



01.01.2013
उत्तर प्रदेश UTTAR PRADESH

BR 364948

(1)

BRIEF PARTICULAR OF SALE DEED

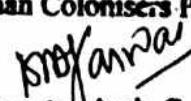
Nature of Property	: Residential Land
Ward/Pargana	: Loni
Mohalla/Village	: Village Noor Nagar Tehsil & Distt. Ghaziabad
Type of Property	: Land
Detail of Property	: Vacant Land
Measuring	: Area 15430 sq. mtr. (18454.28 sq. yds.) Khata No. 602 (Old Khata No. 127) Khasra No. 1239 & 1249
Status of Road	: 200 meter far away from main road
Other Details (9 meter/Corner etc.)	: N.A.
Stamp duty paid on	: Rs. 18,52,00,000/-
Sale consideration	: Rs. 18,52,00,000/-
Stamp duty paid	: Rs. 1,29,66,200/-
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 Phoolon Infrastructure Pvt. Ltd.


Director

For Ayaan Colonisers Pvt. Ltd.


Director Auth. Signatory

०१

JUL 2013

मृत्यु करने के बारे में
मृत्यु करने के बारे में

मृत्यु करने के बारे में

₹ 100

अम्बल कॉलोनाइजर्स प्रॉप्रीटी रिलीज़
०३ अगस्त २०१२ दस्तावेज़

मृत्यु कुपार गांव व्यापर विकास
परिवर्तन नं. ३३
लोक वी नवीनीकारी को १० अगस्त ३१-३-२०१२
व्यापर विकास कर्ता का नाम नं. २०२१

विकास पत्र

185,200,000.00 / 185,200,000.00

10,000.00 100 10,100.00 5,000

पत्रिकाल	वालियत	फीस गजिस्ट्री	नकल व प्रति भुक्त	योग	शब्द लगभग
श्री	शिशिर अग्रवाल प्रतिनिधि आयान कोलोनाइजर्स प्रा० लि०				
पुत्र श्री	वी० के० अग्रवाल				
व्यवसाय अन्य					
निवासी व्यापारी	165 फैक्शनल इन्न० ऐस्टेट पटपडगंज दिल्ली				
अस्थायी पता					
ने यह लेखपत्र इस कार्यालय में	दिनांक 9/7/2013	समय 11:34AM			
दर्ज निवन्धन हेतु पंत्र किया।					



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिवन्धक द्वितीय

गाजियाबाद

9/7/2013

निष्पादन लेखपत्र वाद मुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विकेता

