



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP10524193522510S
Certificate Issued Date : 20-Oct-2020 06:12 PM
Account Reference : NEWIMPACC (SV)/ up14070804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407080414888423030981S
Purchased by : KIRTIMAAN CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO C2, PALM DRIVE, BEARING PART OF KHASRA NO 1218M,1219M,1228M,1229 AT VILL NOOR NAGAR GZB
Consideration Price (Rs.) :
First Party : ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED
Second Party : KIRTIMAAN CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : KIRTIMAAN CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 40,737
(Forty Thousand Seven Hundred And Thirty Seven only)



Verified By
Kirtimaan
P. C. Sudarshan
Ghaziabad

LOCKED BY
S. R. Ind
Ghaziabad

Please write or type below this line

For ASM Management Consultants Pvt. Ltd.

Ar Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Fulash Kumar

Auth. Signatory

SR 0011729287

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App render it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



KIRITMAAN CONSTRUCTIONS PVT. LTD.

Auth. Signature

001155217

KIRITIMAN CONSTRUCTIONS PVT. LTD.

10th Floor

001120173



GHAN SHYAM SINGH

Advocate

D/54/92 Tehsil Compound GZR

त्रिलोक चन्द शर्मा

लाइसेन्स नं 59

तहसील कम्पाउन्ड गाजियाबाद



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP10358767473362S
Certificate Issued Date : 19-Oct-2020 01:34 PM
Account Reference : NEWIMPACC (SV)/ up14070804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407080414272123624728S
Purchased by : KIRTIMAAN CONSTRUCTIONS PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO C2, BEARING OF KHASRA NO 1218M, 1219M, 1228M, 1229 VILLAGE NOOR NAGAR GZB
Consideration Price (Rs.) :
First Party : ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED
Second Party : KIRTIMAAN CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : KIRTIMAAN CONSTRUCTIONS PVT LTD
Stamp Duty Amount(Rs.) : 5,08,263
(Five Lakh Eight Thousand Two Hundred And Sixty Three only)



Verified By

Wineet Kumar
C. Sadar II &
Ghaziabad

LOCKED BY

S.R. Tind
Ghaziabad

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For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory

SR 0011729273

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3. In case of any discrepancy please inform the Competent Authority.

SALE DEED

SCHEDULE OF PROPERTY

1. Nature of Property	: Commercial Plot
2. Details of Property	: Plot No. C2, Palm Drive, bearing part of Khasra No. 1218M, 1219M, 1228M & 1229 at Village Noor Nagar, Ghaziabad
3. Measurement of Plot Area	: 242.03 Sq.mts
4. Status of Road	: 12/30 Mtrs Road
5. Circle Rate	: Rs. 30,000/-
6. Value of the Plot with Circle Rate	: Rs. 72,60,900/-
7. Park Facing (8%)	: Rs. Nil
8. Two Side Open / Corner (8%)	: Rs. 5,80,872/-
9. Total Consideration Value /Market Value	: Rs. 78,41,772/-
10. Stamp Duty Paid (7%)	: Rs. 5,49,000/-
11. TDS (0.75%)	: Rs. 58,813/-

DESCRIPTION OF THE PROPERTY

Commercial Plot No. **C2**, PALM DRIVE, admeasuring **242.03** Square Meter falling in the developed colony "Palm Drive", Village Noor Nagar, Tehsil and District Ghaziabad, Uttar Pradesh known as Raj Nagar Extension, Ghaziabad and bounded by:

North East	: 30 Meter Wide Road
North West	: Proposed 24 Meter Wide Road
South East	: 12 Meter Wide Road
South West	: Plot No. 22

The above said plot is 2 KM away from Main Ghaziabad-Meerut Road.

For ASM Management Consultants Pvt. Ltd.

Ap Sharm

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Parish Kumar

Auth. Signatory

आवेदन सं०: 202000739071030

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8242

वर्ष: 2020

प्रतिफल- 7841772 स्टाम्प शुल्क- 549000 बाजारी मूल्य - 7841772 पंजीकरण शुल्क - 78420 प्रतिलिपिकरण शुल्क - 120 योग : 78540

श्री मैसर्स कीर्तिमान कन्सट्रक्शन्स प्रा०लि० द्वारा
राकेश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री हरी राम
व्यवसाय : अन्य
निवासी: एस०सी०-233, एसएफ ब्लॉक सी, शास्त्री नगर जिला गाजियाबाद

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श्री, मैसर्स कीर्तिमान कन्सट्रक्शन्स प्रा०लि० द्वारा

राकेश कुमार अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/10/2020
एवं 11:56:33 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा मविनकुमार एस०
उप निबंधक :सदर द्वितीय
गाजियाबाद
22/10/2020

विनीत कुमार -
निबंधक लिपिक

SALE DEED

THIS SALE DEED (the "**Deed**") is made and executed on this 21st day of October, 2020 at Ghaziabad, Uttar Pradesh

BETWEEN

M/s. ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED, a company incorporated under provisions of the Companies Act, 1956, (**PAN: AAGCA2028M & CIN: U74140DL2005PTC139576**), having its Registered Office at 91, Meena Apartment Patparganj, Delhi, 110092 represented by its authorized signatory Mr. Gajendra Pal Sharma (Aadhar No. 438778271674 and Mobile No. 9818946647) S/o Late Mr. Ramrich Pal Sharma R/o Flat No. 47, Ground Floor, Shakti Khand-I, Indirapuram, Ghaziabad (UP) appointed through Board's Resolution dated 13th December 2019, (hereinafter referred to as "**VENDOR**" which expression, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors - in - interest, and assigns), of the FIRST PART.

AND

M/s. KIRTIMAAN CONSTRUCTIONS PRIVATE LIMITED, a company duly registered under the provisions of the (*Indian*) Companies Act, 1956, (**PAN: AABCK9818P, CIN : U74899DL2001PTC109354**) having its Registered Office at F. No. 749, Pocket E, Mayur Vihar Phase-II, New Delhi-110091 through authorized signatory **Mr. Rakesh Kumar** (Aadhar No. 881990675864 and Mobile No. 8851131426) S/o Mr. Hari Ram R/o SC-233, Second Floor, Block C Shastri Nagar, Ghaziabad, appointed through Board's Resolution dated 20.10.2020, hereinafter referred to as "**VENDEE**" which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in- interest and assign(s), of the SECOND PART.

(Vendor and Vendee are individually referred to as a "**Party**" and collectively the "**Parties**").

For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory

वही सं०: 1

रजिस्ट्रेशन सं०: 8242

वर्ष: 2020

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

श्री मैसर्स एसएसएम मैनेजमेन्ट कन्सलटेन्ट्स प्रा०लि० के
द्वारा गजेन्द्रपाल शर्मा, पुत्र श्री स्व० रामरिछपाल शर्मा
निवासी: फ्लैट नं०-47, भूतल, शक्ति खण्ड 1, इन्दिरापुरम
जिला गाजियाबाद
व्यवसाय: अन्य
क्रेता: 1



श्री मैसर्स कीर्तिमान कन्सल्टन्स प्रा०लि० के द्वारा राकेश
कुमार, पुत्र श्री हरी राम
निवासी: एस०सी०-233, एसएफ ब्लॉक सी, शास्त्री नगर
जिला गाजियाबाद
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री प्रिंस कुमार शर्मा, पुत्र श्री हरी प्रकाश शर्मा
निवासी: 47, भूतल, शक्ति खण्ड 1, इन्दिरापुरम जिला
गाजियाबाद
व्यवसाय: अन्य
पहचानकर्ता: 2



श्री दीपक शर्मा, पुत्र श्री आई०एस० शर्मा
निवासी: ग्राम फफूडा जिला मेरठ
व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्री दीपक कुमार एस०
उप निबंधक, सदर द्वितीय
गाजियाबाद

चिनीत कुमार -
निबंधक लिपिक



W H E R E A S:

1. The Vendor represents and warrants that:

a. The Vendor has purchased agricultural land measuring 18819.91 sq. mtrs. falling under Khasra No. 1218M, 1219M, 1228M, and 1229 situated at Village Noor Nagar, Tehsil and District Ghaziabad, Uttar Pradesh, in several parcels by virtue of following 14 (Fourteen) Sale deeds:

- (i) Sale deed dated 01.06.2012, executed by Smt. Prakash W/o Mr. Ratan Singh, in respect of land measuring 108.69 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 6776, Bahi No. 1, Zild No. 5902 at Page 25 to 70 in the office of Sub-Registrar-II, Ghaziabad;
- (ii) Sale deed dated 07.06.2012, executed by Shri Rani Shakti Roller Flour Mills Private Limited, in respect of land measuring 3313 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 6991, Bahi No. 1, Zild No. 5918 at Page 235 to 390 in the office of Sub-Registrar-II, Ghaziabad;
- (iii) Sale deed dated 07.06.2012, executed by Shri Rani Shakti Roller Flour Mills Private Limited, in respect of land measuring 6280 sq. mtrs., comprising under Khasra No. 1229, duly registered at Sr. No. 6992, Bahi No. 1, Zild No. 5918 at Page 391 to 646 in the office of Sub-Registrar-II, Ghaziabad;
- (iv) Sale deed dated 12.06.2012, executed by Carnation Projects Private Limited, in respect of land measuring 895 sq. mtrs., comprising under Khasra No. 1218 and land measuring 885 sq. mtrs. comprising under Khasra No. 1219, duly registered at Sr. No. 7143, Bahi No. 1, Zild No. 5931 at Page 255 to 350 in the office of Sub-Registrar-II, Ghaziabad;
- (v) Sale deed dated 12.06.2012, executed by Carnation Projects Private Limited, in respect of land measuring 2208.3 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 7145, Bahi No. 1, Zild No. 5932 at Page 01 to 105

For ASM Management Consultants Pvt. Ltd.

Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Prakash Kumar

Auth. Signatory

in the office of Sub-Registrar-II, Ghaziabad;

- (vi) Sale deed dated 12.06.2012, executed by Carnation Projects Private Limited, in respect of land measuring 2208.3 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 7148, Bahi No. 1, Zild No. 5932 at Page 190 to 314 in the office of Sub-Registrar-II, Ghaziabad;
- (vii) Sale deed dated 12.06.2012, executed by Carnation Projects Private Limited, in respect of land measuring 2208.3 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 7149, Bahi No. 1, Zild No. 5932 at Page 315 to 440 in the office of Sub-Registrar-II, Ghaziabad;
- (viii) Sale deed dated 11.03.2013, executed by Smt. Amita W/o Ravi Kant, in respect of land measuring 128.20 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 3973, Bahi No. 1, Zild No. 6875 at Page 313 to 368 in the office of Sub-Registrar-II, Ghaziabad;
- (ix) Sale deed dated 04.02.2013, executed by Smt. Sunita Sharma W/o Mr. Gajendra Pal Sharma, in respect of land measuring 63.96 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 1957, Bahi No. 1, Zild No. 6743 at Page 261 to 296 in the office of Sub-Registrar-II, Ghaziabad;
- (x) Sale deed dated 04.02.2013, executed by Mr. Sunil Kumar Sharma S/o Late Mr. Ramesh Chand Sharma, in respect of land measuring 96.15 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 1982, Bahi No. 1, Zild No. 6746 at Page 1 to 42 in the office of Sub-Registrar-II, Ghaziabad;
- (xi) Sale deed dated 04.02.2013, executed by Mr. Devendra Kumar Sharma S/o Mr. Kalyan Dutt Hiteshi, in respect of land measuring 117.05 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 1983, Bahi No. 1, Zild No. 6746 at Page 43 to 92 in the office of Sub-Registrar-II, Ghaziabad;

For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory



GHAN SHYAM SINGH
Advocate

D/54/92 Tehsil Compound GZR



GHAN SHYAM SINGH

D/54/92 Tehsil Compound GZR



- (xii) Sale deed dated 04.02.2013, executed by Mr. Subodh Kumar Sharma S/o Late Mr. Ramesh Chand Sharma, in respect of land measuring 96.15 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 1984, Bahi No. 1, Zild No. 6746 at Page 93 to 134 in the office of Sub-Registrar-II, Ghaziabad;
- (xiii) Sale deed dated 11.03.2013, executed by Mr. Ravi Kant S/o Mr. Hiranman, in respect of land measuring 83.61 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 3969, Bahi No. 1, Zild No. 6875 at Page 143 to 178 in the office of Sub-Registrar-II, Ghaziabad; and
- (xiv) Sale deed dated 11.03.2013, executed by Mr. Ramesh Chand Verma S/o Late Mr. Harish Chand Verma and Mrs. Shashi Verma W/o Mr. Ramesh Chand Verma, in respect of land measuring 128.20 sq. mtrs., comprising under Khasra No. 1228, duly registered at Sr. No. 3972, Bahi No. 1, Zild No. 6875 at Page 257 to 312 in the office of Sub-Registrar-II, Ghaziabad.
- b. Subsequently, the Vendor got declaration of the aforesaid land, as mentioned in Para 1 above, vide orders dated 19.03.2008 and 29.03.2014, from SDM, Ghaziabad from agriculture to non-agriculture as per provisions of Section 143 of the UP Zamindari Abolition and Land Reforms Act, 1950.
- c. Thereafter, the Vendor obtained sanction of lay-out plan from Ghaziabad Development Authority, (hereinafter referred to as "GDA"), vide its **letter bearing No. 221/एमपी०/जोन-१/२०२०-२१ dated 31.07.2020**, in respect of land totaling to 18,772.00 sq. mts., comprising under Khasra No 1218M, 1219M, 1228M, 1229, falling in Village Noor Nagar, Ghaziabad, U.P. (hereinafter referred to as "**Project Land**").
- d. Thereafter, pursuant to the aforesaid sanction of layout plan, the Vendor is developing a Plotted Township, namely "Palm Drive", and obtained registration under the provisions of UP RERA

For ASM Management Consultants Pvt. Ltd.

G S Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory

bearing registration number **UPRERAPRJ516928**.

- e. The Vendor had mortgaged the Project Land in favour of Catalyst Trusteeship Limited, a NBFC company, having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right) Paud Road, Pune-411038 vide mortgage deed dated 20.11.2019, registered at Sr. No. 14461 in the office of Sub-Registrar-II, Ghaziabad. The Vendor has obtained a No Objection Certificate/ No dues dated **19.10.2020** from M/s Catalyst Trusteeship Limited (the mortgagee) in its favour in respect of the SALE of Said Plot being part of the Project Land certifying that M/s Catalyst Trusteeship Limited has left with no lien or charge on the Said Plot and the same has stood free from mortgage.
2. On the basis of the Vendor representation and warranties made in respect of Said Plot and the development so far taken by the Vendor therein, and to fulfill its understanding/ obligations for complete development of Said Plot, as stipulated herein, the Vendee had agreed to purchase a Commercial Plot bearing No. **C2** measuring **242.03** sq. mtr. (hereinafter referred to as "**Said Plot**"), as have been carved by the Vendor in the Said Plot, and more fully described in the schedule given hereunder, to the Vendee, and the Vendee has agreed to purchase the same for a total consideration of **Rs. 78,41,772** (Rupees Seventy Lakhs Forty One Thousand Seven Hundred Seventy Two Only) (hereinafter referred to as "**Said Consideration**"). The Said Consideration is payable by the Vendee to the Vendor, and the Vendor hereby admits and acknowledges the receipt of the same before the Sub-Registrar-II, Ghaziabad, and nothing remains outstanding on account of the agreed consideration.
3. The Vendor hereby solemnly declares, assure and represent to the Vendee in respect of the Said Plot, as under:
- a. The Vendor is well and sufficiently entitled to sell the Said Plot and no one besides the Vendor has any interest, right, title or claim of any kind in any of the same;
- b. There is no Encumbrances, lien, charge, mortgage, pledge of any nature whatsoever;

For ASM Management Consultants Pvt. Ltd.

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Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Jeetesh Kumar

Auth. Signatory

- c. The Vendor holds unimpeachable and marketable title and power to convey, transfer, alienate and sell the Said Plot;
 - d. The Said Plot is not under any litigation or dispute before any court, forum or any authority nor is there any threat of any litigation in respect thereof;
 - e. The Said Plot is not subject to any *lis-pendens*, or any court decree or attachment, either before or after judgment, acquisition, notices or proceedings etc. and is also free of any right, allotment or agreement in favour of any person(s);
 - f. The Vendor has not entered into any agreement to sell or arrangement with any person(s), or entered into any collaboration agreement with any developer in respect of the Said Plot;
 - g. There is no order of attachment by the Income Tax Authorities or any other authorities under any law for the time being in force and no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, has been received, served or passed by the statutory authority for the acquisition or requisition of Said Plot or any part thereof; and
 - h. There is no prior agreement, understanding or commitment for sale, oral or written, in respect of Said Plot other than with respect to the sale of same with the Vendee or the Vendor has disposed of or transferred of the Said Plot in favour of any other person or person(s) in any manner including exchange.
4. Relying on the representations/ understanding made by the Vendor, the Vendee has agreed to purchase the Said Plot and has paid the entire sale consideration in this respect thereof. Accordingly, this Deed is executed by the Vendor to transfer and convey absolute title along with peaceful, actual vacant and physical possession of the Said Plot in favour of the Vendee.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. "**Sanction Plan**" shall mean all "Development Plan", "Service Plan", "Layout Plan" and "Building Plans" required for the development of

For ASM Management Consultants Pvt. Ltd.

G Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory

Project Land and construction and Completion of the Development/buildings prepared in accordance with and sanctioned/approved by GDA as per its Applicable Laws, bye-laws and regulations.

2. SALE

- 2.1 The Vendor hereby irrevocably transfers, conveys and sells to the Vendee and Vendee hereby acquires, purchases and receives from the Vendor, all the freehold title rights, Claims and interests in the Said Plot, namely, a Commercial plot bearing No. **C2** measuring **242.03** sq. mtr., in the Said Project.
- 2.2 Subject to realization of payment (as stated in Clause 3 herein below), Vendor doth hereby grant unto and in favour of Vendee full, free, unrestricted, uninterrupted, irrevocable, absolute, unfettered and exclusive rights in respect of Said Plot along with undivided rights in the Project Land, a site plan of the same is annexed hereto and marked as "**Annexure A**", by utilization and consumption thereon at its sole discretion and as it deems fit together with the benefits of the procured Approvals.

3. CONSIDERATION

- 3.1 The Vendor has transferred, conveyed and sold the Said Plot, as explained above, to the Vendee for a Sale Consideration of **Rs. 78,41,772/-** (Rupees Seventy Eight Lakh Forty One Thousand Seven Hundred Seventy Two Only), which has been received by the Vendor from the Vendee prior to execution of this sale deed, as full and final settlement for transfer of the Said Plot. The Vendor hereby confirms, admits and acknowledges the receipt of the agreed sale consideration from the Vendee, in consideration whereof, the Said Plot, being part of the Said Project, are being transferred, conveyed and sold by the Vendor in favour of the Vendee, absolutely and forever, and with the it's covenants to fulfill its responsibilities and obligations, as mentioned in this Deed.
- 3.2 The Vendee has paid an amount of **Rs. 20,00,000/-** (Rupees

For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTI MAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory

Twenty Lakh Only) and deduction of TDS (0.75%) i.e. Rs. 58,813/- out of the agreed Consideration, prior to execution of this Deed and the balance Consideration is being paid by the Vendee to the Vendor, through installment as under:

Sr. No	Cheque No.	Bank Name	Amount (In Rs.)
1	By RTGS	ICICI Bank, Sector 30, NOIDA	20,00,000
2	By TDS	-do-	58,813
3	By Cheque No. 000209	-do-	50,00,000
4	By Cheque No. 000210	-do-	7,82,959
	Total		78,41,772

- 3.3 The Vendor covenants with the Vendee that the Vendor has been enjoying and peacefully holding the Said Plot without any interruption, objection, interference or impediments from any person(s) whomsoever at any time and as such the Vendor has absolute rights, title, claim and interest in the same.
- 3.4 The Vendor further covenants with the Vendee that the Vendee shall be entitled to use, enjoy, sell or transfer in any manner, with or without building, and without any interruption on interference of any nature whatsoever from the Vendor or from any person(s) claiming under Vendor and shall be entitled to develop and build the same as per sanction of building plan.

