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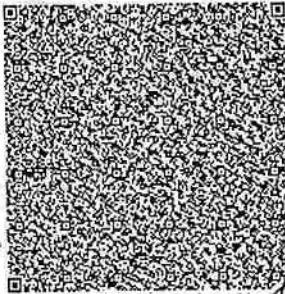
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP00101596034636L
 Certificate Issued Date : 19-Jul-2013 02:32 PM
 Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUPSHCIL0100101695239956L
 Purchased by : ANANYA TECHNO BUILD PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : FULL KHASRA NO.1266 AND 1267, VILLAGE NOOR NAGAR, PARGNA LONI DISTT AND TEHSIL GHAZIABAD
 Consideration Price (Rs.) : 7,23,00,000
 (Seven Crore Twenty Three Lakh only)
 First Party : N R BUILDCON PVT LTD
 Second Party : ANANYA TECHNO BUILD PVT LTD
 Stamp Duty Paid By : ANANYA TECHNO BUILD PVT LTD
 Stamp Duty Amount(Rs.) : 50,61,000 + 1100/- = 5062100/-
 (Fifty Lakh Sixty One Thousand only)



Please write or type below this line

BRIEF PARTICULAR OF SALE DEED

Nature of Property : Residential Land
 Ward/Pargana : Loni
 Mohalla/Village : Village Noor Nagar Tehsil & Distt. Ghaziabad
 Type of Property : Land
 Detail of Property : Vacant Land
 Measuring : Area 6020 sq. mtr. (7200 sq. yds.)
 Khata No. 570 (Old Khata No. 234) Khasra No. 1266 & 1267

For NR Buildcon Pvt. Ltd. For Ananya Techno Build Pvt. Ltd.

Authorised Signatory

Director/Auth. Sign

0005252010

Statutory Alert:

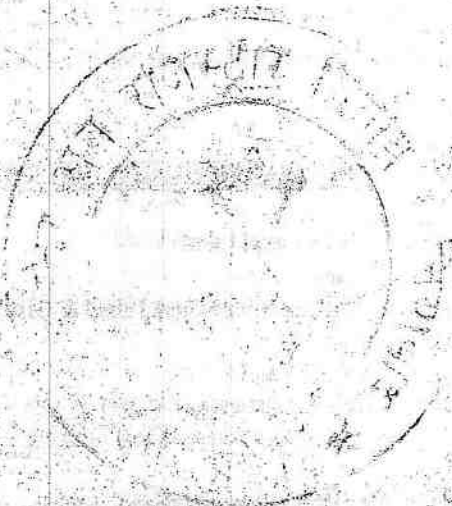
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on the Certificate and as available on the website renders it invalid.

UNITED STATES DEPARTMENT OF JUSTICE

Division of Investigation

Memorandum

TO : SAC, NEW YORK
FROM : SAC, NEW YORK
SUBJECT: [Illegible]



For MR Bullock P.

Authorized Sign



उत्तर प्रदेश UTTAR PRADESH

BR 873993

(2)

Status of Road : 200 meter far away from main road
 Other Details
 (9 meter/Corner etc.) : N.A.
 Stamp duty paid on : Rs. 7,23,00,000/-
 Sale consideration : Rs. 7,23,00,000/-
 Stamp duty paid : Rs. 50,61,000/- + 11601/- ~ 5062100/- ✓
 Land Rate : Rs. 12,000/- p.s.m.

STAMP DUTY @ 7% AS PER NOTIFICATION ORDER NO. S.V.K.N. - 5 - 2756 / 11-2008-500 (1165) / 2007, LUCKNOW, DATED 30.06.2008 BY UTTAR PRADESH GOVERNMENT INSTITUTION FINANCE, TAX AND REGISTRATION ANUBHAG-5

For NR Buildcon Pvt. Ltd.