क्रेता

श्री आदि नारायण गुप्ता

प्रतिनिधि फीसेन्ट इन्फ्रा० प्रा० लि०

पुत्र श्री जे० आर० गुप्ता

पुत्र/पत्नी श्री पेशा अन्य

श्री शिशिर अग्रवाल
प्रतिनिधि आयान कोलोनाइजर्स प्रा० लि०

पुत्र श्री वी० के० अग्रवाल

पेशा अन्य

निवासी 165 फैक्शनल इन्न० ऐस्टेट पटपडगंज दिल्ली



ने निष्पादन व्यक्तिगत किया।

गिनकी पद्धान श्री असबौर चौधरी

पुत्र श्री सुखबीर सिंह

पेशा व्यापार

निवासी भवन नं० 108 कोट गांव गा० वाद

व श्री प्रवीन कुमार जैन

पुत्र श्री इन० आर० जैन

पेशा व्यापार

निवासी 12 दयानन्द विहार दिल्ली-१२

ने की।

प्रम्यवक्तव्य: मट याकियों के निशान अंगूठे नियमानुसार लिये गये हैं।

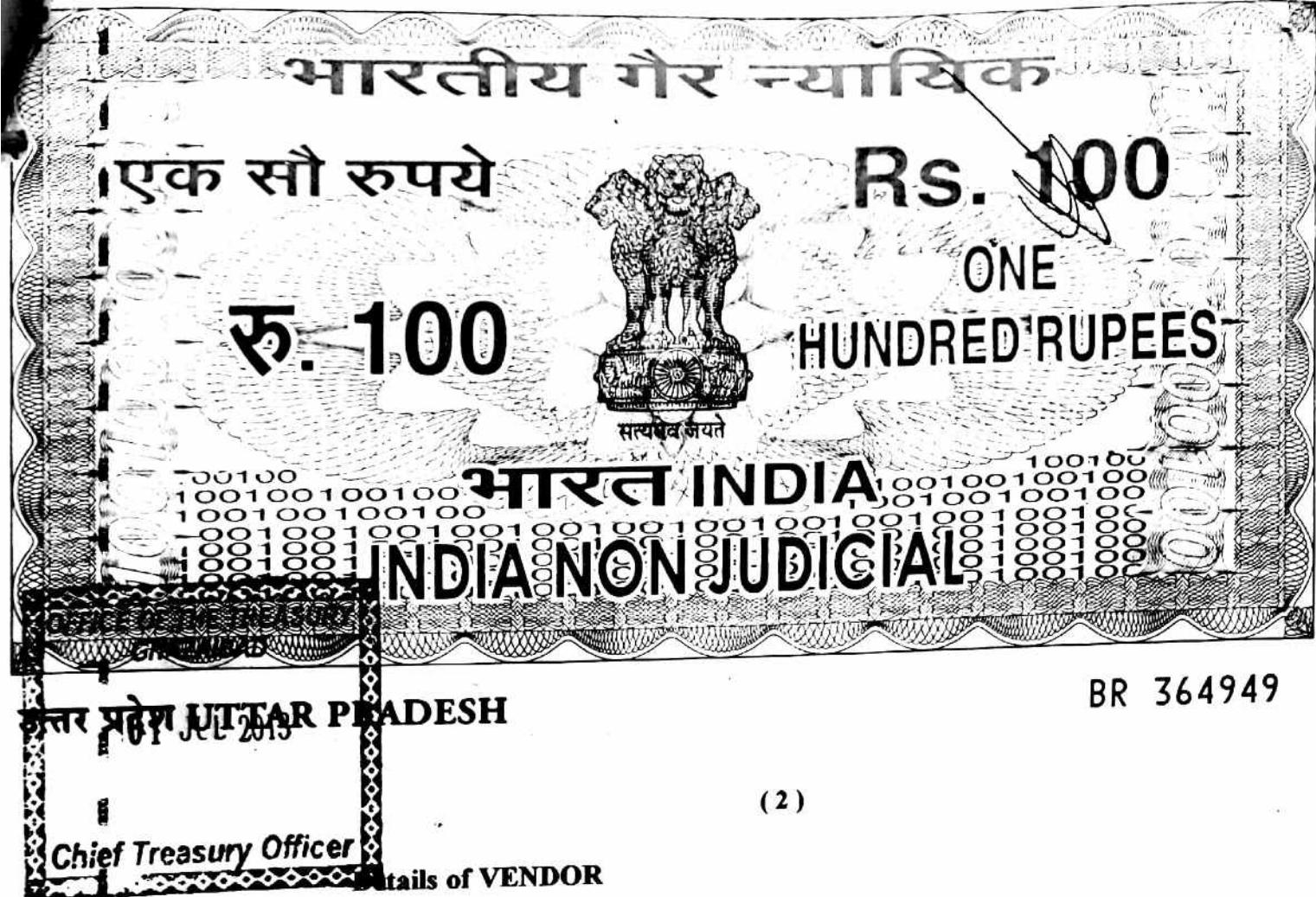


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिवन्धक द्वितीय

गाजियाबाद

9/7/2013



Chief Treasury Officer

Details of VENDOR

(2)

M/s PHEASANT INFRASTRUCTURE PVT. LTD. having its Regd. Office at 1204 Nirmal Tower, 26 Barakhamba Road, Connaught Place, New Delhi-110001 through its Director SH. ADINARAYAN GUPTA S/o LATE SHRI J. R. GUPTA R/o R-11/11 Raj Nagar, Ghaziabad
(Pan :AADCP 6946 L)

Details of VENDEE

M/s AYAAN COLONISERS PVT. LTD., having its regd. Office at 165, Functional Industrial Estate, Patparganj, Delhi -92 through its Director SH. SHISHIR AGARWAL S/o Sh. V. K. Agarwal (Pan :AALCA 4737 E)

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.
THIS SALE DEED is made and executed at Ghaziabad on this 9th day of July, 2013.