4. WARRANTIES OF VENDOR

The Vendor hereby covenants represent, agrees, declares and undertakes that the Said Plot:

- is free from all financial Encumbrances, liens of any nature whatsoever; and
- is not the subject matter of any security, mortgage, charge, surety or guarantee;
- There is no impediment whatsoever in its way to transfer, convey and sell the Said Plot and further assures and undertakes that it has the absolute, exclusive and lawful right to transfer, convey and sell the same to the Vendee; and

For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Poolesh Kumar

Auth. Signatory

- (d) The Vendee or its subsequent transferee(s), as the case maybe, shall have unfettered right to develop the Said Plot without any hindrance of any kind from the Vendor.

5. RESPONSIBILITIES AND OBLIGATIONS OF VENDOR

- 5.1 The Vendor has agreed with the Vendee hereto that Vendor shall develop the Said Plot including site and bear, pay and discharge all its liabilities towards the development cost as per plan.

6. MISCELLANEOUS

- 6.1 The Parties hereby agree that neither party shall commit any breach of applicable Rules and Regulation as in force in relation to development of the Said Plot and / or for construction of the building and shall comply with and carry out any notice, orders or requisitions of any government, local, statutory or other Competent Authority under any law or regulation.
- 6.2 That the Vendee shall use the said plot only for commercial purposes and shall not allow any other person including any subsequent purchaser, his tenant, mortgagor or his partners or associates to use it for any other purpose or unlawful purposes
- 6.3 That the Vendee shall carry out the development work as per the sanctioned plan and as per the rules, bye-laws, and regulations of the GDA/Municipal Corporation/ Other Relevant Authorities and the terms & conditions contained in the sanctions, approvals and permissions.
- 6.4 That after execution of sale deed the Vendee shall be entitled to apply for change of ownership/for mutation of his name in the records of the Municipal Corporation / GDA / any other local authority and the Vendor shall always offer his assistance & co-operation in the matter.
- 6.5 That the Vendee shall have ownership rights only in respect of the said **Plot No. C2** measuring **242.03** sq. mtr., hereby sold and shall have no rights of any type on any road, parks, and

For ASM Management Consultants Pvt. Ltd.

G Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

feresh kumar

Auth. Signatory



other common areas and facilities of the residential colony.

- 6.6 The Parties shall not do or suffer to be done any act, deed or thing which is or may in any way prejudicially or adversely affect and / or jeopardize the right, title and interest of either Party under this Deed.
- 6.7 The Vendor shall always be responsible and liable to the Vendee for due performance of its obligation under this Deed.
- 6.8 All taxes, levies, charges, fees and other dues whether existing or imposed with retrospective effect in respect of the Said Plot including Site including property taxes (*if any*), electricity, water charges and other maintenance expenses upto the date of completion certificate issued by GDA shall be borne and paid by the Vendor.
- 6.9 Each Party hereby agrees and undertakes that it shall execute all necessary deeds and documents, in order to consummate the actions contemplated in this deed including to confirm and perfect the absolute title of the Vendee to the Said Plot.
- 6.10 In case the Vendee is deprived of whole or any part of any of the Said Plots hereby conveyed by the Vendor to the Vendee on account of any defect in the title of the Vendor, the Vendor and its property (ies) both moveable and immovable shall be liable to make good of the losses suffered by the Vendee and keep the Vendee indemnified and harmless against all losses, damages, cost, market value and expenses etc. whatsoever, thereby accruing to the Vendee.
- 6.11 The Vendor, from time to time, and at the same time, heretoafter at the cost and request of the Vendee, shall execute and cause to be executed at such time all such act, deeds and things, whatsoever, for further and more perfectly assuring the sale of the Said Plot under this Deed in favour of the Vendee as will or may be reasonable and as required.

For ASM Management Consultants Pvt. Ltd.