Ranjay
 Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Ananya
 Director/Auth. Sign

01

22 JUL 2013

22 JUL 2013

गण्य क्रय कर से दत्त प्रमाणपत्र

अपय क्रय कर से दत्त प्रमाणपत्र

अपय क्रय कर से दत्त प्रमाणपत्र

look

Ananya Techro Build Pvt. Ltd. Laxminagar
Delhi Sirish Agarwal

22/7/2013

अपय क्रय कर से दत्त प्रमाणपत्र

अपय क्रय कर से दत्त प्रमाणपत्र

अपय क्रय कर से दत्त प्रमाणपत्र

विक्रय पत्र

72,300,000.00 / 72,300,000.00

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10,050.00

2,500

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री शिशिर अग्रवाल प्रतिनिधि मै0 अनन्या टेक्नो बिल्ड प्रा0 लि0 AAJCA 6

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व्यवसाय अन्य

निवासी स्थायी 1011, रूटस टावर, 7 लक्ष्मी नगर डिस्ट्रिक्ट सेंटर, दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 22/7/2013 समय 11:40AM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

22/7/2013

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

विक्रेता

श्री पंकज त्यागी

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AACCN 2071 M

पुत्र श्री बाबु राम त्यागी

पुत्र/पत्नी श्री पेशा अन्य

क्रेता

श्री शिशिर अग्रवाल

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पुत्र श्री वी0 के0 अग्रवाल

पेशा अन्य

निवासी 1011, रूटस टावर, 7 लक्ष्मी नगर डिस्ट्रिक्ट सेंटर, दिल्ली

ने निष्पादन स्वीकार किया

जिनकी पहचान श्री असक्कीर चौधरी

पुत्र श्री सुखबीर सिंह

पेशा अन्य

निवासी 108 कोट गांव गा0बाद

व श्री गौरव

पुत्र श्री विनोद

पेशा अन्य

निवासी तह0 कमपा0 गा0बाद

ने को।

प्रत्यक्षतः भद्र गाक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

22/7/2013

22 JUL 2013

22 JUL 2013

02 01

आप क्रय करने का मतलब

आप कला का मतलब

आप का मतलब

1001

Ananya Techno Build Pvt. Ltd Lakhnau
Delhi Sisir Agarwal

22 JUL 2013

विक्रेता

Registration No.: 11334

Year: 2,013

Book No.: 1

0101 पंकज त्यागी प्रतिनिधि मे0 एन0 आर0 बिल्डकॉन प्रा0लि0 AA

बाबु राम त्यागी

ओ0 सी0 11, वेस्ट माडल टाउन गा0बाद

अन्य

Pankaj



SAHJEE K
DEE W



उत्तर प्रदेश UTTAR PRADESH

BR 873995

(4)

The terms and expressions of VENDOR & VENDEE shall unless repugnant, mean and include his respective heirs, successors, executors, nominees, assigns, administrators and legal representatives etc.

DETAILS OF PROPERTY

The Land measuring 6020 square meter (7200 sq. yds.) bearing Khata No. 570 (Old Khata No. 234) Khasra No. 1266 & 1267 situated at Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad (hereinafter called the said property).

The above plot is not situated in the colony of GDA and Awas Vikas Colony, and the plot does not belong to Bhudan, Waqf, Lease, Patta, Gram Sabha and the above plot is vacant and there is no construction, and there is no agreement registered between the parties.

For NR Buildcon Pvt. Ltd.

Pankaj Jais
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Ananya
Director/Auth. Sign

SANJEEV KAUSHIK

DEED WRITER

Her No. 20.



For Ananya Techno Build Pvt. Ltd.

22 JUL 2013 22 JUL 2013

03

प्राप्त क्रम क्रम की प्रमाणित

प्राप्त क्रम क्रम की प्रमाणित

प्राप्त क्रम क्रम की प्रमाणित

Ananya Techno Build Pvt. Ltd Laxminagar

Delhi Sisser Agarwal

प्राप्त क्रम क्रम की प्रमाणित

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प्राप्त क्रम क्रम की प्रमाणित

क्रेता

Registration No. : 11334

Year : 2013

Book No. : 1

0201 शिशिर अग्रवाल प्रतिनिधि मे0 अनन्या टेक्नो बिल्ड प्रा0 लि0 अ/

वी0 के0 अग्रवाल

1011, रुटस टावर, 7 लक्ष्मी नगर डिस्ट्रिक्ट सेंटर, दिल्ली

अन्य



JAN VEEVA
MAY 11



उत्तर प्रदेश UTTAR PRADESH

BR 873996

(5)

THIS SALE DEED is made and executed at Ghaziabad on this 22nd day of July, 2013.