For Ayaan Colonisers Pvt. Ltd.

The Pheasant Infrastructure Pvt. Ltd.

Director

John F. Cawley
Director Auth. Signatory

२९ JUL 2013

०२

ग्राम कर्ता का
ग्राम कर्ता का नाम

अपाल कालानाडगम

ग्राम की जाति

₹. 100 -

संस्कृत लिखा गया नाम वा अपाल

उत्तर नम्बर- ३३

प्राप्ति संस्कृत की नवीनीकरण की गणि ३१

गण्डकी विकास उन्नति वा स्थान चैम्पियन नं० १०४५८

विक्रेता

Year : 2,013

Book No. :

1

0101 आदि नारायण गुप्ता प्रतिनिधि फीसेन्ट इन्फ्रा ० प्रा० लि०

जे० आर० गुप्ता

आर-११/११ राजनगर वा० बाद

अन्य



758

Rs. 100

भारत इंडिया
भारत इंडिया नोन ज्यूडिकल 188482

उत्तर प्रदेश UTTAR PRADESH

BR 365727

AYAAN COLONISERS PRIVATE LIMITED. Director
Sh Shishir Agarwal S/o Sh V.K Agarwal, Address -
165 Functional Industrial estate Patparganj
Delhi - 110092

In pursuance of order of Collector No.

memo dated 03/07/13 Passed under section

10-A of the Stamp Act. It is certified that an

amount of Rs 1296500/- In Words Rs. One crore -

- twenty nine lac sixty five thousand -

One/- has been Paid in Cash as Stamp duty

in respect of this instrument in the State Bank

of India/Treasury/Sab Treasury of Ghaziabad

by Challan No. R#12243 Dated 05/07/13 a copy

of which is annexed here with.

Officer in charge
Treasury-Ghaziabad

05/07/13

For Pheasant Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Aut. Signatory



Ayran Cola nisir s pot
 165 function to normal
 pathway sole



01 JUL 2013
उत्तर प्रदेश UTTAR PRADESH

BR 364950

Chief Treasury Officer

(3)

BY

M/s PHEASANT INFRASTRUCTURE PVT. LTD. having its Regd. Office at 1204 Nirmal Tower, 26 Barakhamba Road, Connaught Place, New Delhi-110001 through its Director SH. ADINARAYAN GUPTA S/o LATE SHRI J. R. GUPTA R/o R-11/11 Raj Nagar, Ghaziabad duly authorized vide resolution passed in the meeting of Board of Directors held on dated 08.07.2013 which is valid till today hereinafter called VENDOR, party of the first part

IN FAVOUR OF

M/s AYAAN COLONISERS PVT. LTD., having its regd. Office at 165, Functional Industrial Estate, Patparganj, Delhi -92 through 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 17.04.2013 hereinafter called the VENDEE, party of second part.

For Pheasant Infrastructure Pte Ltd.

Director

For Ayaan Colonisers Pvt. Ltd

Director Auth. Signatory

29 JUL 2013

0301
अधिकारी कालीन नं १८८
अधिकारी कालीन नं १८८
रुपय १००/-

संस्कृत अधिकारी कालीन अधिकारी
भृत्यास नम्बर-३३
जाहसंस की नवीनीकरण की अंतिम ३१-३-
पुण्यकृत विकल्प कालीन का स्थान नम्बर न० २४.

क्रेता

Registration No. : 10458

Year : 2,013

Book No. :

1

0201 शिशिर अग्रवाल प्रतिनिधि आयान कोलोनाईजर्स प्रा० लि०
वी० के० अग्रवाल
165 फंक्शनल इन्स० ऐस्टेट पटपडांगज विल्ली
अन्य



PHEASANT INFRASTRUCTURE PRIVATE LIMITED

2

Head Office :
Chaudhary Cinema Building.
19, G T Road.
GHAZIABAD - 201 001

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING
OF THE BOARD OF DIRECTORS OF M/S PHEASANT INFRASTRUCTURE
PRIVATE LIMITED HELD ON 8th DAY OF JULY 2013 AT THE REGISTERED
OFFICE OF THE COMPANY.**

The Board was informed to sell land at village Noornagar, Ghaziabad to M/s. Ayyan Colonisers (P) Ltd.

