी: 10 न्यू राजधानी एन्क्लैव विकाश मार्ग दिल्ली - 110092

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री रिकू शर्मा, पुत्र श्री बृजेश शर्मा

निवासी: 284 राम नगर गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री अंकित, पुत्र श्री महकार

निवासी: 82 सादत नगर इकला डासना गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल. शुक्ला
उप निबंधक: सदर चतुर्थ
गाजियाबाद
20/02/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार¹
लिए गए हैं।
टिप्पणी:

सविता. शर्मा
निबंधक लिपिक गाजियाबाद
20/02/2024

M/s. AU Real Estate Services Private Limited, a company registered under the Indian Companies Act, 2013, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its authorized signatory, Mr. Ashish Agarwal S/o Late Shri B. B. Agarwal (Aadhar Card No. 788747848263), authorized vide board resolution dated 17.02.2024, hereinafter referred to as "**AU Real**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAYCA0592J);

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

WHEREAS :

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

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

First Party

Vendor

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

Second Party

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

Third Party
Vendee



D. The First Party on its own and through its consortium companies has developed the Integrated Township as per the Policy of State Government of Uttar Pradesh issued vide Government Order bearing no. 2711/8-1-05-34VIVIDH/2003 dated 21-05-2005 and obtained completion certificate from the GDA;

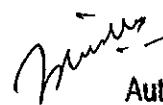
E. The Vendors are jointly owning the Plot No. GH-07, admeasuring 35,727.33 Sq. Mtr. situated at Sector-6, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP-201002, here-in-after referred to as "Said Plot" (As per Site Plan Attached);

F. Boundaries of the Said Plot are as under :

North-East	:	Other Property
South- East	:	45 Meter Road
North-West	:	Other property
South-West	:	24 Meter Road

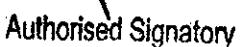
G. The Land of the Said Plot is falling in Khasra Nos. 2276, 2277, 2278, 2279, 2280, 2281, 2283, 2284, 2285, 2286M, 2287, 2289, 2290, 2291, 2292, 2293 and 2295 Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP which came in to the ownership of the Vendor vide following registered Sale Deeds:

For AU Real Estate Services Pvt. Ltd.



Authorized Signatory

For Agarwal Associates (Promoters) Ltd.


Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.


Authorised Signatory/Director

First Party

Vendor

Second Party

Third Party

Vendee



S. No.	Khasra No.	Total Area Under GH-07 (in Sqm.)	Name of Vendor	Sale Deed No.	Sale deed Date
1	2276	1333.38	Agarwal Asociates Promoters Consortium Ltd.	5960	05.07.2006
2	2277	998.19	Agarwal Asociates Promoters Consortium Ltd.	6207	12.07.2006
3	2280	4800.00	Agarwal Asociates Promoters Consortium Ltd.	6152	11.07.2006
4	2281	2850.00	Agarwal Asociates Promoters Consortium Ltd.	6160	11.07.2006
5	2285	517.80	Agarwal Asociates Promoters Consortium Ltd	6117	10.07.2006
6	2286 M	5820.70	Agarwal Asociates Promoters Consortium Ltd	6401 6152 8880	12.11.2007 11.07.2006 14.11.2006
7	2286 M		Agarwal Asociates Promoters Consortium Ltd.	2240 6118 6208 6207	20.03.2006 10.07.2006 12.07.2006 12.07.2006
8	2287	256.71	Agarwal Asociates Promoters Consortium Ltd.	5051	08.06.2006
9	2289	720.28	Agarwal Asociates Promoters Consortium Ltd.	6587	29.07.2006
10	2290	4741.00	Agarwal Asociates Promoters Consortium Ltd.	288 4122	15.01.2007 30.06.2007
11	2291	444.00	Agarwal Asociates Promoters Consortium Ltd.	6404	12.11.2007
12	2292	485.00	Agarwal Asociates Promoters Consortium Ltd.	6404	12.11.2007
13	2295	820.00	Agarwal Asociates Promoters Consortium Ltd.	5051 10008	08.06.2006 26.12.2006
14	2278	161.10	Agarwal Asociates (Promoters) Ltd.	3789	05.06.2015
15	2279	2489.82	Agarwal Asociates (Promoters) Ltd.	2324	13.03.2013
16	2283	1328.75	Agarwal Asociates (Promoters) Ltd.	2324	13.03.2013

For Agarwal Asociates (Promoters) Ltd.