BY

M/s N. R. BUILDCON PVT. LTD. having its Regd. Office at 148, A/1 CABIN NO. 4, KILOKAORI, OPP. MAHARANI BAGH, NEW DELHI - 14 through its authorized signatory SH. PANKAJ TYAGI S/O SH. BABURAM TYAGI R/o C-11, West Model Town, Ghaziabad duly authorized vide resolution passed in the meeting of Board of Directors held on dated 17.07.2013 which is valid till today hereinafter called VENDOR, party of the First Part.

IN FAVOUR OF

M/s ANANYA TECHNO BUILD PVT. LTD., having its regd. Office at 1011 ROOTS TOWER, 7 LAXMI NAGAR DISTRICT CENTRE, DELHI - 92 through its Director SH. SHISHIR AGARWAL S/o Sh. V. K. Agarwal duly authorized vide resolution passed in the meeting of Board of Directors held on dated 13.07.2013 hereinafter called the VENDEE, party of Second Part.

For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Shishir Agarwal
Director / Sign

22 JUL 2013

22 JUL 2013

04

क्रय करने का प्रयोजन

क्रय करने का नाम व पता

Ananya Techno Build Pvt. Ltd. Gurgaon
Delhi Sector 14A

क्रय का धनराशि ... 100

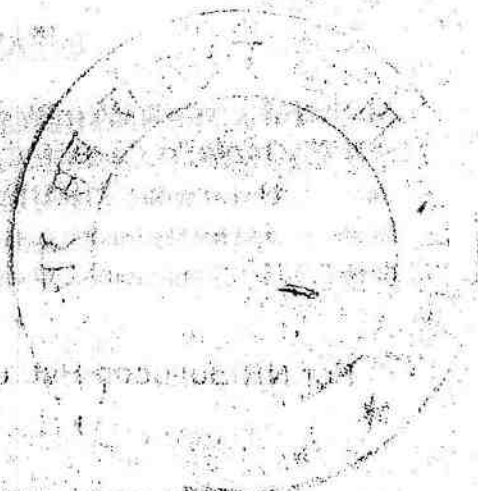
क्रय करने वाली कंपनी का नाम

क्रय करने वाली कंपनी का पता

क्रय करने वाली कंपनी का अकाउंट नंबर

क्रय करने वाली कंपनी का बैंक का नाम

क्रय करने वाली कंपनी का बैंक का पता





उत्तर प्रदेश UTTAR PRADESH

BR 873997

(6)

The expressions of VENDOR & VENDEE shall unless repugnant, mean and include his respective heirs, successors, executors, nominees, assigns, administrators and legal representatives etc.

Whereas the VENDOR are the absolute owner of the said land situated at Village Noor Nagar, Ghaziabad Tehsil & Distt. Ghaziabad U.P.

And whereas the VENDOR has agreed to sell the said property for a total sale consideration of Rs. 7,23,00,000/- (Rupee Seven Crores Twenty Three Lacs only) to the VENDEE and the VENDEE has agreed to purchase the said property for the same consideration as per details schedule.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the aforesaid amount received by the VENDOR from the VENDEE the VENDOR hereby irrevocably and absolutely transfer convey and assign all their rights, title & interest in the said land hereby conveyed more particularly free hold rights in the land underneath and all other rights interest and claim acquired by the VENDOR in the said land to the VENDEE. The VENDOR has delivered actual physical possession of the said land to the VENDEE simultaneously with the execution of this sale deed.
2. That the VENDEE shall hereafter hold, use, enjoy and transfer etc the said land hereby conveyed without any hindrance claim or demand whatsoever from the VENDOR and/ or any person claiming under or through them.
3. That the VENDEE are entitled to get his name mutated, substituted and transferred in the record of regulatory/statutory authorities such as Municipality, U.P. State Electric Board, Jal Nigam Department and land revenue records/khasra khatoni on the basis of this sale deed.

