

**SALE DEED**

This Sale Deed is made and executed at Ghaziabad on this 07<sup>th</sup> day of June 2017.

**BY**

**M/S SAWHNEY BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at A-18, Sector-6, Noida, U.P.-201301 through its authorised representative **Shri AHESAN KHAN** S/o Rashid Khan, duly authorized to sign and execute this Deed by virtue of Board Resolution dated 01-06-2017 in this regard (hereinafter called the "**VENDOR/SELLER**", which expression shall mean and include their heirs and legal representatives of the **First Part**)

**IN FAVOR OF**

**M/S SARVPRIYA SECURITIES PVT. LTD.** having its registered office at 1102, 1102, Tower A, Signature Towers, South City 1, Gurgaon-122001, through its authorised representative **Shri ASHOK KUMAR**, duly authorized to sign and execute this Deed by virtue of Board Resolutions dated 24-05-2017 in this regard (hereinafter referred to as "**VENDEE/PURCHASER**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the **Second Part**.)

**WITH**

**M/S SYNDICATE BANK** having its registered office at Manipal south canera dist, Karnataka, 576104 and its concerned branches at Hauz Khas, New Delhi, through its authorised officer **Shri P.U.V.K.H Prasad**, duly authorized to sign and execute this Agreement by virtue of Board Resolutions/ Power of Attorney dated 11/02/2016 in this regard, (hereinafter referred to as "**CONFIRMING PARTY/BANK**" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns of the **Third Part**)

For SAWHNEY BUILDERS PVT LTD.

Ashok Kumar  
Sign.

For Sarvpriya Securities Private Ltd.

Director / Authorized Signatory

राष्ट्रीय सिडिकेट बँक/For SYNDICATE BANK

सहायक महाप्रबन्धक/Asstt. General Manager  
शेज खास, नई दिल्ली/Hauz Khas, New Delhi-110016

विक्रय पत्र

252,000,000.00 / 252,000,000.00

20,000.00 80 20,080.00 24

प्रतिफल मालियत  
श्री मै. सर्वप्रिय सिक्यूरिटीज प्रा लि द्वारा अशोक कुमार AABCS5479F  
पुत्र श्री जगदीश प्रसाद

व्यवसाय अन्य

निवासी स्थायी 1102 टावर-ए सिग्नेचर टावर साउथ सिटी-1 गुडगांव  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 7/6/2017 समय 5:03PM  
वजे निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*BK*

प्रभारी

उप निबन्धक (चतुर्थ)

गाजियाबाद

7/6/2017

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

क्रेता

श्री मै. साहनी बिल्डर्स प्रा लि द्वारा अहसान खान  
AAACCS1409C  
पुत्र श्री राशिद खान *[Signature]*  
पेशा अन्य  
निवासी ए-18 से-6 नोएडा

श्री मै. सर्वप्रिय सिक्यूरिटीज प्रा लि द्वारा अशोक कुमार  
AABCS5479F  
पुत्र श्री जगदीश प्रसाद *[Signature]*  
पेशा अन्य  
निवासी 1102 टावर-ए सिग्नेचर टावर साउथ सिटी-1  
गुडगांव

श्री मै. सिंडिकेट बैंक द्वारा पी यू वी के एच प्रसाद  
AACCS4699E  
पुत्र श्री रवी पी बी भास्करराम  
पेशा अन्य  
निवासी हौजखास नई दिल्ली-110016



**WHEREAS** the Vendor is the recorded absolute owner of and in possession of Commercial Complex consisting of Freehold Land & Building at **PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P** by virtue of Sale Deed dated 23.07.2006 executed in its favour by Ghaziabad Development Authority (hereinafter referred to as "Property") which is bounded as under:

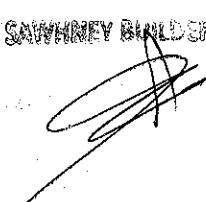
NORTH	5.30 M ROAD
SOUTH	12.00 MT WD ROAD
EAST	BLOCK I
WEST	12.00 MT WD ROAD

**WHEREAS** the Vendor had taken Term loan facility from the Confirming Party/Syndicate Bank through its branch situated at Hauz Khas, New Delhi and the said Property was mortgaged with the Bank as security. There were defaults in repayment of the amounts, the account of the Vendor was classified as NPA and the Bank had invoked the provisions of SARFAESI Act in respect of the Property and taken symbolic/ formal possession thereof.

**AND WHEREAS** the Vendee had evinced its interest to purchase the Property for a total value of Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) and accordingly the Vendor had submitted an One Time Settlement proposal (Hereinafter "OTS") dated 05.09.2016 along with Consent Letter of the Vendee, which was sanctioned vide communication dated 26.09.2016. That the payment of OTS amount was made by the Vendee for and on behalf of the Vendor in terms of the Sanction Letter and its extension to the Bank and no dues certificate has been issued by the Bank on 23.05.2017.

**AND WHEREAS** the Bank has also entered into a Tripartite Private Treaty dated 25.05.2017 with the Vendor and Vendee, the Vendee has given its consent vide Consent Letter dated 25.05.2017 to the transfer of the Property and in terms thereof Bank has already issued Sale Certificate dated 25.05.2017 of the Property in favour of the Vendee and it has been decided to execute the present Sale Deed to record the transfer.

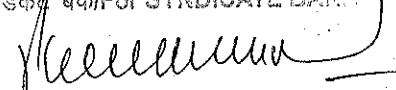
For SAWHNEY BUILDERS PVT. LTD.

  
Rakesh Sawhney

For Sarvpriya Securities Private Ltd.