Authorised Signatory

First Party

Vendor

For Agarwal Asociates Promoters Consortium Ltd.

Authorised Signatory/Director

Second Party



Authorized Signatory

Third Party
Vendee



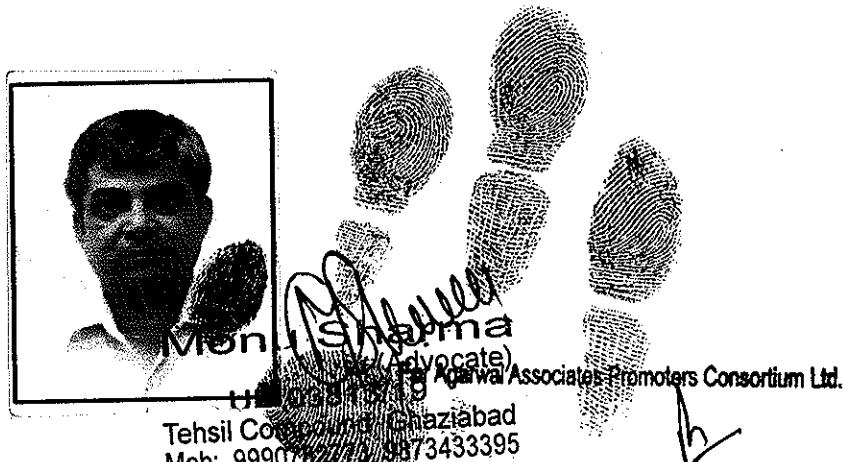
17	2284	2125.51	Agarwal Associates Promoters Ltd.	4858	28.07.2005
18	2290	949.00	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
19	2291	2216.00	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
20	2292	2370.50	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
21	2293	207.20	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
22	2295	92.39	Agarwal Associates (Promoters) Ltd	2324	13.03.2013
		35,727.33	TOTAL		

The Second Party i.e. Agarwal Associates Promoters Consortium Limited (AAPCL) obtained the title of the above said land parcels due to merger of its wholly owned subsidiary companies in the AAPCL vide Orders Dated 21-10-2010 and 30-08-2013 passed by the Hon'ble High Court of Delhi in Company Petition No. 229/2010.

H. The GDA has also issued Completion Certificate in respect of Aditya World City wherein the Said Plot is situated vide its letter bearing no.190/Parvartan Zone-5/2023 dated 29/12/2023;

I. The Vendee has approached the Vendor for purchase of the Said Plot for the purpose of development of Group Housing Project;

J. The Vendee has assured the Vendor that it has technical, professional and financial competence for development and completion of the above said Project in accordance with the applicable policy/ laws/ rules/ regulations/bye-laws; and



First Party

For Agarwal Associates (Promoters) Ltd.