For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Ananya
Director/ Auth. Sign

05

22 JUL 2013

22 JUL 2013

क्रय करन का प्रयाजन

क्रय कता का नाम व पुना कता

Ananya Techno Build Pvt. Ltd Laxmi Nagar
Delhi Ssicer Agarwal

क्रय का धनराशि

(100)

क्रय करन की देवी का नाम

[Signature]

क्रय करन का क्रमांक

3

क्रय करन का स्थान का नाम





उत्तर प्रदेश UTTAR PRADESH

BR 873998

(7)

4. That the VENDOR hereby declares and assures the VENDEE that the said land hereby sold, conveyed and assured under this deed is free from all sorts of transfer, encumbrances, guarantee, charges, disputes, decree, surety, burden, court injunction, trust, wills, mortgages, loan, tenancy, liens, attachments, arrears payable to the Government or any sort or nature whatsoever and the VENDOR have unencumbered good subsisting and transferable rights in the same.
5. That the VENDEE from this day shall have unlimited and unrestricted proprietary rights to either dispose of the said land, to put the same to any use he/she like by using the same in any way or otherwise by enjoying its rents, profit, income etc. as absolute owner thereof without any interruption, claim or demand whatsoever by/ or on behalf of the VENDOR or their successors-in interest or any other person claiming under or through them
6. That from this day the VENDEE shall have all rights in the said land latent or patent which the VENDOR had in their same.
7. That the VENDOR hereby solemnly assure the VENDEE that the said land conveyed herein to the VENDEE belongs exclusively to them and they alone have power, authority to sell the same to the VENDEE and the VENDEE hereby admits and confirms that relying on the representation and assurance so held out by the VENDOR the VENDEE has purchased the said land. The VENDOR also confirms that it is not left with any land in the above said khasra nos. and has transferred its entire owned portion as on the date of this sale deed to the VENDEE.

For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign

06

22 JUL 2013

22 JUL 2013

आय का काल का प्रमाण

आय का नाम व पता

Ananya Techno Build Pvt. Ltd Laxminagar
Delhi Series Afjorwal

आय का प्रमाण ... look

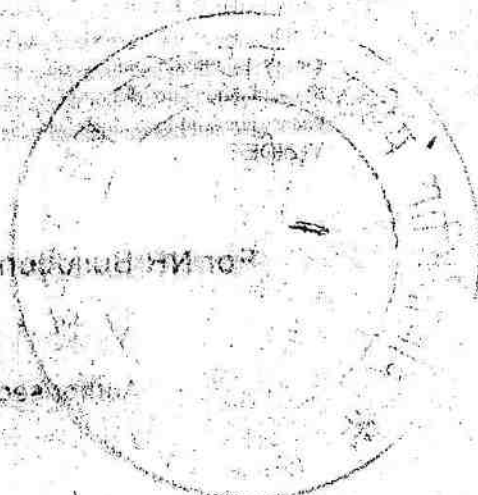
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आय का नाम व पता





उत्तर प्रदेश UTTAR PRADESH

BR 873999

(8)

8. That the VENDOR have further assured the VENDEE that the said land hereby sold is neither the subject matter of HUF or any dispute with any third person nor any litigation in respect of the said land is pending in any court or with any other authority and there is no legal defect in the title of VENDOR and the VENDOR has a good clear marketable title.
9. That the VENDOR hereby assure the VENDEE that the VENDORS have complied with all necessary compliances and have generally complied with statutory and legal requirements/ compliances as required in law and the VENDORS have neither done nor been party to any act whereby the VENDORS rights and title to the said land may in any way be impaired or whereby the VENDORS may be prevented from transferring the said land.
10. That the VENDORS agrees and accepts that any covenant in any other deed or documents reducing or altering the rights of the VENDORS or attaching the title of the VENDORS to the said land or importing on the VENDEE any restriction shall be void and unenforceable against the VENDEE. The VENDORS undertake that they have not signed any document or power of attorney in respect of the said land nor has issued any receipt for any payment such as earnest money, advance money, part payment etc. to any third party.
11. That the VENDORS from time to time and at all times hereafter at the request of the VENDEE, will be present and will execute or cause to be done at such times, all such acts deeds and things whatsoever for furthering and more perfectly assuring the title, interest and rights of the VENDEE in the above said land.

For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Ananya
Director/ Auth. Sign

67

22 JUL 2013

प्रत्येक वारन का प्रमाणन
प्रत्येक वारन का नाम व पूरा पता

Ananya Techno Build Pvt. Ltd. Laxmi
Delhi Sisier A Jauwal

प्रमाण का धनराशि 100/-

प्रमाणन के पीछे नाम

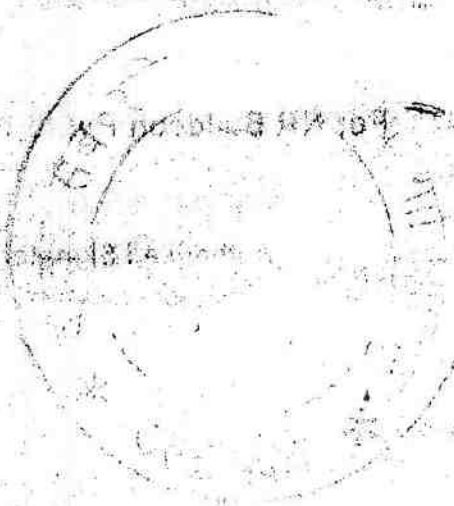
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Handwritten signature

प्रमाणन की प्रमाणन का अंक 3

प्रमाणन का प्रमाणन का क्रमांक 233

प्रमाणन का प्रमाणन



08/01

22 JUL 2013

22 JUL 2013

Ananya Techno Build Pvt Ltd

1001

~~Jacking~~





उत्तर प्रदेश UTTAR PRADESH

BR 874001

(10)

Schedule of Payment Details

- CHEQUE NO. 065536 DATED 17.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065537 DATED 17.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 25,00,000/- (RS. TWENTY FIVE LACS ONLY)
- CHEQUE NO. 065542 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065543 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065544 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065545 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065546 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065547 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065548 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)

For NR Buildcon Pvt. Ltd.

For Ananya Techno Build Pvt.

Pankaj Tyagi
Authorised Signatory

Prakash
Director/ Auth. S

22 JUL 2013

22 JUL 2013

09

संख्या 09/...

कार्य करने का प्रमाण

प्रमाण पत्र का नाम व पता

Ananya Techno Build Pvt Ltd.

कार्य का धनराशि ... 100/-

अंकगणित देवी ...

प्रमाण पत्र-2/...