After due discussions the board passed the following resolution unanimously.

**"RESOLVED THAT the Company do sell land in Khasra No. 1239 & 1249 at
Village Noornagar, Ghaziabad to M/s. Ayyan Colonisers (P) Ltd.**

**RESOLVED FURTHER THAT Shri Adi Narayan Gupta, director of the Company,
be and is hereby authorized to execute sale deed in favour of the buyer & to do
all such acts deeds and things to give effect to the above said resolution."**

For Pheasant Infrastructure Private Limited


Director

Adi Chander

SH

10458

कोषागार प्रपत्र-209 (1)

वित्तीय नियम संग्रह खण्ड-5, भाग-2

प्रपत्र संख्या-43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फार्म

उपकोषागार/बैंक का नाम व शाखा

- जिस व्यक्ति (पदनाम यदि आवश्यक हो) या संस्था के नाम से धनराशि जमा की जा रही है उसका नाम
- पता
- पंजीकरण संख्या/पक्ष का नाम व अद संख्या (यदि आवश्यक हो)
- जमा की जा रही धनराशि का पूर्ण विवरण (धनराशि किस हेतु जमा की जा रही है तथा किस विभाग के पक्ष में जमा की जा रही है)
- चलान की सकल राशि
- चलान की निवल
- लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की मुहर
- लेखा-राष्ट्रक का 13 डिजिट कोड

S.B.I. Rajnagar. Ghaziabad
chief. Treasury. officer Ghaziabad
..... For
M/s. A.Y.A.N. COLONISERS. PVT
LTD. Director. Sh. Shishir
Agarwal. S/o Sh. V. K. Agarwal,
Address. 165. Functional
Industrial Estate. Patparganj Delhi
110095

Stamp	Duty	Particulars	Cash	Certified
P.O/20.11.10 089814	Date 01/07/13	amount	12965000/-	
.....RS. 129.65000.00.....				
.....RS. 129.65.000.00.....				

00.30. stamp. d. registration

उप सेखा-हीर्षक	उप मुख्य-हीर्षक	लघु-हीर्षक	उप-हीर्षक	व्यारेवार-हीर्षक	घनराशि (जंक्षने में)
००३०	०।	१०२	०।	००	१२९६५०००-००

धनराशि (शब्दों में) Rs one crore twenty nine lakh sixty five thousand only
पोर्ट

चक्रवर्ती राजा की पुष्टि करने वाले विभागीय विभाग के हस्ताक्षर मुहर सहित

योग

12965000-00

काशी कालापाल संस्थान
Ghazipur 107113

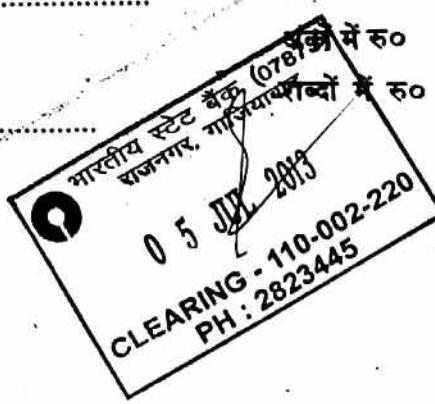
केवल उपकोषागार/बैंक के प्रयोगार्थ

चलान संख्या :

दिनांक :

SH CERTIFICATE ISSUED

C. FO. Gzb
25107113



प्राप्त किया प्राप्तकर्ता के हस्ताक्षर उपक्रेषणार/ ैक की वाहर सिद्ध

विवरण : रोकड़ (विवरण सहित)
नोट/सिक्के

(धनराशि रूपयों में)

1000 x

500 x

100 x

50 x

20 x

10 x

5 x

2 x

1 x

चेक (पूर्ण विवरण के साथ)

योग :-

1000 x	
500 x	
100 x	
50 x	
20 x	
10 x	
5 x	
2 x	
1 x	
चेक (पूर्ण विवरण के साथ)	
योग :-	

टिप्पणी :-

- जिन विभागों में अधिक संख्या में चालानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड-4 अथवा लोक लेखा खण्ड-2 के अनुसार लेखा-शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणोंमें बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखे की प्राप्तियां) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
- जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखा-शीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा-शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
- यदि जमा की जाने वाली धनराशि में ऐसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे और उससे अधिक की धनराशि को अगले उच्चतर रूपये पर पूणाकृत कर धनराशि जमा की जायेगी।

पौंडसौंयूंपौं (आर आर)-09 कोषागार-8-2-12-प्र० स० 209 (1)-1,00,000 प्रपत्र (कम्प्यूटर/ऑफसेट)।

राष्ट्रीय बैंक



उत्तर प्रदेश UTTAR PRADESH

BR 364951

Subsidiary Officer

(4)

The term & 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.

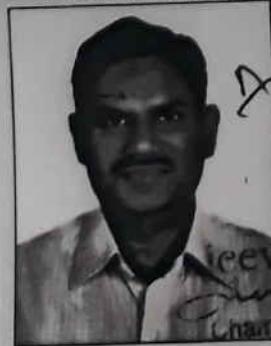
And whereas the VENDOR purchased the above land bearing Khasra No. 1239 & 1249 from Sh. Tekchand S/o Sh. Mohar Singh vide Sale Deed duly registered as Document No. 5440 in Book No. I Volume 2410 on Pages 113 to 165 dated 28.04.2006 in the office of Sub-Registrar -II Ghaziabad.

And the VENDOR has got his name mutated in the all records of tehsildar in ward/khatoni and VENDOR is owner and in possession of the above land.

And whereas the VENDOR has agreed to sell the said land for a total sale consideration of Rs. 18,52,00,000/- (Rupees Eighteen Crores & Fifty Two Lacs only) to the VENDEE and the VENDEE has agreed to purchase the said land for the sale consideration as per schedule.

For Pheasant Infrastructure Pvt. Ltd.

For Pheasant Infrastructure Pvt. Ltd.



Director

Deepak Kaushik
Deed Writer
Chamber No. 2
Compound, Ghaziabad

For Ayaan Colonists Pvt. Ltd.

Prayag Kumar
Director Auth. Signatory



५९ JUL 2013

जुलाई २०१३ का बुकानालोग

₹ 100/-

संस्कृत विद्यालय

संस्कृत विद्यालय

संस्कृत विद्यालय की ओर से

संस्कृत विद्यालय की ओर ३१-३





Phone : 95-120-2713905
Fax : 95-120-2711916

PHEASANT INFRASTRUCTURE PRIVATE LIMITED

Head Office :
Chaudhary Cinema Building,
19, G.T. Road,
GHAZIABAD - 201 001

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING
OF THE BOARD OF DIRECTORS OF M/S PHEASANT INFRASTRUCTURE
PRIVATE LIMITED HELD ON 8th DAY OF JULY 2013 AT THE REGISTERED
OFFICE OF THE COMPANY.**

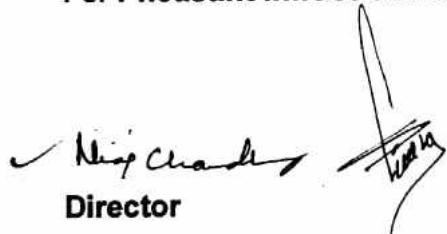
The Board was informed to sell land at village Noornagar, Ghaziabad to M/s. Ayyan Colonisers (P) Ltd.

After due discussions the board passed the following resolution unanimously.