Vendor

Authorised Signatory

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

Second Party Authorised Signatory/Director

Third Party Vendee

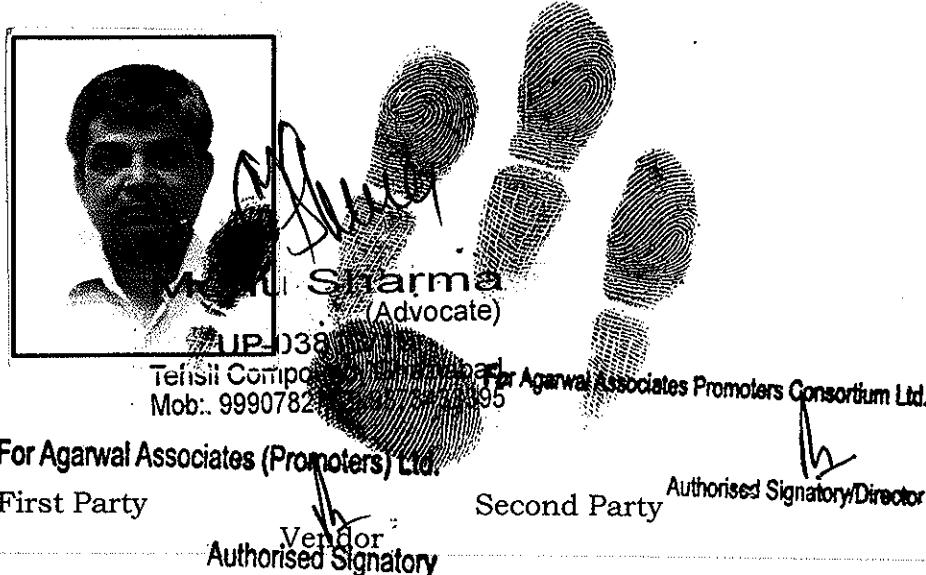


K. Relying upon the representations, warranties, undertakings, indemnities and assurances of the Vendee, the Vendor have agreed to sell the Said Plot in favor of the Vendee and the Vendee has agreed to Purchase the Said Plot on such terms and conditions as contained in this Sale Deed.

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

1. Scope of the Sale Deed and Sale Consideration

- 1.1 The Vendor has the ownership, marketable title and in possession of the Said Plot bearing no. GH-07, admeasuring 35,727.33 Sq. Mtr. situated at Sector-6, Aditya World City, Shahpur Bambhatta, Pargana Dasna, Tehsil & District Ghaziabad, UP and are entitled to sell the Said Plot as per its choice. The Vendor hereby declare that the Said Plot is free from all encumbrances, charges, liens and mortgages.
- 1.2 Relying on the representations, declarations, confirmations, warranties, covenants and undertakings of the Vendee as contained herein, the Vendor hereby sells the Said Plot for a Sale Consideration of **Rs. 44,00,00,000/- (Rupees Forty Four Crore Only)** for construction and development of a Project thereon, in favor of the Vendee upon the terms and condition set forth in this Sale Deed on as is where is basis and the Vendee has purchased the same. The sale consideration will be paid by the Third Party (Vendee) to the First Party and the Second Party in the ratio of their ownership of land as mentioned above explicitly.
- 1.3 The Vendee shall be the absolute owner of the said plot and any such structure, buildings, infrastructure and appurtenants etc. as may be constructed on the said plot by the Vendee.



For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

Third Party
Vendee



2. Payment Terms of Sale Consideration

2.1 The Vendee has made an advance payment of **Rs. 10,00,000/- (Rupees Ten Lac Only)**, being part payment of the Sale Consideration.

2.2 The remaining Sale Consideration of **Rs. 43,90,00,000/- (Rupees Forty Three Crore Ninety Lac Only)** minus applicable TDS, will be paid by the Vendee to the Vendor in 8 equal half yearly installments and first installment will fall due in September, 2024 and last installment will fall due in March, 2028. The above said advance payment of Rs. 10,00,000/- will be adjusted against the installment due. The sale consideration will be paid by the Third Party (Vendee) to the First Party and the Second Party in the ratio of their respective ownership of land.

The Vendee has deducted the amount of applicable TDS of **Rs. 44,00,000/- (Rupees Forty Four Lac Only)** and the Vendee will deposit the same as per Income Tax Act & Rules.

3. Execution of Sale Deed

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

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



For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

First Party

Vendor

For Agarwal Associates Promoters Corporation Ltd.

Authorised Signatory/Director

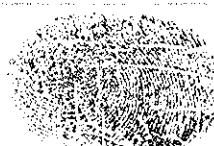
Second Party

UP-03813/19

Tehsil Compound, Ghaziabad

Mob: 9990782773, 9973433395

Third Party
Vendee



Authorized

9 of 20



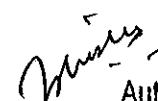
3.3 This Sale Deed is irrevocable and if the Vendee defaults in making payment of the Sale Consideration, the Vendor will have only right to recover the amount of Sale Consideration and will not have any sort of right on the Said Plot.

