

2192  
RAKESH KUMAR SHARMA

Advocate

Reg. No. U.P. 5294/86

Ch. No. 12, Tehsil Compound  
Ghaziabad, M: 9811112539

Name MANISH KUMAR

Designation Ex. E.

Signature

Stock Holding Corporation of India Ltd.  
Industrial Town East, Ghaziabad

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



सत्यमेव जयते

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP05904888573251R  
: 08-Apr-2019 05:50 PM  
: SHCIL (FI) upshcil01/ GHAZIABAD/ UP-GZB  
: SUBIN-UPUPSHCIL0107036972944546R  
: SKARDI REALTECH PVT LTD  
: Article 23 Conveyance  
: LAND MEASURING 9598 SQ.MTR OF TOWER 3D AND 4D GOLF  
: LINKS VILLAGE MEHRAULI GHAZIABAD  
: LANDCRAFT DEVELOPERS PVT LTD  
: SKARDI REALTECH PVT LTD  
: SKARDI REALTECH PVT LTD  
: 1,17,50,000  
: (One Crore Seventeen Lakh Fifty Thousand only)



Please write or type below this line

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For SKARDI REALTECH PVT. LTD.

Director

SR 0001322892



उत्तर प्रदेश UTTAR PRADESH

EN 854016

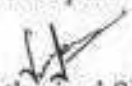
Page 2

E-Stamp Certificate No. IN-UP05904888573251R

**BRIEF PARTICULAR OF SALEDEED**

- |                       |    |  |
|-----------------------|----|--|
| 1. Nature of Property | :- | Residential  |
| 2. V. Code/Serial No. | :- | 0845/41  |
| 3. Mohalla / Village  | :- | MEHRAULI, Ghaziabad  |
| 4. Detail of Property | :- | Land admeasuring 9598 sq. mtrs. (0.9598 hectare) comprised in the Project "Golf Links" situated at Village Mehrauli, Pargana Dasana, Tehsil & District Ghaziabad (U.P.). |

For Landcraft Developers Pvt. Ltd.

  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

5. Sale consideration :- Rs. 23,50,00,000/-
6. Govt. Value :- Rs. 14,73,26,080/-
7. Govt. Circle Rate (for Group Housing Plots) :- Rs. 18,700/- sq. mtr.

**Valuation of above said land according govt. circle rate list :-**

Rs. 18,700/- x 1000 sq. mtr. = Rs. 1,87,00,000/-

Rs. 14,960/- x 8598 sq. mtr. = Rs. 12,86,26,080/-

**Total Govt. Value = Rs. 14,73,26,080/-**

(With 20% rebate on 18,700/- for residential plot more than 5000 sq. mtr. according govt. circle rate list, Sub-Registrar-V, Ghaziabad declared by Collector Ghaziabad w.e.f. date 08.08.2018).

**PARTICULAR OF VENDOR :-**

**M/s LANDCRAFT DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Parmesh Corporate Towers, 309, 3<sup>rd</sup> Floor, Plot No.13, Karkardooma Community Centre, Delhi – 110092, holding **PAN – AABCL1391F**, through its authorized signatory **Shri Vikash Jain** S/o Shri Ramesh Chandra Jain R/o 07, Chhipaity, District Etawah-206001 (U.P.), duly authorized vide resolution dated 01.03.2019, passed by the Board of Directors.

**PARTICULAR OF VENDEE :-**

**M/s SKARDI REALTECH PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at A-76, Kanti Nagar, Near Hero Honda Showroom, Delhi – 110051, holding **PAN – AAUCS4429E**, through its Director Mr. Inderjeet Singh Arora S/o Late Shri Joginder Singh Arora R/o 107, Gaur Residency, Chander Nagar, Ghaziabad, U.P., duly authorized vide resolution dated 1<sup>st</sup> February 2019, passed by the Board of Directors.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For SKARDI REALTECH PVT. LTD.

Director

**SALE DEED FOR Rs. 23,50,00,000/-**  
**Stamp Duty has been paid Rs. 1,64,50,100/-**

The Stamp duty Rs. 47,00,000/- has been paid by Vendee at the time of agreement to sell executed on dated 18.03.2019 entered in book no. 1 volume no. 7583 pages no. 117 to 146 at serial no. 1801 on dated 18.03.2019 in the office of Sub-Registrar-V, Ghaziabad and Balance stamp duty Rs. 1,17,50,100/- is adjusted in this saledeed.

This **Sale Deed** is made and executed at Ghaziabad, on this 09<sup>th</sup> day of April, 2019.

**BY AND BETWEEN**

- 1. M/s LANDCRAFT DEVELOPERS PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at Parmesh Corporate Towers, 309, 3<sup>rd</sup> Floor, Plot No.13, Karkardooma Community Centre, Delhi – 110092, holding **PAN – AABCL1391F**, through its authorized signatory **Shri Vikash Jain** S/o Shri Ramesh Chandra Jain R/o 07, Chhipaity, District Etawah-206001 (U.P.), duly authorized vide resolution dated 01.03.2019, passed by the Board of Directors, hereinafter referred to as the "**VENDOR**", which expression shall, unless it be repugnant to the context or meaning thereto, mean and include its successors, nominees and assigns, of the **ONE PART**.

**AND**

- 2. M/s SKARDI REALTECH PRIVATE LIMITED**, a private limited company incorporated under the provisions of the Companies Act, 1956, having its registered office at A-76, Kanti Nagar, Near Hero Honda Showroom, Delhi – 110051, holding **PAN – AAUCS4429E**, through its Director Mr. Inderjeet Singh Arora S/o Late Shri Joginder Singh Arora R/o 107, Gaur Residency, Chander Nagar, Ghaziabad, U.P., duly authorized vide resolution dated 1<sup>st</sup> February 2019, passed by the Board of Directors, hereinafter referred to as the "**VENDEE**", which expression shall, unless it be repugnant to the context or meaning thereto, mean and include its successors, nominees and assigns, of the **OTHER PART**

M/s Landcraft Developers Pvt. Ltd.

  
 Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
 Director

The Vendor and the Vendee are hereinafter collectively referred to as "Parties" and individually as "Party".

### WHEREAS

1. The Vendor is developing a real estate project comprising of Integrated Township under the name and style of "Golf Links" situated at Village Mehrauli, Pargana Dasana, Tehsil & District Ghaziabad, U.P. (hereinafter referred to as the "**Project**") in accordance with the terms and conditions imposed in the permissions granted by Ghaziabad Development Authority ("**GDA**") and other concerned authorities.

The Vendor is sufficiently seized of and in possession of the Project Land and it is authorized to develop and/or the sell part(s) of the Project Land and / or construction thereon comprised in the Project, in any manner deemed appropriate by the Vendor, as per the terms and conditions of approvals granted by the concerned authority in this regard.

2. The Vendee herein had approached the Vendor and expressed its desire to purchase part of the Project Land with the rights to carry out the construction and development thereon in accordance with the terms and conditions of the approvals and laws applicable on the Project.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For SKARDI REALTECH PVT. LTD.

Director



RAKESH KUMAR SHARMA



3. Based on the representations of the Vendee as hereinafter contained, the Vendor had agreed to sell and transfer impartible rights, title and interest in contiguous land admeasuring 0.9598 hectare or 9598 sq. mtrs., which shall comprise of Tower 3D & 4D as per approved layout plan of the Project falling in undivided and impartible land bearing Khasra no. 389, 390, 391, 392, 393, 395, 397 and 398 in the Project Land, (more particularly described in **Schedule I** hereto and demarcated in the layout plan of the Project attached at **Annexure A**), having permissible construction area ("**Said Land**"), with all rights on the Said Land to the Vendee for residential development and use as per GDA approvals and sanctioned plan, for total sale consideration of Rs. 23,50,00,000/- (Rupees Twenty Three Crore Fifty Lakh Only) ("**Sale Consideration**")

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

In lieu of the Sale Consideration of Rs. 23,50,00,000/- (Rupees Twenty Three Crore Fifty Lakh Only) received by the Vendor from the Vendee in the manner as mentioned hereinafter, the Vendor hereby sells, transfers, conveys and assigns all its rights, interests and titles in the Said Land, i.e. impartible land admeasuring 0.9598 hectare i.e. 9598sqmtrs.comprised in the Project Land of "Golf Links" situated at Village Mehrauli, Pargana Dasana, Tehsil & District Ghaziabad, U.P., unto the Vendee absolutely and forever with all rights, title, interest, easements, privileges, benefits, connections, liberties, advantages, appurtenances, thereto for residential development and use as per

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For SKARDI REALTECH PVT. LTD.

Director

RAKESH SHARMA



GDA approvals and sanctioned plans to be held, used and enjoyed in favour of the Vendee, to have and to hold the same absolutely and forever unto the Vendee. The Said Land shall comprise of Tower 3D & 4D ("**Residential Towers**") as per approved site plan of the Project falling in undivided and impartible land bearing Khasra no. 389, 390, 391, 392, 393, 395, 397 and 398 in the Project having permissible construction area as per sanctioned Plan. The Vendee has paid the Sale Consideration amount of Rs. 23,50,00,000/- (Rupees Twenty Three Crore Fifty Lakh Only) to the Vendor, for sale and transfer of the Said Land in the following manner:

Cheque no	Amount
At the time of agreement	2,00,00,000
438909	1,50,00,000
438910	1,50,00,000
438911	1,50,00,000
438912	1,50,00,000
438913	1,50,00,000
438914	1,50,00,000
438915	1,50,00,000
438916	1,50,00,000
438917	1,50,00,000
438918	1,50,00,000
438919	1,50,00,000
438920	1,50,00,000
438921	1,50,00,000
438922	1,50,00,000
438925	50,00,000
Total	23,50,00,000

The Vendor hereby admits and acknowledges the sufficiency of the aforesaid entire Sale Consideration.

For Landcraft Developers Pvt. Ltd.

Authorised Signatory

For SKARDI REALTECH PVT. LTD.

Director

That the Parties acknowledge that due and timely payment of the above-mentioned Sale Consideration by the Vendee as per the above details is towards absolute and unencumbered sale and conveyance of the Said Land to the Vendee.

1. That the Vendee understands and acknowledges that the sale of Said Land shall not be treated as a sub division of the Project land and the construction of the Residential Towers on the Said Land shall be carried out as per building plans sanctioned by GDA for the Project.
2. That the Vendor has handed over the actual, vacant and peaceful physical possession of the Said Land, to the Vendee, at the time of execution of this Sale Deed.
3. That the Vendor doth hereby assure, covenant, represent, affirm and undertake with the Vendee as follows :-
  - (i) That the Vendor is the sole and absolute owner of the Said Land and as such is competent to sign and execute this Sale Deed in favour of the Vendee on terms provided herein, and receive the Sale Consideration thereof and nobody else has any right, title, interest and claim or demands whatsoever or howsoever in respect of the Said Land.
  - (ii) That the Vendor shall ensure that as on the date of this Sale Deed the Said Land is free from all kinds of encumbrances, such as prior sale, gift, mortgage, litigation, acquisition, requisition, lien, charges, lispendens, court injunction, will, trust, or exchange, lease, and if any such pre-existing encumbrance is found at a later stage then the Vendor shall satisfy/clear/discharge the same at its own cost;

For Landcraft Developers Pvt. Ltd.

  
Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

- (iii) That there is no order of attachment by any authority under any law for the time being in force nor any notice of acquisition or requisition has been received in respect of the Said Land;
- (iv) That there is no subsisting agreement to sell, in respect of the Said Land, and/ or the same has not been transferred and/or promised to be transferred in any manner whatsoever, to any third person/ entity;
- (v) That no notice of default or breach has been received by the Vendor under any provisions of law in respect of the Said Land;
- (vi) That no encumbrance on the Said Land as demarcated and shown in Annexure A hereto exists as on the date of this Sale Deed, however title deeds of certain larger portion of the Project Land, inter alia, comprising the Said Land may be deposited by the Vendor with any other person/ financial institution with the intention of creating a mortgage on such portion of the Project Land only and not any part of the Said Land; and

Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Vendee has purchased the Said Land and agreed to comply with the obligations mentioned in this Sale Deed. The Vendor hereby agrees to keep the Vendee indemnified for all actual losses or damages that the Vendee may suffer in the event of any misrepresentation or default of any of the covenants contained in this Sale Deed.

For Landcraft Developers Pvt. Ltd.


  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

4. That the Vendee shall be responsible and liable to pay to the Vendor, township maintenance charges in respect of the Said Land and construction thereon at the rates applicable for the Project from time to time. However, it is agreed between the Parties that the township maintenance charges payable by the Vendee shall not exceed the charges paid by other allottees in the Project to the Vendor. The Parties further agree that the Vendor shall have the right to discontinue the common services to the Said Land if the Vendee defaults in payment of the township maintenance charges and such default is not fixed by the Vendee within \_\_\_\_\_ days of receipt of notice sent by the Vendor/its nominee to the Vendee.
5. That the Vendee shall plan, construct and complete the Residential Towers on the Said Land in a timely manner so as to complete the construction of the Residential Towers on the Said Land within 60 months from date of sanction of plans for the Project, in accordance with the applicable laws/rules. The Vendee shall accordingly inform the date of completion of the Residential Towers to the UP Real Estate Regulatory Authority in the RERA registration of the Residential Towers.
6. That Vendor has obtained all the statutory approvals of the Project at township level like GDA sanction, pollution, environment control etc. which is acknowledged and admitted by the Vendee. Vendor at their cost will do any renewal required of license/approvals and Vendee will not be responsible for the same, provided however that any revision or modification sought by the Vendee in the sanctioned building plans of the Residential Towers shall be at the cost and expense of the Vendee alone.

For Landcraft Developers Pvt. Ltd.

  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

7. That the Vendee shall be solely responsible to make provision for club for allottees in the Project residing in the Said Land and the Allottees of the Said Land shall not be entitled to Pocket P1 club of the Vendor in the Project
8. That the Vendee shall bear and pay the compounding fee and other incidental charges /penalties/ expenses related to the Said Land and construction thereon.
9. That the Vendee agrees to coordinate with the Vendor to obtain compounding and completion of the Residential Towers constructed on the Said Land along with the compounding/completion of the remaining pocket of the Township/Project being developed by the Vendor. The Parties agree that if the Vendee fails to timely pay the compounding fee and other incidental charges and/or provide requisite information and documents of the Residential Towers to the Vendor, then the Vendor shall not be liable for any such default of the Vendee and the Vendee shall indemnify the Vendor in this regard.
10. That the Vendee shall obtain all necessary individual statutory registration and approvals for construction on the Said Land at its own cost including registration from UP Real Estate Regulatory Authority, labour laws permission, labour cess registration, PF/ESI registration and any other statutory approvals and permissions. The Vendee shall strictly adhere to the provisions of the UP Apartment Act, 2010, Real Estate (Regulation and Development) Act, 2016 and all other applicable laws, rules, regulations and guidelines, as applicable from time to time on the Said Land.

For Landcraft Developers Pvt. Ltd.

  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

11. That the Vendee shall be responsible to arrange and carry out the maintenance of the Residential Towers on the Said Land through its own resources and costs. The Vendee shall also arrange and maintain the electricity, sewage, water connection and other amenities required within the periphery of the Said Land and the Residential Towers through its own resources and costs.
12. That The Vendee alone shall be responsible and liable for any home/housing loan taken by any customer/buyer/allottee on the unit(s) or areas comprised in the Residential Towers developed on the Said Land and the Vendor shall not be liable in any manner whatsoever for the same. Provided that the Vendor shall cooperate and provide all required no objection certificate(s) in relation to housing loan for prospective flat buyers of the Residential Towers constructed on the Said Land.
13. That all external services and necessary infrastructure at the Project Land of the Project has been completed by the Vendor and services inside the Said Land sold to the Vendee hereunder shall be developed / constructed by the Vendee at its own cost. The Vendee shall ensure to connect the services provided on the Said Land to the common township services of the Project at its own cost.
14. That the Vendee shall comply and abide by all laws rules, regulations, bye laws of all concerned authorities including the GDA and UP Real Estate Authority in relation to the Said Land including any development thereupon.
15. That the sale transaction agreed hereunder shall be completed on registration of this Sale Deed.

For Landcraft Developers Pvt. Ltd.

  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

16. That now the Vendor have been left with no right, title, interest, claim or concern of any nature with the Said Land except as provided in this Sale Deed and the Vendee has become the absolute owner of the Said Land, with all and full rights to use and enjoy the same as absolute owner.
17. The Vendor undertakes that any charges, tax or any other statutory liability existing on the Said Land, if any till the date of this Sale Deed, shall be the absolute liability of the Vendor.
18. That the Vendee shall bear all the taxes including but not limited to property tax, water tax, sewer tax, GST, labour cess, metro cess / charges and any other charges, fee, cess, etc., which may be levied in respect of the Said Land from the date of execution of this Sale Deed.
19. That each Party shall be responsible for its own income tax liability for income received and/or gains arising out of the transaction under this Sale Deed.
20. That the Vendor undertake to execute and sign all papers or documents which may hereafter be required by the Vendee in respect of the Said Land for further and better assuring the title of the Said Land in favor of the Vendee.
21. The Vendee alone shall be responsible and liable for any loan/credit facility/finance etc. taken on the Said Land and/or Residential Towers to be constructed including any other development to be made on the Said Land or in relation thereto and the Vendor shall not be liable in any manner whatsoever for the same.

For Landcraft Developers Pvt. Ltd.

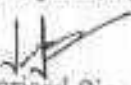
  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

22. The Vendee shall, at all times indemnify and hold harmless the Vendor and keep the Vendor, its directors, offices, representatives indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities, claims and demands which the Vendor may bear, incur or suffer and/or which may be made, levied or imposed on the Vendor and/or claimed from the Vendor due to or by reason or virtue of breach of any of the obligations, covenants and undertaking of the Vendee under this Sale Deed.
23. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the flats/ apartments to be constructed and for all commitment made in this regard to their allottees/flats buyers as well as subsequent transferees/ RWA. The Vendor shall not be liable and responsible for the same in whatsoever manner.
24. The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and the allottees/flat buyers of the Residential Towers constructed on the Said Land, or between the Vendee and any other agency etc. involved in connection with the Said Land or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any person or agency.
25. That all the expenses for the registration of this Sale Deed, viz., stamp duty, registration charges, etc., have been borne and paid by the Vendee.

For Landcraft Developers Pvt. Ltd.

  
Authorized Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LANDCRAFT DEVELOPERS PRIVATE LIMITED HELD ON FRIDAY, THE 1<sup>ST</sup> DAY OF MARCH, 2019 AT 10.00 A.M. AT GOLF LINKS, NH-24, NEAR COLUMBIA HOSPITAL, VILLAGE MEHRAULI, PARAGNA DASNA, TEHSIL & DISTRICT GHAZIABAD-201002, UTTAR PRADESH

**AUTHORISATION TO EXECUTE AGREEMENT TO SELL/ SALE DEED WITH SKARDI REALTECH PRIVATE LIMITED**

The Chairman informed the Board there is a proposal to enter into Agreement to Sell/Sale Deed with Skardi Realtech Private Limited for sale and transfer of the land admeasuring 0.9598 hectares (or 9598 sq. mtrs.) comprising of Tower 3D & 4D falling in undivided and impartable land pertaining to Khata nos. 389, 390, 391, 392, 393, 395, 397 and 398 in the project situated at Golf Links, Village Mehrauli, Pargana Dasna, Tehsil & Ghaziabad, U.P.

The Chairman further informed the Board that there is a need to authorise someone who on behalf of the Company would discuss, negotiate, finalize and execute the aforesaid Agreement/Deed and such other documents as may be required in relation thereto.

The Board considered the matter and passed the following resolutions unanimously:

**"RESOLVED THAT** the consent of the Board of Directors of the Company be and is hereby accorded to execute the Agreement to Sell/Sale Deed with Skardi Realtech Private Limited for sale and transfer of the land admeasuring 0.9598 hectares (or 9598 sq. mtrs.) comprising of Tower 3D & 4D falling in undivided and impartable land pertaining to Khata nos. 389, 390, 391, 392, 393, 395, 397 and 398 in the project situated at Golf Links, Village Mehrauli, Pargana Dasna, Tehsil & Ghaziabad, U.P. (Said Land), having permissible construction area, with all rights on the said land for residential development and use as per the Ghaziabad Development Authority approvals and sanctioned plan for total sale consideration amount of Rs. 23,50,00,000/- (Rupees Twenty Three Crore Fifty Lakhs Only).

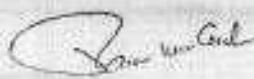
**RESOLVED FURTHER THAT** any Director or Mr. Jaiveer Singh or Mr. Vikash Jain or Mr. Nirmesh Kumar Agarwal, Authorised Signatories of the Company be and are hereby severally authorized to discuss, negotiate, finalize and execute the aforesaid Agreement/Deed and such other documents as may be required in relation thereto for and on behalf of the Company.

**RESOLVED FURTHER THAT** any Director or Mr. Jaiveer Singh or Mr. Vikash Jain or Mr. Nirmesh Kumar Agarwal, Authorised Signatories of the Company be and are hereby also severally authorized to do all such acts, deeds, things and matters as may be deemed necessary or incidental for the purpose of giving effect to the resolution.

**RESOLVED FURTHER THAT** any Director or Company Secretary of the Company be and is hereby authorized to issue a certified true copy of this resolution under their signatures."

Certified True Copy  
For Landcraft Developers Private Limited

  
(Lalit Kumar Jaiswal)  
Whole Time Director  
DIN: 00028970  
Address: KA-72, Kavi Nagar,  
Ghaziabad - 201002

  
(Rakesh Kumar Goel)  
Director  
DIN: 00029011  
Address: R-14/1B, Raj Nagar,  
Ghaziabad - 201002

Date: 1<sup>st</sup> March, 2019  
Place: Ghaziabad

**LandCraft Developers (P) Ltd.**

Golf Links, NH-24, Near Columbia Hospital, Village Mehrauli,  
Paragana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh - 201 002  
Regd. Office: Parkside Corporate Towers, 303, 11th Floor, Plot No. 13  
Karlshofen Community Centre, Delhi - 110 092  
CIN: U45201DL2005PTC132131  
GSTIN: 09AABCL391F12M



T : 0120-4185000  
F : 0120-4185005  
E : info@landcraft.in  
www.landcraft.in

Area	Area to be given to Skardol	Area to be given to Skardol
381	2150	1658.98
380	3002	257
381	3670	18.3
382	250	250
383	7330	4710.5
		120

PROPOSED SKARDI LAND

## KEY PLAN

DATE \_\_\_\_\_

18.03.2019

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Rhizaria no Talar Area	Already Sale Devel	Balance Area to be given to Siam?
384	2150	1658.98
390	3000	277
391	3670	3586
392	250	250
393	7330	4710.5
394	2150	0.2
395	2150	475
397	3280	333.37
		1150
398	3160	2502.82
	26130	9508

**IN WITNESS WHEREOF**, the Vendor and the Vendee have signed this Deed at Ghaziabad on the date first mentioned above in the presence of the following witnesses

for Landcraft Developers Pvt. Ltd.

  
Authorized Signatory


For SKARDI REALTECH PVT. LTD.

  
Director

**VENDOR**

**VENDEE**

**DRAFTED BY :-**

  
RAKESH KUMAR SHARMA (ADVOCATE)  
Registration No. 5294/86, CHAMBER No. 12,  
TEHSIL COMPOUND GHAZIABAD (U.P.)

आवेदन सं०: 201900739037638

बही संख्या 1 जिल्द संख्या 7623 के पृष्ठ 1 से 44 तक क्रमांक 2192 पर दिनांक 09/04/2019 को रजिस्ट्रीकृत किया गया।

इंडियन स्टाम्प एक्ट 1899 की धारा 16 के अन्तर्गत इकरार नामा विलेख सं...../19 पर अदा स्टाम्प शुल्क में से खपवा...../19 का स्टाम्प शुल्क इस विभाग, बिक्रय विलेख में समायोजित किया गया है।

ह० उप निष्पत्ति V  
दिनांक...19.04.19

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दयानन्द प्रभारी  
उप निबंधक : सदर पंचम  
गाजियाबाद  
09/04/2019



26. If any dispute arises out of or relating to or concerning this Sale Deed between the Parties, the same shall be first settled amicable by mutual discussion failing which the same shall be decided through arbitration. The arbitration shall be governed by the Arbitration & Conciliation Act, 1996 or any statutory amendments/modifications thereof for the time being in force. The arbitration proceeding shall be held at Ghaziabad (U.P.) by a sole arbitrator who shall be appointed by the Vendor and whose decision shall be final and binding upon the Parties. The Vendee hereby confirms that they will have no objection to the appointment of the Arbitrator in the manner as proposed in this clause. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters concerning this Sale Deed.

For Landcraft Developers Pvt. Ltd.

  
Authorised Signatory

For SKARDI REALTECH PVT. LTD.

  
Director

**VENDOR**

**VENDEE**

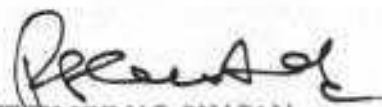
**WITNESSES**

1.



  
RAKESH KUMAR SHARMA

Reg. No.-U.P.-5294/86  
Ch. No.-12, Tehsil Compound  
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RAKESH KUMAR SHARMA  
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