G. Sharma

Auth. Signatory

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Deepesh Kumar

Auth. Signatory

[Handwritten signature]

GHANSHYAM SINGH
Advocate

D/54/92 Tehsil Compound GZR

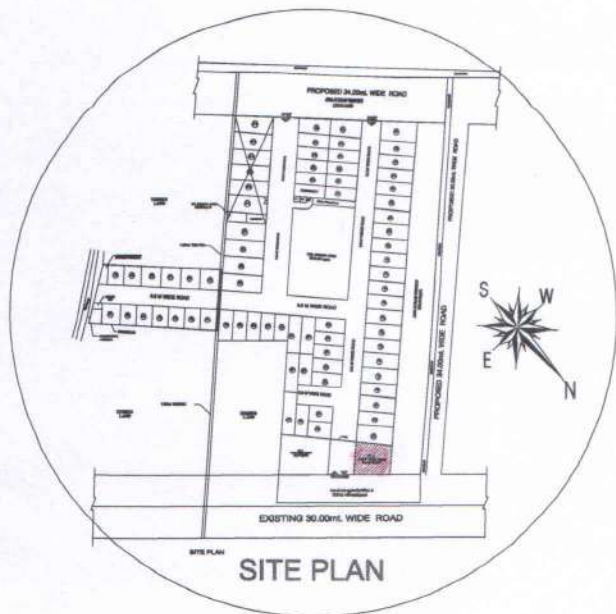


GHANSHYAM SINGH

Advocate
D/54/92 Tehsil Compound GZR



SITE PLAN OF PLOT NO. - C2
SITUATED AT RESIDENTIAL COLONY "PALM DRIVE"
AT VILLAGE NOOR NAGAR GHAZIABAD (U.P.)
TOTAL PLOT AREA:- 242.03 Sq.mts. (approx)



SITE PLAN



Architect's
Anuj Agarwal
CA/26/19503
ARCHITECT'S SIGN

For ASM Management Consultants Pvt. Ltd.

G Sharma

Auth. Signatory

SELLER'S SIGN

KIRTI MAAN CONSTRUCTIONS PVT. LTD.

Prakash Kumar

Auth. Signatory

PURCHASER'S SIGN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASM MANAGEMENT CONSULTANTS
PRIVATE LIMITED

28/08/2005

Permanent Account Number

AAGCA2028M

28032007

For ASM Management Consultants Pvt. Ltd.

Peshner

Auth. Signatory

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AABCK8918P



नाम/Name
KIRTIMAAN CONSTRUCTIONS PRIVATE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
24/01/2001

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Tejash Kumar

Auth. Signatory

ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED

91, MEENA APARTMENTS, PATPARGANJ, NEW DELHI - 110092
CIN : U74140DL2005PTC139576, Email : asmconsultant01@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED HELD ON FRIDAY, 13th DECEMBER, 2019 AT 01:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY AT 91, MEENA APARTMENTS, PATPARGANJ, NEW DELHI-110092.

RESOLVED THAT the consent of Board of Directors of the company, be and is hereby accorded to appoint/nominate Mr. Gajendra Pal Sharma S/o Late Sh. Ramrich Pal Sharma R/o Flat No. 47, G.F. Shakti Khand-I, Indirapuram, Ghaziabad (UP) to undertake the following acts on behalf of the Company in regard to Khasra No. 1228, 1229, 1218 and 1219 (land area approx. 18819.90 sq.mtrs) situated at Noor Nagar, Raj Nagar Extension, Ghaziabad (UP):

- (a) to despatch all documents and notices to be signed and/or despatched by the Company under or in connection with the Said Documents to which the Company is a party and do all such acts, deeds and things as may be deemed necessary or incidental for giving effect to this resolution;
- (b) to carry out, undertake and do all deeds, acts, matters and things and to exercise all powers and authorities as may be necessary or expedient, in relation to and for the purposes of execution of the Said Documents and getting the same stamped and registered (wherever required) with the office of Sub Registrar;
- (c) to appear before the Sub-Registrar or any appropriate authority, at all times and places as may be necessary to cause the Said Documents stamped and registered (wherever required) and to do all other acts that may be necessary to effectuate and implement the said purpose;
- (d) to deal with and correspond with the concerned statutory, local, central, state, governmental and other authorities, including Ghaziabad Development Authorities and Uttar Pradesh Real Estate Regulatory Authority, in relation to the Project.
- (e) to execute documents, deeds, letters, affidavits, undertakings, declarations, agreements and other necessary documents for sale, sub-lease and transfer of the units/saleable area in the Project;
- (f) to lease, sub-lease, license, sub-license, sell, transfer and dispose off the units/saleable area or the Project or its part thereof, as may be deem fit and proper by the Company.

For ASM Management Consultants Pvt. Ltd.

Director

For ASM Management Consultants Pvt. Ltd.

Director

ASM MANAGEMENT CONSULTANTS PRIVATE LIMITED

91, MEENA APARTMENTS, PATPARGANJ, NEW DELHI - 110092
CIN : U74140DL2005PTC139576, Email : asmconsultant01@gmail.com

- (g) to execute and sign sale, allotment, lease, sub-lease, license, sub-license, conveyance, lease and transfer deeds/ agreements for sale, lease, sub-lease, license, sub-license, sale, conveyance and/or transfer of the units/saleable area as the Authorised Person may deem fit.
- (h) to appear before the concerned Registrar or Sub-Registrar as may be considered proper either by law or by practice or as deemed expedient by the Authorised Person for the execution, stamping and/or registration of all writings/ deeds/documents for registration of sale/ lease/license/ conveyance/ transfer, as the case may be, of the units/saleable area in the Project and to admit execution of any deeds, assurances, conveyances or other instruments referred hereinabove.
- (i) to give formal/physical possession of the units/saleable area in the Project to the prospective transferee(s).
- (j) to do all such acts, deeds and things which may be deemed necessary in this regard.
- (k) to handing over of the common areas to association of buyers.

Specimen signature of the authorized person Mr. Gajendra Pal Sharma is attested hereunder by the Board in this respect:

G. Sharma

Certified True Copy

For ASM Management Consultants Pvt. Ltd.
For ASM Management Consultants Pvt. Ltd.

Director

Ajay Singhal
Director
(DIN - 01050397)
R/o SE-111 SHASTRI NAGAR
GHAZIABAD 201002 UP

For ASM Management Consultants Pvt. Ltd.
For ASM Management Consultants Pvt. Ltd.

Director

Anita Singhal
Director
(Din No. 05253859)
R/o SE-111 SHASTRI NAGAR
GHAZIABAD 201002 UP

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Reg. Office: F.No. 749, Pocket E, Mayur Vihar, Phase-II, New Delhi - 110091

CIN: U74899DL2001PTC109354; 9810520117

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KIRTIMAAN CONSTRUCTIONS PVT. LTD. HELD ON 20th, OCTOBER, 2020 AT REGISTERED OFFICE OF THE COMPANY AT F.No. 749, Pocket E, Mayur Vihar, Phase-II, New Delhi - 110091.

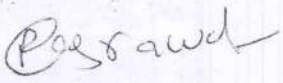
"RESOLVED THAT MR. RAKESH KUMAR (PAN: EAWPK1771G), S/o Sh. Hari Ram R/o SC-233, Second Floor, Shastri Nagar, Ghaziabad is hereby authorized for & behalf of the company, to sign, execute and register the Purchase deeds in respect of Plot No's. C1 and C2, in Palm Drive project situated at Khasra No's. 1218M, 1219M, 1228M & 1229 Village Noor Nagar, Rajnagar Extension, Ghaziabad in favor of Kirtimaan Constructions Pvt. Ltd. or and to do all such acts, things, and deeds as may be deemed expedient and necessary to give effect to this resolution.

"RESOLVED FURTHER THAT Mr. Rakesh Kumar, Authorized Representative of the Company is further authorized to appear before the Sub-Registrar-II, concerned Ghaziabad and to admit execution of the sale deed and to receive it back after registration.

"RESOLVED FURTHER THAT the authority as given to Mr. Rakesh Kumar, Authorized Representative of the Company shall remain valid until execution of the above said Purchase Deeds or 30th November 2020, whichever is later and any act done beyond the aforesaid date shall require fresh approval from the Board of Directors of the Company."

Certified True Copy

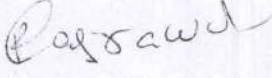
For and behalf of the Board of Directors of
Kirtimaan Constructions Pvt. Ltd.

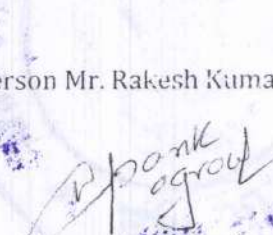

Rashi Singhal Agrawal
Director
DIN: 00633732
Add: A-502, Pearls Gateway
Towers, Sector 44, NOIDA

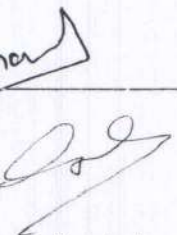

Deepank Agrawal
Director
DIN: 03312001
Add: A-502, Pearls Gateway
Towers, Sector 44, NOIDA


Seema Singhal
Director
DIN: 02867287
Add: SE-111, Shastri Nagar,
Ghaziabad

Signature of authorized person Mr. Rakesh Kumar
attested by board.


Rashi Singhal Agrawal
Director
DIN: 00633732
Add: A-502, Pearls Gateway
Towers, Sector 44, NOIDA


Deepank Agrawal
Director
DIN: 03312001
Add: A-502, Pearls Gateway
Towers, Sector 44, NOIDA


Seema Singhal
Director
DIN: 02867287
Add: SE-111, Shastri Nagar,
Ghaziabad



भारत सरकार
GOVERNMENT OF INDIA



गजेन्द्रपाल शर्मा
Gajendra Pal Sharma
जन्म वर्ष/YoB:1972
पुरुष Male



4387 7827 1674

आधार - आम आदमी का अधिकार

G Sharma



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: /

S/O: रामरिछपाल शर्मा, फ्लैट
न. 47 ग्राउंड फ्लोर शक्ति खंड-
1 इन्द्रपुरम, आई.ई.साहिबाबाद,
आई.ई.साहिबाबाद, गाजियाबाद
उत्तर प्रदेश, 201010

Address:

S/O: Ramrich Pal Sharma,
Flat No. 47 Ground Floor
Shakti Khand-1 Indrapuram,
I.E. Sahibabad,
I.e.sahibabad, Ghaziabad
Uttar Pradesh, 201010

Aadhaar - Aam Aadmi ka Adhikar

G Sharma

भारत सरकार
Government of India



राकेश कुमार
Rakesh Kumar
जन्म तिथि/DOB: 07/02/1982
पुरुष/ MALE

8819 9067 5864
VID: 9191 9196 4716 8805

मेरा आधार, मेरी पहचान

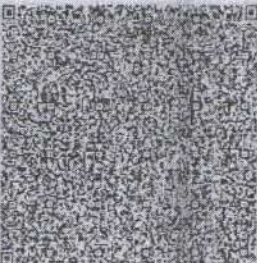


आधार
Unique Identification Authority of India

पता:
S/O हरी राम, एस सी-233 एस एफ, सी ब्लॉक, शास्त्री
नगर, गाज़ियाबाद, गाज़ियाबाद,
उत्तर प्रदेश - 201002

Address:
S/O Hari Ram, S C-233 S F, C Block,
Shastri Nagar, Ghaziabad, Ghaziabad,
Uttar Pradesh - 201002

8819 9067 5864
VID: 9191 9196 4716 8805



QR Code with Photograph



www.uidai.gov.in

Rakesh Kumar



Unique Identification Authority of India

S.O. इश्वर शरण शर्मा
रुक्मणपुर मियां उर्फ फागू, फागुडा
फागुडा, मेरठ, 245206

Address: S.O. Ishwar Sharan Sharma
Rukhmanpur Mian Urf Phagun,
Phagunida, Meerut, Uttar Pradesh,
245206

8899 4646 2896



092 300 1847



help@uidai.gov.in



www.uidai.gov.in

UID-50922

UIDAI/11/12/2014



भारत सरकार
Government of India



दीपक शर्मा
Deepak Sharma
जन्म तिथि / DOB : 27/06/1968
पुरुष / Male



8899 4646 2896

आधार - आम आदमी का अधिकार

Deepak

MSB / 9412706645

Deepak

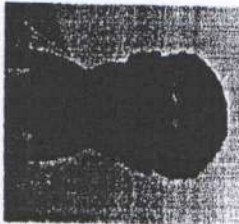




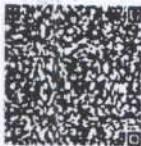
भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



प्रिन्स कुमार शर्मा
Prince Kumar Sharma
जन्म तिथि/ DOB: 15/02/1994
पुरुष / MALE



पता:
मंजोर्धित: हरी प्रकाश शर्मा,
47, ग्राउंड फ्लोर, शक्ति खंड-
1, इन्दिरापुरम, शिपरा मुन
सिटी, गाजियाबाद,
उत्तर प्रदेश - 201014
Address:
S/O Hari Prakash Sharma, 47,
Ground Floor, Shakti Khand-1,
Indirapuram, Shipra Sun City,
Ghaziabad,
Uttar Pradesh - 201014

9185 0557 5711

9185 0557 5711

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar

Signature

e-Stamp Certificate No. IN-UP10358767473362S

e-Stamp Certificate No. IN-UP10524193522510S

7. COSTS & EXPENSES & CHARGES

The cost of stamp duty and registration fee and such other incidental charges and fees and costs payable for the execution, registration of this sale deed and for completion of the transfer of the same in favour of the Vendee has been and will be borne and paid by the Vendee.

IN WITNESS THEREOF, the Vendor and the Vendee hereto set their respective hands on the day, month and year above written, and in the presence of following witnesses.

WITNESSES:

1. Mr. Deepak Sharma
S/o Mr. I.S. Sharma
R/o Village Phaphunda
District Meerut
Aadhar No 889946462896,
Mobile No. 9412706655

ASM Management Consultants Private Limited
Through its Authorized Signatory
Mr. Gajendra Pal Sharma

For ASM Management Consultants Pvt. Ltd.

GP Sharma

Auth. Signatory

Vendor

2. Mr. Prince Kumar Sharma
S/o Mr. Hari Prakash Sharma
R/o 47, Ground Floor
Shakti Khand-I, Indirapuram
Ghaziabad
Aadhar No. 918505575711
Mobile No. 7835946660

Kirtimaan Constructions Private Limited
Through its authorized signatory
Mr. Rakesh Kumar

KIRTIMAAN CONSTRUCTIONS PVT. LTD.

Rakesh Kumar

Auth. Signatory
Vendee

GHAN SHYAM SINGH
05/02/2018
GZR

आवेदन सं०: 202000739071030

बही संख्या 1 जिल्द संख्या 17241 के पृष्ठ 207 से 254 तक क्रमांक
8242 पर दिनांक 22/10/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Nal

शर्मा नविनकुमार एस०

उप निबंधक : सदर द्वितीय

गाजियाबाद

22/10/2020



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय गाजियाबाद क्रम 2020137023780

आवेदन संख्या : 202000739071030

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2020-10-22 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम राकेश कुमार

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 7841772 / 7841772

1. रजिस्ट्रीकरण शुल्क 78420

2. प्रतिलिपिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 78540

शुल्क वसूल करने का दिनांक 2020-10-22 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2020-10-22 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार द्वितीय
गाजियाबाद