4. Approval of Maps and Other Approvals

4.1 The Vendor had submitted and has got the building plans/maps approved in its own name from the GDA vide file number/sanction letter number/permit number GDA/BP/23-24/1298 Permit Date 16-02-2024. The Vendor hereby provides its No Objection and Vendee shall have the absolute rights and interests over the said plot, approved layout/ building plans/maps for construction/development of the project on the above said plot in the name of Vendee and shall be free to obtain registration with Uttar Pradesh Real Estate Regulatory Authority as the promoter on the basis of the title, ownership and the approved layout/ Building Plans /maps etc. The Vendee shall have absolute right, interest (including acceptance of booking, collection of monies/ proceeds/ incomes from the land and/or project thereon), obligation in the land and the project thereon as sole promoter. The Vendor shall cooperate at all times (including execution of any related document, if required) for enabling the Vendee to complete the project in its own name and fulfill all its obligations under the Real Estate (Regulation and Development) Act, 2016 and UPRERA Rules made there under.

4.2 The Vendee will be entitled to get its name mutated in the revenue records/municipal records/authority records on the basis of this Sale Deed.

For AU Real Estate Services Pvt. Ltd.


Authorized Signatory

For Agarwal Associates (Promoters) Ltd.


Authorised Signatory

First Party

Vendor

Second Party


Authorised Signatory/Director

Third Party

Vendee



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

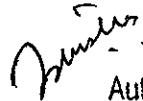
For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

First Party

Vendor

For AU Real Estate Services Pvt. Ltd.


Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

Second Party

Third Party
Vendee



5. Other Covenants

5.1 The Vendee acknowledges that the Vendor will undertake development/construction activities as per its own scheme, discretion and planning in the entire area outside the above said Group Housing Plot and that the Vendee/AOA of Said Project/Allottees of Said Project shall not create any obstruction or raise any objections or make any claims or default in payment of any installment on pretext of any inconvenience, which may be suffered by the Vendee/AOA of Said Project/Allottees of Said Project due to such development/construction or incidental/related activities. Notwithstanding anything contained herein, the Vendor will have the right to effect suitable and necessary alterations in the layout plan of the township and building plans in the township at its own discretion outside the boundary of the Said Plot.

5.2 The Vendee shall pay and bear all property and/or municipal taxes after the date of Sale Deed and up to the date of Sale Deed, such charges will be borne by the Vendor.

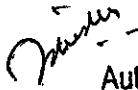
5.3 The Vendee/Allottee(s) of Vendee shall be entitled to obtain electricity connection from Vendor's authorized nominated agency of township or directly from government agency, as the case may be on payment of applicable charges.

5.4 The Vendee will be entitled to get sewer, drainage, other services connection from Vendor/it's nominated agency (at one point) for the said plot, however, usage charges for the same will have to be paid by Vendee/ its allottee(s).

For Agarwal Associates (Promoters) Ltd.


Authorised Signatory

For AU Real Estate Services Pvt. Ltd.


Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.


Authorised Signatory/Director

First Party

Vendor

Second Party

Third Party

Vendee



5.5 The Vendee shall make all arrangement which are necessary for the maintenance of the common areas and services for the Group Housing Plot within the Said Plot and the Vendee will be entitled to charge common area maintenance charges from its Allottee(s)/AOA, however the maintenance of common areas outside the boundary of the Said Plot and within the boundary of the Integrated Township are being carried out by the maintenance agency appointed by the First Party. The Vendee, AOA of the Said Project and Allottees of the Said Project shall be obliged to bear and pay for proportionate maintenance charges for the common areas and services situated outside the boundary of the Said Plot and within the boundary of the Integrated Township as and when the same are demanded by such maintenance agency from the Vendee, AOA of Said Project or Allottees of the Said Project.

6. Miscellaneous Terms

6.1 The Vendee may assign any of its rights, liabilities and obligations under this Sale Deed to any other person/entity, before or after making above said complete sale consideration to the Vendor subject to providing intimation to the Vendor and assignee following all the terms and conditions of this Sale Deed.

6.2 The Vendee will be entitled to obtain project loan/other loans/obtain finance/avail limits etc. from the Banks/Financial Institutions/Others on the basis of security/mortgage of the Said Land/Present Sale Deed/Units to be developed on the Said Land. Further, the allottees of the Vendee will also be entitled to obtain finance from the Banks/Financial Institutions/Others to purchase the units situated on the said plot subject to the condition of Permission of Mortgage provided to them by the Vendee and terms & conditions of the above said approved maps.