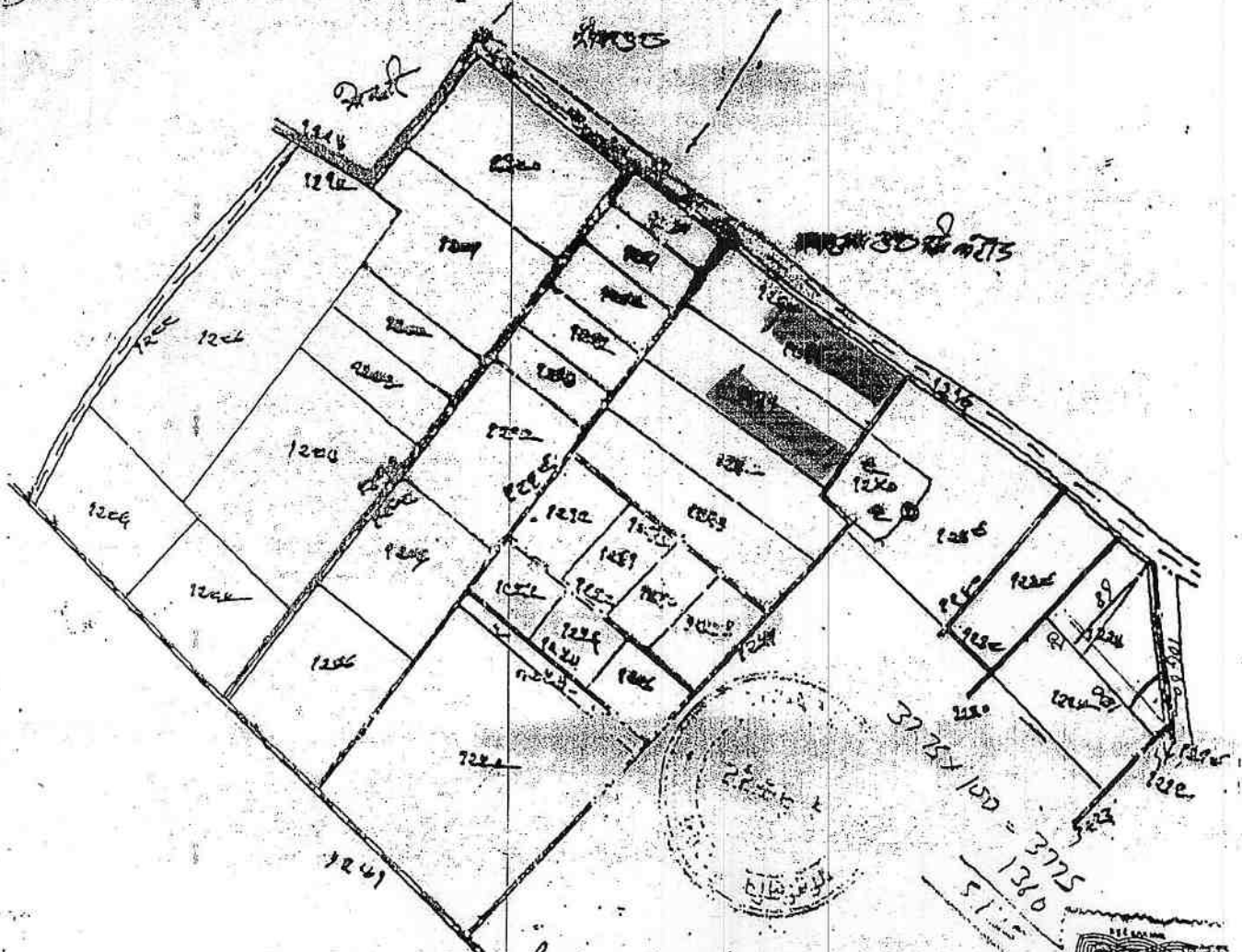
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कार्य करने का स्थान नम्बर 10/...

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 જા મા - વાળી પાલક
 વાળા ભરવામાં ૧૨૦૦
 વાળા ભરવામાં ૧૬૦૦



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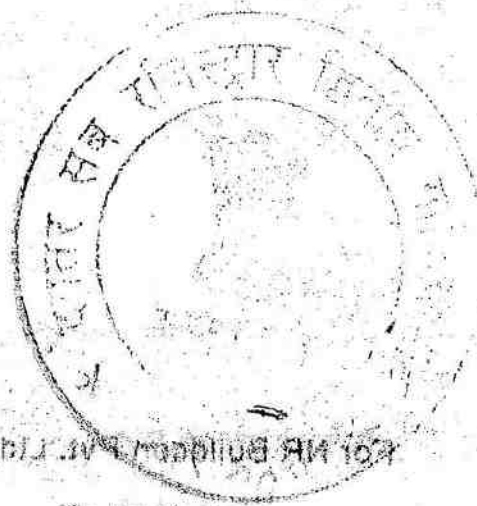
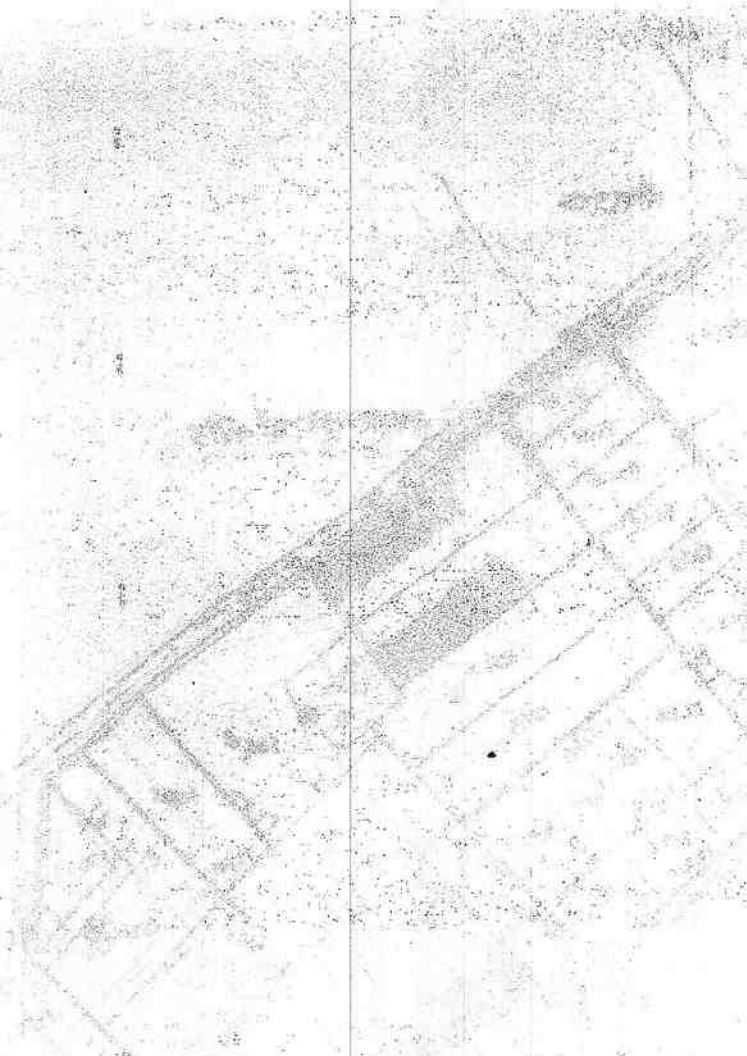


For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
 Authorised Signatory

For Ananya Techno Build Pvt. Ltd.

Director/Auth. Sign



FOR MR. BULLOCK, P.W. 119

1947-11-18

RECORDED & INDEXED



उत्तर प्रदेश UTTAR PRADESH

BR 874002

(11)

- CHEQUE NO. 065549 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065550 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065551 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065552 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065553 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 065554 DATED 22.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 40,77,000/- (RS. FORTY LACS SEVENTY SEVEN THOUSAND ONLY)
- TDS RS. 7,23,000/- (RS. SEVEN LACS TWENTY THREE THOUSAND ONLY)

The VENDOR acknowledges receipt and admits that now no payment is due to them from the VENDEE.

IN WITNESS WHEREOF, the parties hereto have signed and executed this sale deed with their sound mind, free will and consent without any force or compulsion of any kind from anybody, after fully reading and understanding each and every clause of this document on the day the month and the year mentioned at beginning of this document in the presence of the following witnesses.

For NR Buildcon Pvt. Ltd.

Ranajit Tyagi
Authorized Signatory

For Ananya Techno Build Pvt. Ltd.

Ranajit Tyagi

10
01

22 JUL 2013 22 JUL 2013

आम सचिव को सूचना

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उत्तर प्रदेश UTTAR PRADESH

BR 874003

(12)

For NR Buildcon Pvt. Ltd.

Pankaj Tyagi
Authorised Signatory

VENDOR

For Ananya Techno Build Pvt. Ltd.

Ananya Singh
Director/Auth. Sign

VENDEE

Witnesses

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Asbeer Choudhary s/o Late Sh. Sukhbir Singh
r/o H. No. 108, Kot Gaon, Ghaziabad.

2. *गौरव शर्मा* s/o *श्री प्रताप शर्मा*
20. तहसील कम्पाउंड गाँव

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22 JUL 2013

क्रय करने का प्रमाण
क्रेता का नाम व पता

Ananya Techs Build Pvt Ltd

का धनराशि

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Registration No. 11334

Year: 2013

Book No. : 1

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आज दिनांक 22/07/2013 को

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पृष्ठ सं 191 से 216 पर कनांक 11334

रजिस्ट्रीकृत किया गया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

22/7/2013