  
Director / Authorized Signatory

For SYNDICATE BANK

  
सहायक महाप्रबन्धक/Asstt. General Manager  
रोज खास, नई दिल्ली/Hauz Khas, New Delhi-11

ने निष्पादन स्वीकार किया ।

जिनकी पहचान अतुल कुमार मोदी Ad-C  
अरुण कुमार मोदी

पेशा अन्य

निवासी 564 हाता वेला हरैया गोरखपुर

व ओमपाल सिंह V-ID  
चम्पत सिंह

पेशा अन्य

निवासी 6 गांधीनगर गाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

*Skull  
modi*

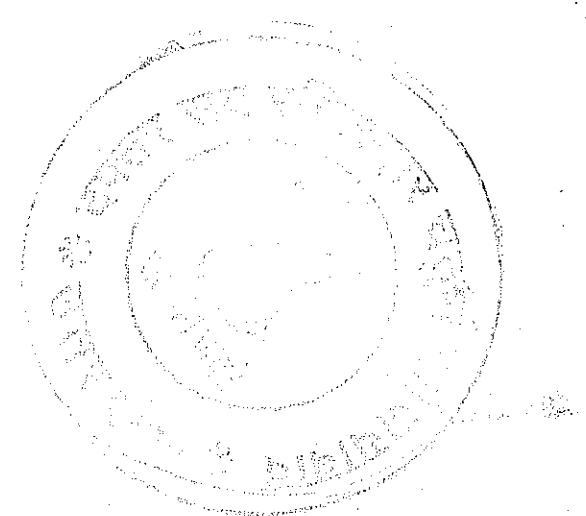


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*BK,*

प्रभारी  
उप निबन्धक (चतुर्थ)  
गाजियाबाद

7/6/2017



**AND WHEREAS** the Vendor with Bank as Confirming Party has thus sold and the Vendee purchased the said Property being Land & Building at **PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P.**

**THEREFORE IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

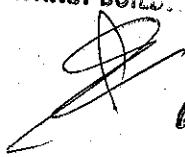
1. That the Vendor and Confirming Party sold and transferred all their rights, title and interest in respect of the said Property consisting of Land & Building together with all rights in superstructure and all rights of easements and other rights appurtenant to the said Land & Building to the Vendee herein absolutely and forever.
2. That the consideration for the sale of the said land admeasuring 2281.45 SQ MTR along with superstructure existing therein has been fixed at Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) which is the total sale consideration for the present Sale Deed.
3. That the total entire agreed sale consideration of Rs. 25,20,00,000/- (Rupees Twenty Five Crores Twenty Lacs only) has already been paid by the Vendee to the Vendor for payment (including TDS) to the Confirming Party/ Bank towards the OTS proposal of the Vendor for which Confirming Party/bank has issued a sale certificate dated 25-05-2017 in the following mode and manner:

S. No.	In favor of	Date
1.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 275152	25-08-2016
2.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 281629	07-10-2016
3.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 075477	14-03-2017
4.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000226	17-05-2017
5.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000228	17-05-2017
6.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000230	17-05-2017
7.	Syndicate Bank A/c-Sawhney Builder, D.D. No. 000965, 000578	17-03-2017

4. That the Vendor and Confirming Party confirm and acknowledge the receipt of the aforesaid amounts and in the aforesaid mode and manner, the total agreed consideration towards the Sale Deed has thus already been paid and the Vendor and Confirming Party confirm that no further or other amounts are payable by the Vendee to the Vendor or the Confirming Party.

For Satyapriya Securities Private Ltd.

FOR SAWHNEY BUIL.



70.

Director / Authorized Signatory

For Satyapriya Securities Private Ltd./for SYNDICATE BANK

सहायक महाप्रबन्धक/Asstt. General Manager

पर्सनल खास, नई दिल्ली/Hauz Khas, New Delhi-110016



## विक्रेता

Registration No.: 8886

Year : 2,017

Book No. : 1

0101 मै. साहनी बिल्डर्स प्रा लि द्वारा अहसान खान AAACS1409

राशिद खान

ए-18 से-6 नोएडा

अन्य

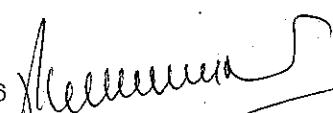


0102 मै. सिंडिकेट बैंक द्वारा पी यू बी के एच प्रसाद AACCS4699

स्व पी बी भास्करराव

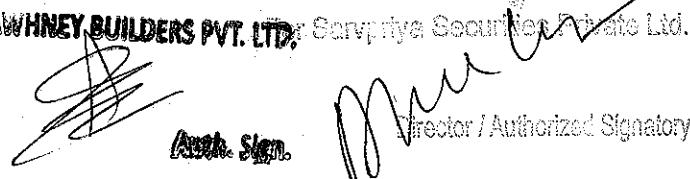
हौजखास नई दिल्ली-110016

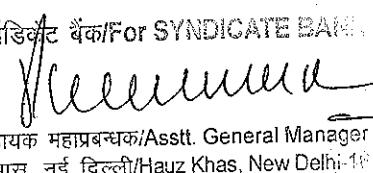
अन्य



5. That the Vendor and Confirming Party have represented that there were certain litigations in respect of the Property and all the said litigations have been settled/ withdrawn/ closed and now there is no pending litigation/ claim/ demand whatsoever in respect of the Property.
6. That the Property was mortgaged with the Bank and there were litigation related thereto and the said mortgage has been redeemed and litigation stands closed in terms of the fulfillment of OTS which fact has also been confirmed by the Vendor and Confirming Party.
7. That apart from the aforesaid the said Property hereby sold to the Vendee is free from all encumbrances and all defects of title and is not the subject matter of any mortgage, lien, charges and attachment by any authority, disputes or litigations of any kind whether existing or apprehended and in case any of the said assurances is discovered to be incorrect, then the Vendor shall be liable to make good all the losses, damages and cost of the Vendee and shall keep it fully indemnified in this regard.
8. That the Vendor unequivocally declares and affirms that during the period that they had rights over the subject Property no transfer of the said rights was effected to any other party and that no encumbrance, lien, mortgage, was created over the said Property by them except in favour of the Confirming Party/Bank which also stands discharged.
9. That the Vendor declares that there is no demand/ claim from Ghaziabad Development Authority and/ or any other revenue, taxation or other authority and in case any demand in respect of any transactions relating to the period prior to execution of this Deed, the same shall be met by the Vendor and it shall keep the Vendee fully indemnified in this regard.
10. That the Vendor and Confirming Party have handed over the vacant and peaceful actual physical possession of the Land along with super structures free from all occupants either authorized or unauthorized to the Vendee.

For SAWHNEY BUILDERS PVT. LTD. Sarvpraya Securities Private Ltd.

  
Ashok Singh  
Director / Authorized Signatory

सिंडिकेट बैंक/For SYNDICATE BANK  
  
सहायक महाप्रबन्धक/Asstt. General Manager  
रोज खास, नई दिल्ली/Hauz Khas, New Delhi-110016



क्रेता

Registration No. : 8886

Year : 2,017

Book No. : 1

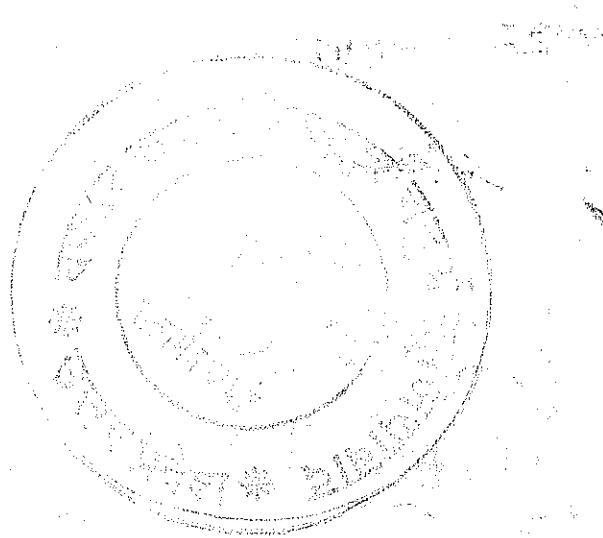
0201 मै. सर्वप्रिय सिक्यूरिटीज प्रा लि द्वारा अशोक कुमार AABCS54

जगदीश प्रसाद

1102 टावर-ए सिनेचर टावर साउथ सिटी-1 गुडगांव

अन्य

*Murli*



11. That the Vendor and Confirming Party have sold the said Property absolutely to the vendee, hence relinquish all its rights, titles, interest in the Property. That neither the Vendor or Confirming Party nor anyone claiming through them are left with any rights, title or interest in the said Property whatsoever. The Vendee has now become the exclusive owner in possession of the said Land and is entitled to deal with the same in any manner deemed fit by it.
12. That the Vendor and Confirming Party undertake to perform every act, deed, matters and things necessary for transferring the title in the name of Vendee in the relevant records as the absolute owner. That the Vendor and Confirming Party further undertake to appear before Ghaziabad Development Authority or any other authority/ person for grant of permission/ extension/ sanction for construction etc. on the Property.
13. That the Vendee shall be entitled to have the said Land mutated in the revenue and the other governmental records in its name on the strength of this sale deed or its certified copy and no further no objection certificate of any kind shall be required from the Vendor or Confirming Party nor it will be necessary for the Vendor or Confirming Party to be present in the office of the concerned authorities and the said mutation can be obtained in the absence of the Vendor.
14. That the Vendor and Confirming Party have executed this Sale Deed after fully going through and understanding the same and accepting the same to be correct.
15. That in case the Vendee requires any other documents to be executed by the Vendor and Confirming Party to further perfect the title of the Vendee or for any other purposes, the Vendor and Confirming Party shall execute and/ or register the same at the cost of the Vendee.
16. That all costs of stamping and registration of this sale deed have been borne by the Vendee.

For Sarvpriya Securities Private Ltd.

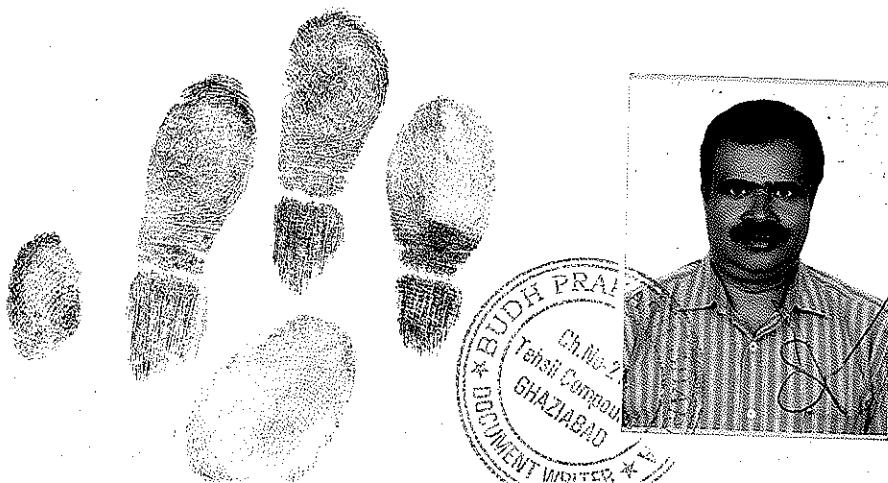
रिंडेक्ट बैंक/For SYNDICATE BANK

For SAWHNEY BUILDERS PVT. LTD.

Director / Authorized Signatory

सहायक महाप्रबन्धक/Asst. General Manager  
गैज़ खास, नई दिल्ली/Hauz Khas, New Delhi-110016

Auth. Sign.



## गवाह

Registration No.: 8886

Year : 2017

Book No. : 1

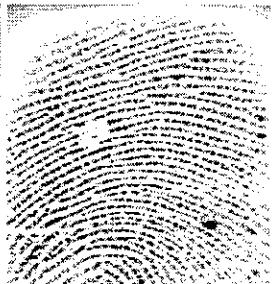
W1 अतुल कुमार मोदी Ad-C

अरुण कुमार मोदी

564 हाता वेला हरैया गोरखपुर

अन्य

~~Skull model~~



W2 ओमपाल सिंह V-ID

चम्पत सिंह

6 गांधीनगर गाबाद

अन्य



17. The Vendor represents to indemnify and keep indemnified the Vendee against all losses, charges, costs and expenses that may be occurred or suffered on account by the Vendor in case any representation under the present Deed are found to be false.

**Area of the said premises**

Total Land Area - 2281 Sq. Meter

Covered Area - 910 Sq. Meter

Carpet Area every floor - 455 Sq. Meter

Open Area - 1371 Sq. Meter

**Valuation of the said premises as per circle rate:-**

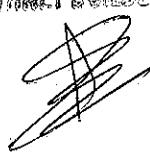
Govt. Circle Rate is Rs. 1,08,000/- P.S.M. Ground Floor & 40% Rebate for First Floor & 50% Rebate for Second Floor, Third Floor, Fourth Floor & Basement.

Or

Open Land Area Calculated on Govt. Circle Rate is Rs. 71,000/- P.S.M.

Above said property is not a Mall, that property is semi-finished & Stamp Duty paid on carpet area according to given the provision of Govt. Circle rate.

For SAWHNEY BUILDERS PVT. LTD. For Sarvpriva Securities Private Ltd.

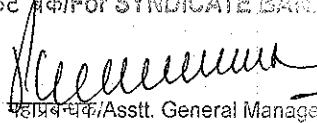


Auth. Sign.

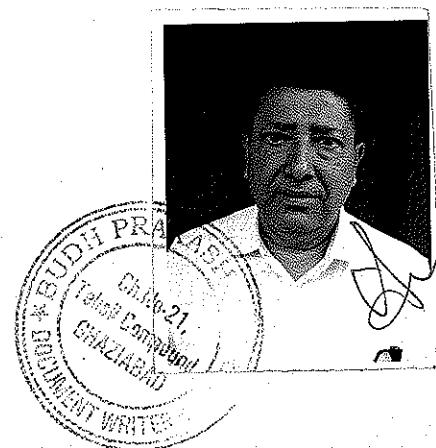


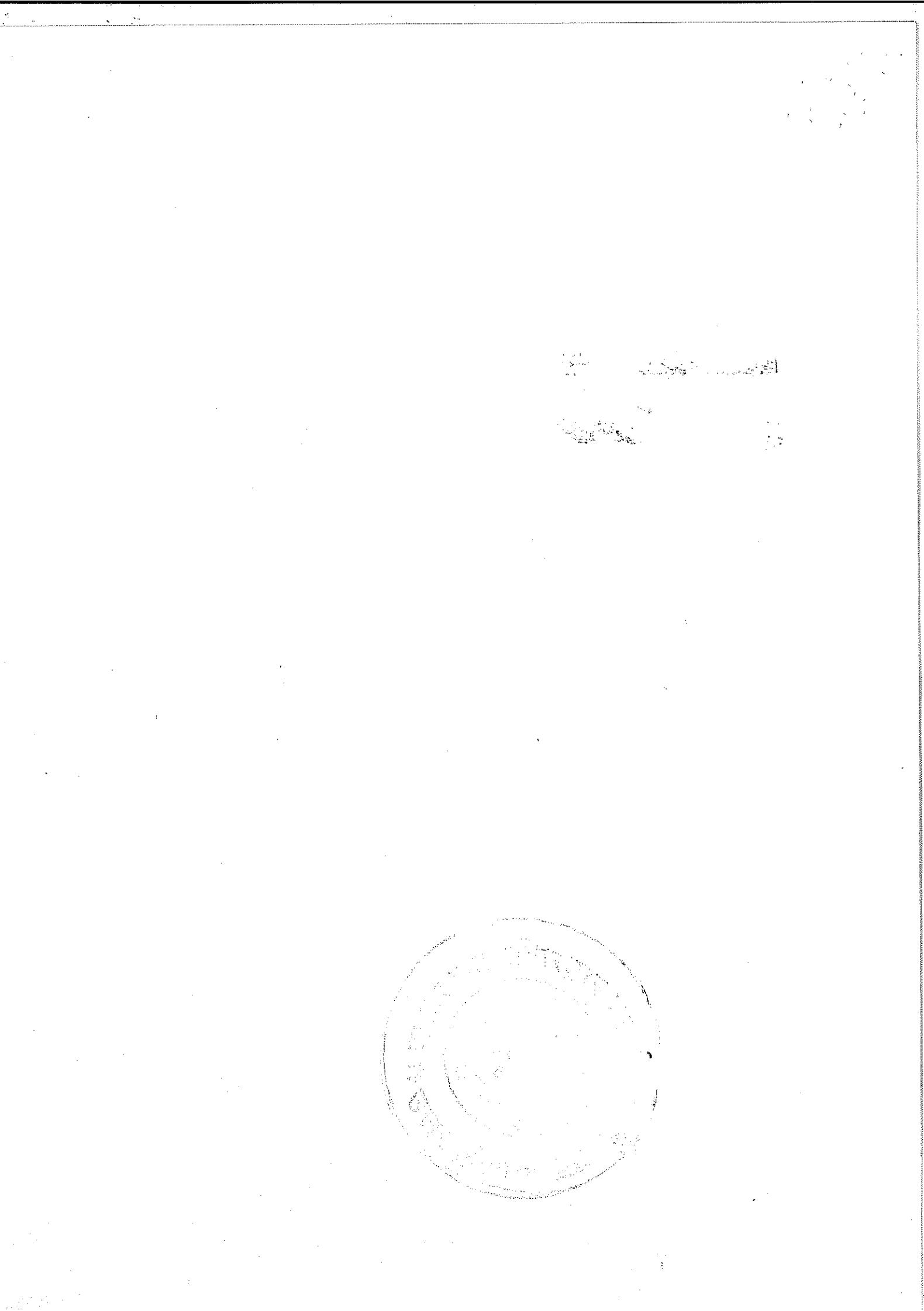
Director / Authorized Signatory

For SYNDICATE BANK



सहायक महाप्रबन्धक/Asstt. General Manager  
मेज खास, नई दिल्ली/Hauz Khas, New Delhi-110016





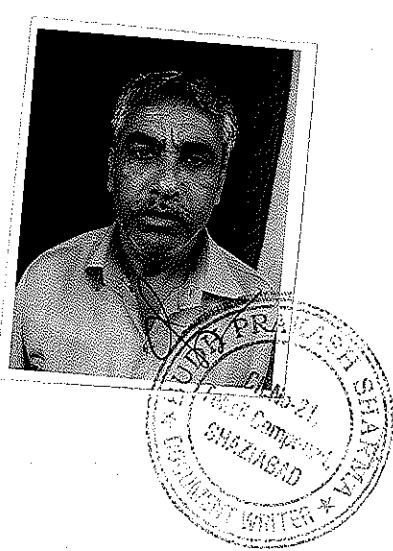
In Witness of the above, the parties hereto have set their hands to this sale deed on the day, month and year first above written in the presence of the witnesses.

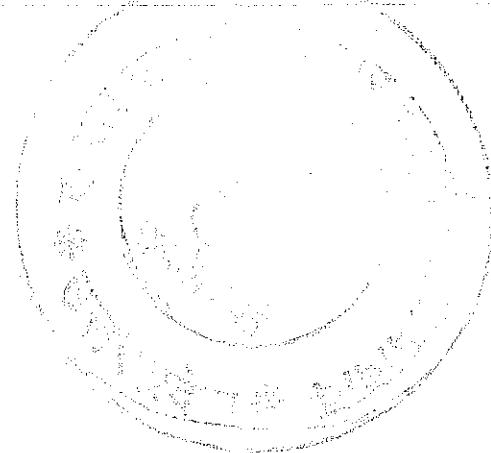
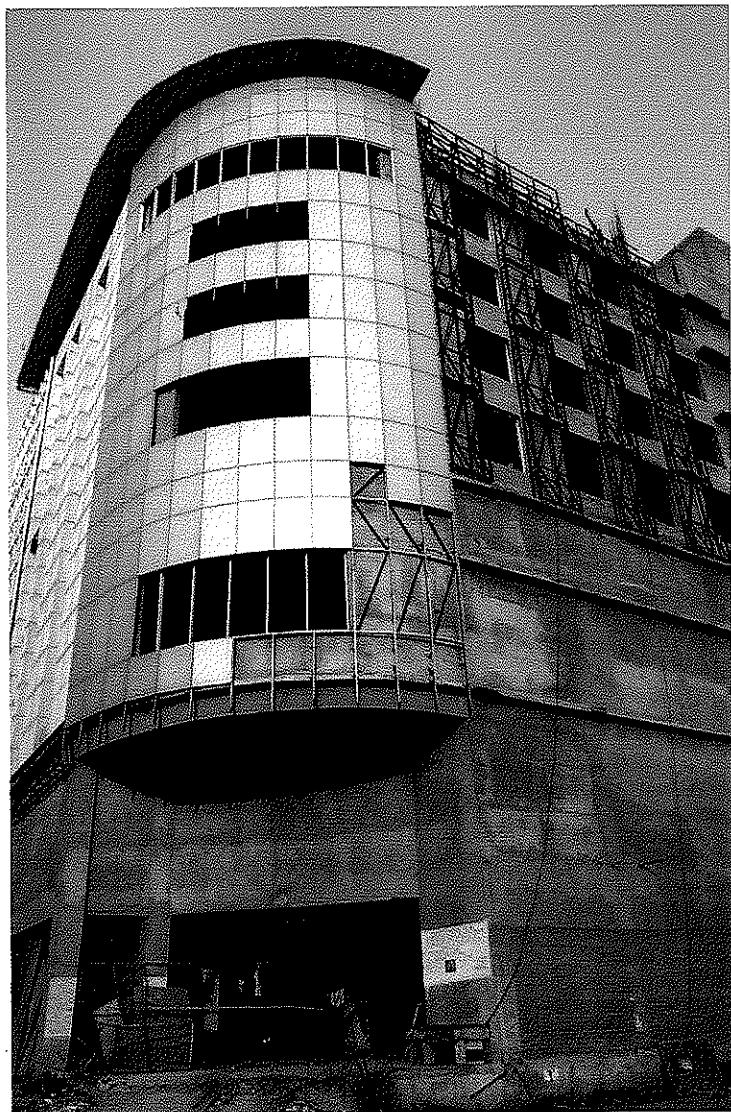
FIRST PARTY/ VENDOR	SECOND PARTY/ VENDEE	THIRD PARTY/ CONFIRMING PARTY
<b>M/S SAWHNEY BUILDERS PVT. LTD.</b>	<b>M/S SARVPRIYA SECURITIES PVT. LTD.</b>	<b>M/S SYNDICATE BANK</b>
For SAWHNEY BUILDERS PVT LTD.	For Sarvpriya Securities Private Ltd.	For Syndicate Bank

**WITNESSES:**

1.

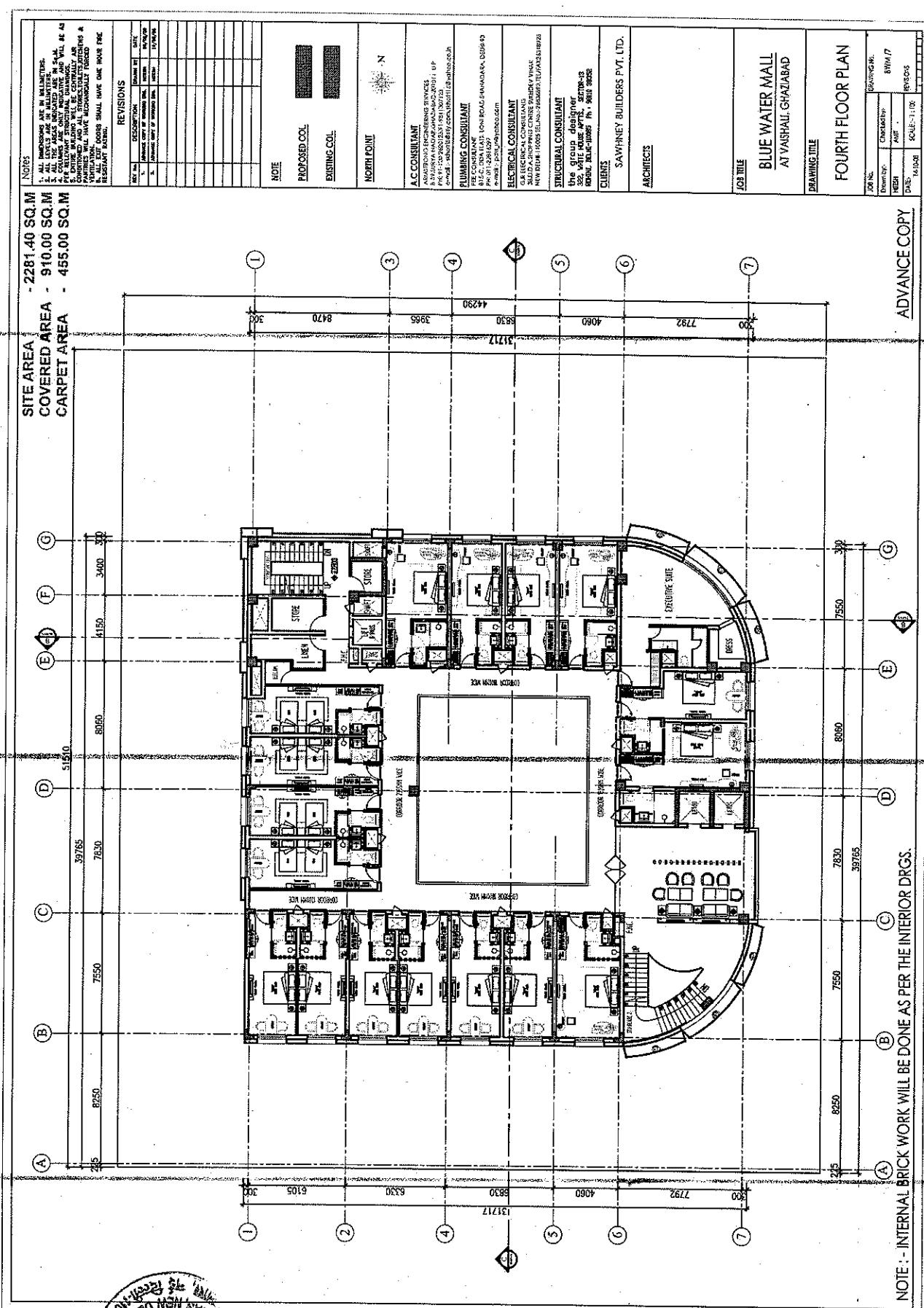
21

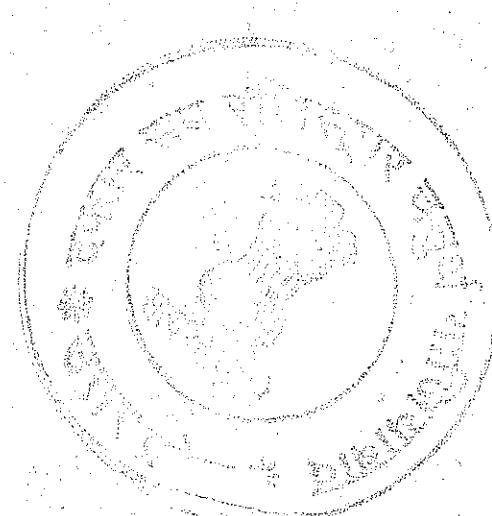








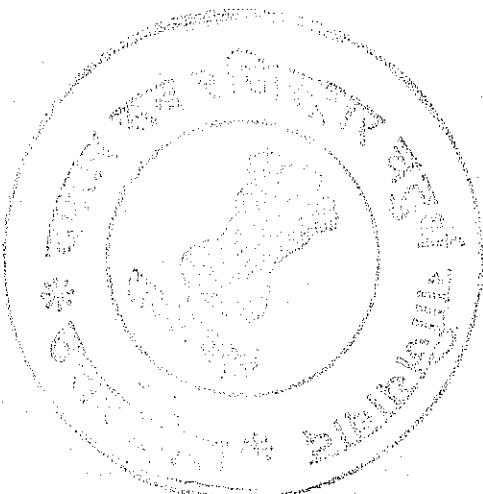












**Notes:**

SITE AREA - 2281.40 SQ.M  
COVERED AREA - 910.00 SQ.M  
CARPET AREA - 455.00 SQ.M

1. ALL DIMENSIONS ARE IN METRES.  
2. ALL LEVELS ARE IN BALCONIES.  
3. THE AREAS INDICATED ARE IN SCALED DRAWINGS.  
4. FOR RECENT STRUCTURAL DRAWINGS, REFER TO THE DRAWINGS OF THE PREVIOUS EDITION.  
5. ALL MEETINGS ARE IN BALCONIES.  
6. ALL EXTERIOR DOORS SHALL HAVE ONE HOUR FIRE RESISTANT LAMINAS.

**REVISION S**

REV.	REVISION DATE	REVISION BY	REVISION NO.
1	10/01/2010	MODARCH	101
2	10/01/2010	MODARCH	102
3	10/01/2010	MODARCH	103
4	10/01/2010	MODARCH	104
5	10/01/2010	MODARCH	105
6	10/01/2010	MODARCH	106
7	10/01/2010	MODARCH	107

**NORTH POINT**

**ACC. CONSULTANT**  
ABHISHEK ENGINEERING SERVICES  
102, 1ST FLOOR, 100 FEET ROAD, KALKAJI, NEW DELHI-110016  
PHONE: 011-26522222, 011-26522223  
E-MAIL: abhishek@abhishekengg.com

**PLUMBING CONSULTANT**  
RCC PLUMBING & SANITARY  
102, 1ST FLOOR, 100 FEET ROAD, KALKAJI, NEW DELHI-110016  
PHONE: 011-26522222

**ELECTRICAL CONSULTANT**  
GALVANICAL CONSULTANTS  
302, 1ST FLOOR, 100 FEET ROAD, KALKAJI, NEW DELHI-110016  
PHONE: 011-26522222

**STRUCTURAL CONSULTANT**  
THE GROUP DESIGNER  
302, WHITE GATE, MINTS, SECTOR-12A  
KALKAJI, NEW DELHI-110016  
PHONE: 011-26522222

**CLIENTS**  
SAWHNEY BUILDERS PVT. LTD.

**ARCHITECTS**  
**modarch**

**JOINTS**

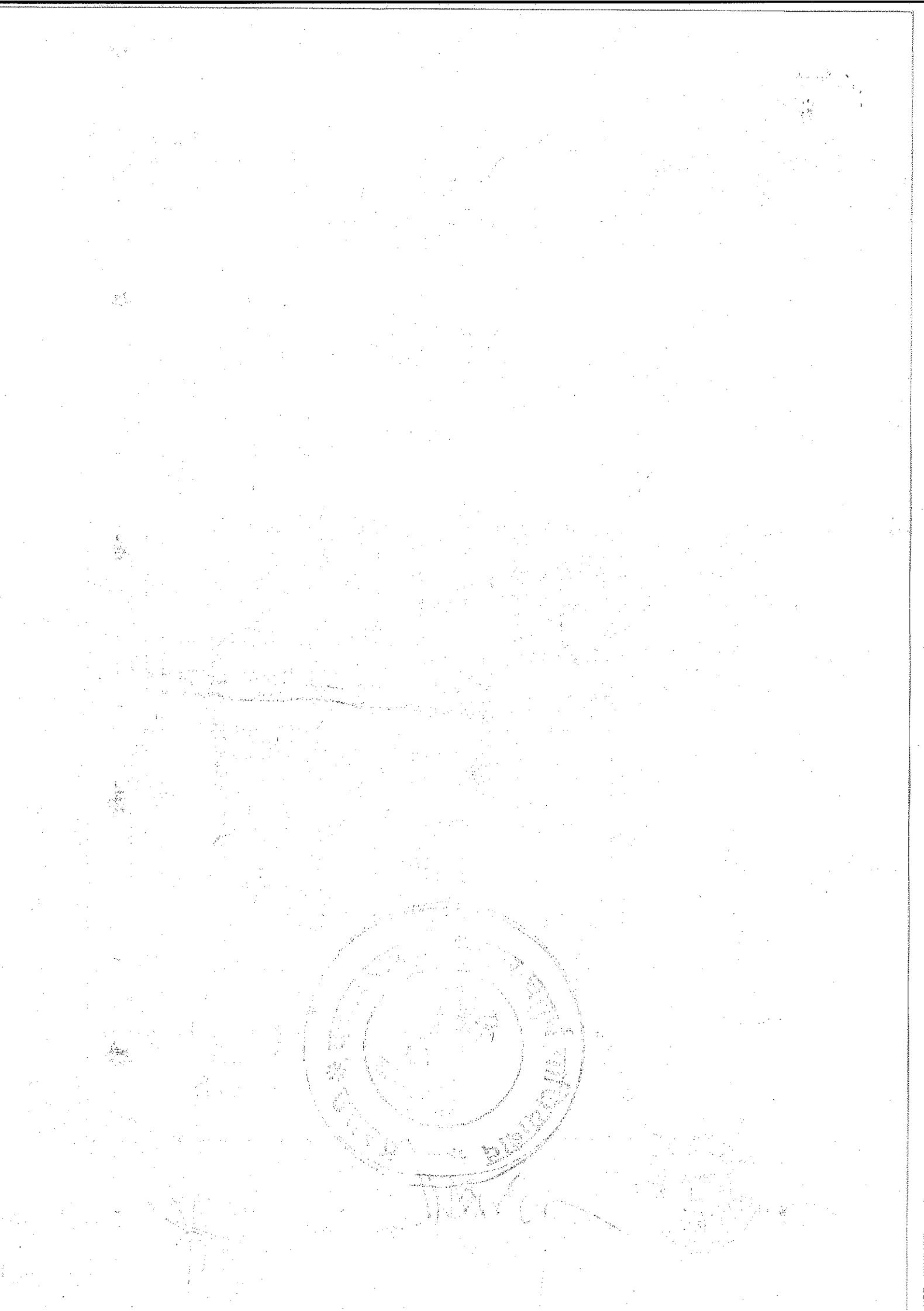
**BLUE WATER MALL**  
AT VASHALI, GHAZIABAD

**DRAWING TIME**

**FIRST FLOOR PLAN**

**GFC**





**Site Area:** 295140 SQ.FT. **Concretes:** 410000 CUBIC YARDS **Crane:** 650 Tons

**Revisions:**

Rev.	Date	Comments
1	10/1/19	Initial site plan
2	10/1/19	Updated site plan
3	10/1/19	Final site plan

**Project Components:**

- ACCOMMODATION
- ARCHITECTURE
- BLUE WATER WALL
- BRIDGE
- CONCRETE
- CRANE
- DRILLING
- FOUNDATION
- GENERAL CONTRACTOR
- HAZARDOUS WASTE
- LANDSCAPE
- LIGHTING
- MECHANICAL
- PLUMBING
- STRUCTURAL
- TOPOGRAPHY
- WATER
- WATERWALL

**Architect:** **Architectural**

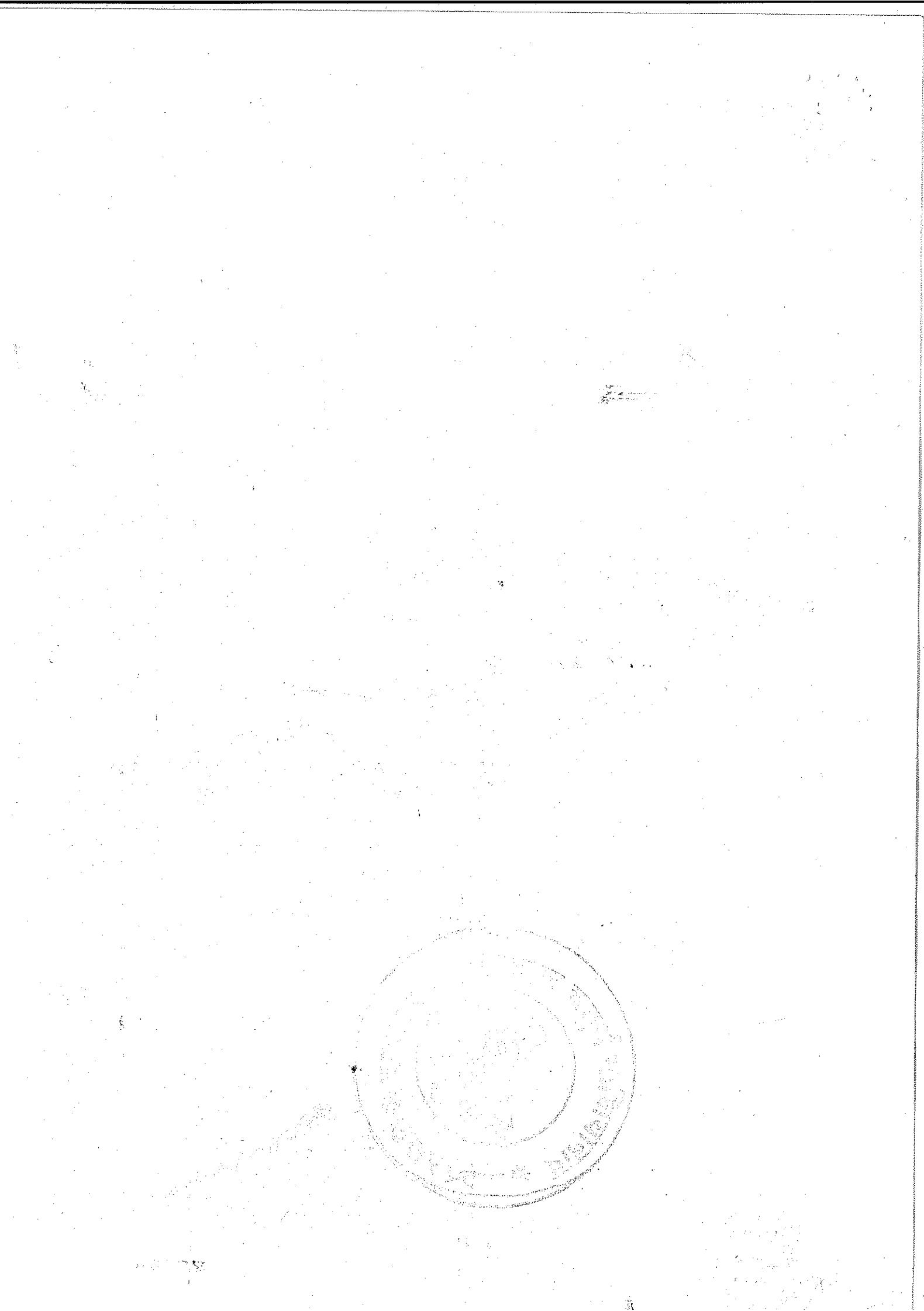
**Client:** **Blue Water Wall**

**Consultants:**

- ACCOMMODATION
- ARCHITECTURE
- BLUE WATER WALL
- BRIDGE
- CONCRETE
- CRANE
- DRILLING
- FOUNDATION
- GENERAL CONTRACTOR
- HAZARDOUS WASTE
- LANDSCAPE
- LIGHTING
- MECHANICAL
- PLUMBING
- STRUCTURAL
- TOPOGRAPHY
- WATER
- WATERWALL

**Coordinates:**

Point	X	Y
001	1000	1000
002	1500	1000
003	1000	1500
004	1500	1500
005	2000	1000
006	2500	1000
007	2000	1500
008	2500	1500
009	3000	1000
010	3500	1000
011	3000	1500
012	3500	1500
013	4000	1000
014	4500	1000
015	4000	1500
016	4500	1500
017	5000	1000
018	5500	1000
019	5000	1500
020	5500	1500
021	6000	1000
022	6500	1000
023	6000	1500
024	6500	1500
025	7000	1000
026	7500	1000
027	7000	1500
028	7500	1500
029	8000	1000
030	8500	1000
031	8000	1500
032	8500	1500
033	9000	1000
034	9500	1000
035	9000	1500
036	9500	1500
037	10000	1000
038	10500	1000
039	10000	1500
040	10500	1500
041	11000	1000
042	11500	1000
043	11000	1500
044	11500	1500
045	12000	1000
046	12500	1000
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164	41500	1500
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169	43000	1000
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359	90000	1500
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361	91000	1000
362	91500	1000
363	91000	1500
364	91500	1500
365	92000	1000
366	92500	1000
367	92000	1500
368	92500	1500





BK



BB

**POSSESSION LETTER**

I, Ahescu khau, Authorized Representative of **M/S SAWHNEY BUILDERS PVT. LTD.** a company incorporated under the Companies Act, 1956 having its registered office at A-18, Sector-6, Noida, U.P.-201301 with **M/S SYNDICATE BANK** having its registered office at Manipal south canera dist, Karnataka, 576104 and its concerned branches at Hauz Khas, New Delhi, through its authorised officer Shri P.U.V.K.H Prasad have handed over the physical vacant possession of possession of 1 Property being Land & Building at **PLOT NO. 6, (ADMEASURING 2281.45 SQ MTR, SECTOR 3, VAISHALI, DIST GHAZIABAD (U.P.).VAISHALI DISTT. GHAZIABAD. U.P.** to **M/S SARVPRIYA SECURITIES PVT. LTD.** having its registered office at 1102, 1102, Tower A, Signature Towers, South City 1, Gurgaon – 122001, as per the terms and conditions of the Sale Deed dated 07/06/17 executed between the parties in the presence of witnesses.

<b>FIRST PARTY/ VENDOR</b>	<b>SECOND PARTY/ VENDEE</b>	<b>THIRD PARTY/ CONFIRMING PARTY</b>
<b>M/S SAWHNEY BUILDERS PVT. LTD.</b>  <i>For SAWHNEY BUILDERS PVT LTD</i>	<b>M/S SARVPRIYA SECURITIES PVT. LTD.</b>  <i>For Sarvpriya Securities Private Ltd.</i>	<b>M/S SYNDICATE BANK</b>  <i>At Hauz Khas Branch of SYNDICATE BANK</i>
<b>AUTHORISED SIGNATORY</b>	<b>AUTHORISED SIGNATORY</b>	<b>AUTHORISED OFFICER</b>

**WITNESSES:**

1.

*Atul Kumar Modi*

Atul Kumar Modi  
S/o - Arun Kumar Modi  
W2 - 103, 2nd floor, Khaipur  
New Delhi - 110048.

2.

*Om Prakash Sharma*



आज दिनांक 07/06/2017 को

बही सं. 1 जिल्द सं. 33519

पृष्ठ सं. 239 से 262 पर क्रमांक 8886

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

BK

प्रभारी

उप निबन्धक (चतुर्थ)

गाजियाबाद

7/6/2017