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

First Party

Vendor

Second Party

For AU Real Estate Services Pvt. Ltd.

Third Party
Vendee Signatory



6.3 This Sale Deed constitutes and represents the entire understanding between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein only in respect of the said plot.

6.4 No modification, alteration or amendment of this Sale Deed or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing and duly executed and registered by or on behalf of all the Parties.

6.5 In the event of any dispute arising between the parties relating to this Sale Deed or any part thereof, the same shall be referred to a single arbitrator mutually appointed by the Vendor and the Vendee. The arbitration shall be held in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

6.6 If any provision of this Sale Deed shall be held to be illegal, invalid or unenforceable, in whole or in part, under applicable Law, such provision or part thereof shall, to that extent be deemed not to form part of this Sale Deed, and the legality and enforceability of the remainder of this Sale Deed shall not be affected. In the event of the invalidity or unenforceability of any provision of this Sale Deed or any provision is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, the Parties will immediately negotiate in good faith so as to agree and replace one or more provisions with another, which is not prohibited or unenforceable under applicable Law and has, as far as possible, the same legal and commercial effect as that which it replaces.

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

First Party

Vendor

Second Party

Third Party
Vendee



SITE PLAN

N

OTHER PROPERTY

OTHER PROPERTY

GROUP HOUSING-7
AREA = 35727.33 SQM

ENTRY

GREEN BELT

45 M WIDE ROAD

24 M WIDE ROAD

SCALE: - N.T.S.

PROPERTY ADDRESS:-
PLOT GH-7,
SECTOR-06
ADITYA WORLD CITY,
VILLAGE SHANPUR BAMHETTA,
GHAZIABAD,U.P

SELLER:-
For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

PURCHASER:-

For AU Real Estate Services Pvt. Ltd.

Authorized Signatory

17/20



AGARWAL ASSOCIATES (PROMOTERS) LIMITED

CIN: U51909DL1986PLC023729

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

Phones: 011-43432222/43432210

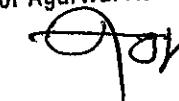
Email: aaplimited1979@gmail.com

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING
OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES (PROMOTERS)
LIMITED HELD ON SATURDAY, 17TH DAY OF FEBRUARY, 2024 AT 3.00 PM
AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW
RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092**

"RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 11,940.27 Sq. Mtr. situated at Plot No.-GH-07, Sector-6, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**Certified True Copy
For Agarwal Associates (Promoters) Limited**

For Agarwal Associates (Promoters) Ltd.



Managing Director
(Uma Agarwal)

Managing Director

DIN: 01206401

18/20



AGARWAL ASSOCIATES PROMOTERS CONSORTIUM LIMITED

CIN: U70102DL2009PLC190557

Regd. Office: Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092
Phones: 011-43432222/43432210
Email: aapcl1979@gmail.com

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE
MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES
PROMOTERS CONSORTIUM LIMITED HELD ON SATURDAY, THE 17TH
DAY OF FEBRUARY, 2024 AT 4.00 P.M. AT THE REGISTERED OFFICE OF
THE COMPANY SITUATED AT BHARAT BHAWAN, 10, NEW RAJDHANI
ENCLAVE, VIKAS MARG, DELHI-110092**

“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land admeasuring 23,787.06 Sq. Mtr. situated at Plot No.- GH-07, Sector- 6, Aditya World City, Ghaziabad, UP-201002, in favour of M/s AU Real Estate Services Private Limited, having its Registered office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company.”

Certified True Copy

For Agarwal Associates Promoters Consortium Limited

Agarwal Associates Promoters Consortium Ltd.