**"RESOLVED THAT the Company do sell land in Khasra No. 1239 & 1249 at
Village Noornagar, Ghaziabad to M/s. Ayyan Colonisers (P) Ltd.**

**RESOLVED FURTHER THAT Shri Adi Narayan Gupta, director of the Company,
be and is hereby authorized to execute sale deed in favour of the buyer & to do
all such acts deeds and things to give effect to the above said resolution."**

For Pheasant Infrastructure Private Limited


Neeraj Chaudhary
Director



उत्तर प्रदेश UTTAR PRADESH

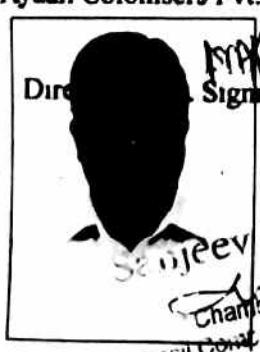
BR 364952

(5)

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 Ayaan Colonisers Pvt. Ltd.



• For Pheasant Infrastructure

2000

Ayaan Colonisers Pvt. Ltd.

Professor
Director Auth. Signatory

9 JUL 2013

OK

ପାତା ପାତା ପାତା ପାତା

ज्ञान विज्ञान संस्कृत व व्याख्या

西漢書

Rs 700

संस्कृत विद्यालय नाम संस्कृत विद्यालय
स्थापना वर्ष-१९४२

१६८ सेस नम्बर-३३

वाइसेंस की नीति विकास की उम्मीद - ३ - ३ -
वास्तविकत विकास दर्शन का विषय

— अमृत की खान करना ॥ २ ॥

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(6)

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.

For Pheasant Infrastructure, Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

०६
०६
१९ JUL 2013

श्रमिक वित्तीय संस्था
श्रमिक वित्तीय संस्था

अध्यान को लाना दृष्टि

श्रमिक वित्तीय संस्था
रुपयोग का लाना दृष्टि

Rs 100/-

लंबिय श्रमिक वित्तीय संस्था

पत्र संख्या ३३

उत्तर की नीति विवरण की अलोदि ३१-३-

प्रकृत विकास का अध्यान चैम्बर न० २

प्राप्ति विवरण

भारतीय गोर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

Chief Treasury Officer

BR 364954

(7)

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 imposing 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.

For Pheasant Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

PRAKASH
Director Auth. Signatory

02
01

59 JUL 2013

अपात आलाना देखना
पर्याप्त राशि देखना

राशि देखना

Rs 100/-

राज्य बृहदार गण विकास
सम समूह-3

संस की नई नीकरण दो अवादे 31-3

कान विकास का स्थान दैम्या न० 24

भारतीय गोर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BR 364955

Treasury Officer

(8)

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.
12. That all the expenses of this deed such as stamp duty and registration charges and legal expenses have been paid and borne by the VENDEE.
13. That all taxes, charges, dues, duties, liabilities and demands of the said land for the period prior and upto the date of execution of this sale deed shall be paid by the VENDOR even if such demand is raised later on. Hereafter all dues, demands, taxes, charges, house tax, duties liabilities and outgoing in respect of the said land shall be borne by the VENDEE.
14. That the VENDOR has confirmed that in case the VENDEE is put to any monetary loss, or loss of the said land or any part thereof on account of any defect in the title of the VENDOR or on account of any representations made by the VENDOR found to be untrue or on account of suppression of any fact by the VENDOR pertaining to the title of the said land, or any type of outstanding monetary charges of any government department or any other service provider to the said land, the VENDOR will indemnify and keep indemnified the VENDEE in respect of any such losses and shall be personally responsible for the same along with their legal heirs and property both moveable and immoveable and the VENDEE shall be entitled to recover all its losses, costs & expenses along with damages and any appreciation as per the market value as on that date.

For Pheasant Infrastructure Pvt. Ltd.

For Ayaan Colonisers Pvt. Ltd.

PSR/AM/2021
Director Auth. Signatory

29 JUL 2013

08
राम विहार का नाम
राम करने का नाम
राम करना का नाम
राम की धनराशि **Rs 100/-**
राम विहार का नाम
राम विहार का नाम
राम विहार का नाम
राम विहार का नाम





उत्तर प्रदेश UTTAR PRADESH

BR 364956

(9)

15. That the VENDOR has delivered all original title documents to the VENDEE.
16. That electric and water connection will be obtained by the VENDEE at his own cost from the concerned local authorities.
17. That the VENDOR and the VENDEE are the citizens of REPUBLIC OF INDIA and none of them is minor.

Schedule of Payment Details

- CHEQUE NO. 121896 DATED 21.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 121897 DATED 21.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 121898 DATED 21.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 85,00,000/- (RS. EIGHTY FIVE LACS ONLY)
- CHEQUE NO. 121899 DATED 21.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 15,00,000/- (RS. FIFTEEN LACS ONLY)
- CHEQUE NO. 130176 DATED 21.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 28,60,000/- (RS. TWENTY EIGHT LACS SIXTY THOUSAND ONLY)
- CHEQUE NO. 130177 DATED 29.05.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130178 DATED 18.06.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)

For Ayaan Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Prayagraj
Director Auth. Signatory

= 9 JUL 2013

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અણ કદમ કરતી એ પ્રદીપ
અણ હિંદુ લુણ વાણ વી હુણ 34611 ૭૧

9/11/15 9:20

Rs 100 -

संस्कृत वाक्य विवरण विज्ञान

संस्कृत वाक्यरूप

इसकी नई नियमण को अलगी 35-3-

कृत विकास के लिए आवश्यक है ?



भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

सत्यपद्म लघु

भारत IND

INDIA



BR 364957

Dead Writer

Act No. 2

Jain, Ghaziabad

उत्तर प्रदेश UTTAR PRADESH

Chamber of Commerce, Ghaziabad

(10)

- CHEQUE NO. 130179 DATED 18.06.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 130181 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 50,00,000/- (RS. FIFTY LACS ONLY)
- CHEQUE NO. 130182 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130183 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130184 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130185 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130186 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130187 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130188 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130189 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130190 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130191 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)
- CHEQUE NO. 130192 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)

For Pheasant Infrastructure Pvt. Ltd.

Directions

For Ayaan Colonise's Pvt. Ltd.


Director Auth. Signatory

२९ JUL 2013

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राष्ट्रीय कला कारोबार
राष्ट्रीय कला कारोबार

अमृपाल

११०८०९५०५८

Rs 100 - -

राष्ट्रीय कला कारोबार

संजय दुर्गा पात्र राष्ट्रीय विकास

इसेस नम्बर-33

इसेस की नवीनीकरण को अनुदे ३१-३-

शकूत विकास करने का स्थान धैम्पा न० २

AYAAN COLONISERS PRIVATE LIMITED

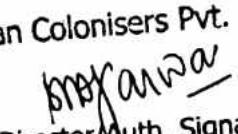
REGD. OFFICE : 165, FUNCTIONAL INDUSTRIAL ESTATE, PATPARGANJ, DELHI- 110092

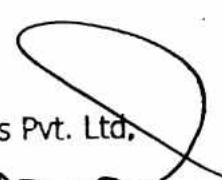
EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD
OF DIRECTORS OF M/S AYAAN COLONISERS PRIVATE
LIMITED HELD ON WEDNESDAY, THE 17TH DAY OF APRIL
2013 AT THE REGISTERED OFFICE OF THE COMPANY

RESOLVED "That Shri Shishir Agarwal, Director of the company be and is hereby authorized to sign and execute the sale deed in the office of Sub-Registrar, pertaining to the purchase of property situated at Village Noor Nagar, Ghaziabad Tehsil & Distt. Ghaziabad, U.P."

Sd/-
Chairman

CERTIFIED TO BE TRUE COPY

For Ayaan Colonisers Pvt. Ltd.

Shishir Agarwal
Director/ Auth. Signatory

For Ayaan Colonisers Pvt. Ltd.

Shishir Agarwal
Director/ Auth. Signatory

SITE PLAN OF LAN IN KHATI

No 602 OLD KHATI NO 127 KH NO
1239 & 1249 SITONED AT NOOR
NAGAR, GHARIBWAD

KHATI NO 602 OLD 127 KH NO 1239 & 1249

AREA - 15430 M²

18454.28 SQ YD

SELLER -

For Pheasant Infrastructure Pvt. Ltd.

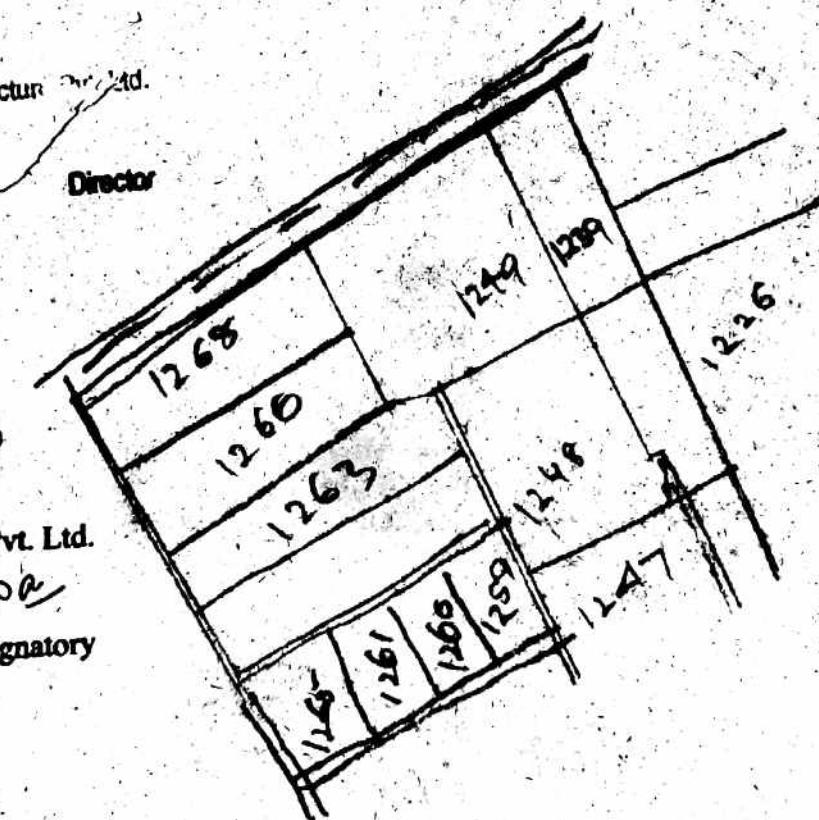
Director

PURCHASER

For Ayaan Colonisers Pvt. Ltd.

PROforma

Director Auth. Signatory





उत्तर प्रदेश UTTAR PRADESH

BR 364958

Chief Treasury Officer

(11)
CHEQUE NO. 130193 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 1,00,00,000/- (RS. ONE CRORE ONLY)

- CHEQUE NO. 130194 DATED 01.07.2013 DRAWN ON AXIS BANK LTD. SWASTHYA VIHAR NEW DELHI FOR RS. 54,88,000/- (RS. FIFTY FOUR LACS EIGHTY EIGHT THOUSAND ONLY)
- TDS RS. 18,52,000/- (RS. EIGHTEEN LACS FIFTY TWO 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 Pheasant Infrastructure

VENDOR

Witnesses

Director

For Ayaan Colonises Pvt. Ltd

VENDEE

Director Auth. Signatory

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

Scanned by
2. PARVEDI KUMAR JAI
-/-LESH N. I. JAI

Drafted by Sanjeev Kaushik, Deed Writer, Chamber No.20, Tehsil Compound, Ghaziabad.

Deed Writer
Chamber No. 1
Jail Compound, Ghaziabad.

9 JUL 2013

११०१ ग्राम करते हैं ३०२५ ग्राम लोगों का दर्जा
ग्राम करता है जो नहीं दर्जा करता है
ग्राम के अनुसार
संजय कुमार राजपाल
हस्ताक्षर नंबर ३३
हस्ताक्षर की नवीनीकरण को अवधि ३०२५
रजिस्ट्रीकृत करने का स्थान भगलुरु

आज दिनांक 09/07/2013 को

वही सं. 1 जिल्हा सं. 7346

पृष्ठ सं. 279 से 308 पर क्रमांक 10458

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिवन्धक द्वितीय
गाजियाबाद

9/7/2013