**Authorised Signatory/Director
(Uma Agarwal)
Director
DIN: 01206401**

10/2

19/20



AU REAL ESTATE SERVICES PRIVATE LIMITED

CIN: U70109DL2022PTC408405

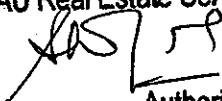
Regd. Office: Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092
Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

**CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN
THE MEETING OF THE BOARD OF DIRECTORS OF M/S AU REAL
ESTATE SERVICES PRIVATE LIMITED HELD ON SATURDAY, 17TH
FEBRUARY, 2024 AT 9.00 AM AT THE REGISTERED OFFICE
SITUATED AT BHARAT BHAWAN 10, NEW RAJDHANI ENCLAVE,
VIKAS MARG, DELHI-110092**

“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Ashish Agarwal (Aadhar No.7887 4784 8263) S/o Late Shri Bharat Bhushan Agarwal to sign & execute sale deed for purchase of land admeasuring 35,727.33 Sq. Mtr. situated at Plot No.-GH-07, Sector-6, Aditya World City, Ghaziabad, UP-201002 from M/s Agarwal Associates (Promoters) Limited, having its Registered Office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 & M/s Agarwal Associates Promoters Consortium Limited, having its Registered Office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company.”

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

For AU Real Estate Services Pvt. Ltd.



Authorized Signatory

(Shilona Agarwal)

Director

DIN: 01514794

20/20

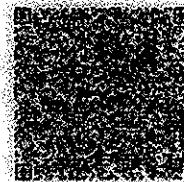




भारत सरकार
UNION IDENTIFICATION AUTHORITY OF INDIA

आशीष अग्रवाल
Ashish Agarwal

जन्म वर्ष / Year of Birth : 1981
पुरुष / Male



7387 4784 8263

आधार — आप आपकी का आधिकार



भारत सरकार
UNION IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: भारत भूषण अग्रवाल, मकान
संख्या 10, विकास मार्ग, भारत भवन, नई
राजधानी एनक्लैव, शकर पुर बारामद,
शाकरपुर, पूर्व दिल्ली, गांधी नगर, दिल्ली,
110092

Address: S/O: Bharat Bhushan
Agarwal, House No 10, Vikas
Marg, Bharat Bhawan, New
Rajghat Enclave, Shakarpur
Baramad, Shakarpur, East Delhi,
Gandhi Nagar, Delhi, 110092



1847
1800 180 1847
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1847
Bengaluru-560 001



आयकर विभाग

INCOME TAX DEPARTMENT

ASHISH AGARWAL

BHARAT BHUSHAN AGARWAL

15/10/1981

Permanent Account Number
ADJPA9710B

Signature



भारत सरकार
GOVT. OF INDIA



21052011



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

Signed & Delivered By the First Party/Vendor
For Agarwal Associates (Promoters) Ltd.

Authorised Signatory Authorised Signatory

Signed & Delivered By the Second Party/Vendor
For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory Authorised Signatory/Director

Signed & Delivered By the Third Party/Vendee

For AU Real Estate Services Pvt. Ltd.

Authorised Signatory Authorised Signatory

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For AU Real Estate Services Pvt. Ltd.

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

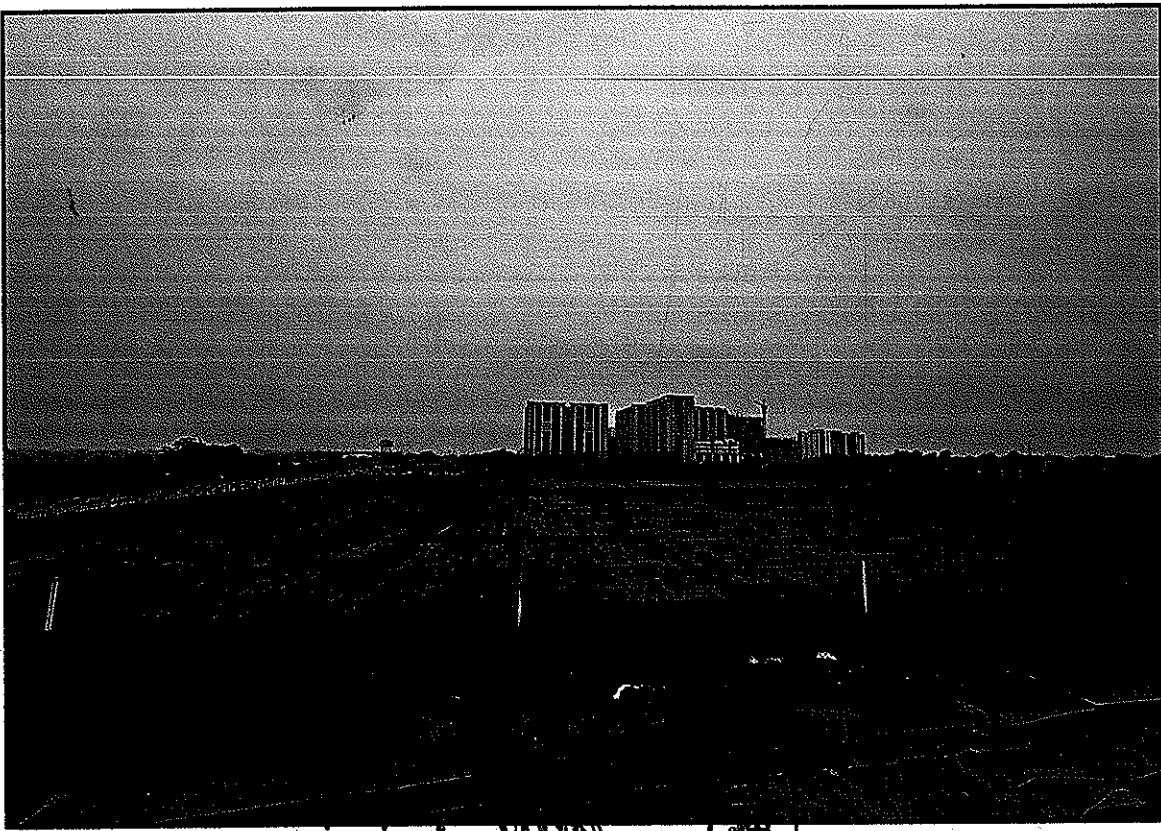
Authorised Signatory/Director

First Party

Vendor

Second Party

Third Party
Vendee

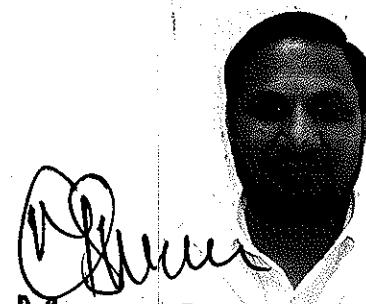


Monu
Sharma

(Advocate)

UP-03813/19

Tehsil Compound, Ghaziabad
Mob.: 9990782773, 9873433395



Monu Sharma

(Advocate)

UP-03813/19

Tehsil Compound, Ghaziabad
Mob.: 9990782773, 9873433395

Witnesses :

1. Mr. Ankit S/o Shri Mahkar, 82 Sadat Nagar, Ikla, Dasna, Ghaziabad, UP 201001.



2. Mr. Rinku Sharma S/o Brijesh Sharma, H No. 284, Ram Nagar, Ghaziabad, UP 201001.



For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

First Party

Vendor

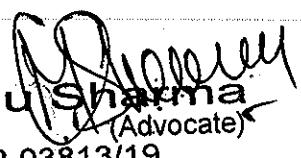
Second Party

or AU Real Estate Services Pvt. Ltd.

Third Party

Vendee

Authorized Signatory


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

16 of 20

आवेदन सं: 202400739015497

बही संख्या 1 जिल्द संख्या 42980 के पृष्ठ 225 से 264 तक क्रमांक 2114 पर दिनांक 20/02/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल . शुक्ला
उप निबंधक : सदर चतुर्थ
गाजियाबाद
20/02/2024



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर चतुर्थ गाजियाबाद क्रम 2024139007226

आवेदन संख्या : 202400739015497

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-02-20 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशीष अग्रवाल

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 440000000 / 440000000.00

1. रजिस्ट्रीकरण शुल्क 4400000

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दार के अधिग्रामणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 4400100

शुल्क वसूल करने का दिनांक 2024-02-20 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्राप्ताण पत्र वापस करने के लिए तैयार होगा 2024-02-20 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिवेशक चतुर्थ
संस्कारित
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर