



उत्तर प्रदेश 01.11.2013 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 Phoschem Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

01

23 JUL 2013

प्राप्त करने का प्रमाण
प्राप्त करने का नाम व पता

प्राप्त करने का नाम

100

अग्रवाल कोलोनाईजर्स प्रा० लि० दिल्ली
उत्तर 18/18/2 अग्रवाल

संलग्न कुतार का प्रमाण प्रिन्ट
प्राप्त करने का नाम-33

प्राप्त करने की नवीनीकरण की प्राप्ति 31-3-

प्राप्त करने का नाम प्रमाण 20-21

विक्रय पत्र

185,200,000.00 / 185,200,000.00 10,000.00 100 10,100.00 5,000

प्रतिफल बालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री शिशिर अग्रवाल प्रतिनिधि आग्रवाल कोलोनाईजर्स प्रा० लि०
पुत्र श्री वी० के० अग्रवाल

व्यवसाय अन्य
निवासी ग्राह्य 165 फंक्शनल इन्टो ऐस्टेट पटपडगंज दिल्ली
अग्रवाल पता

ने यह लेखपत्र इस कार्यालय में दिनांक 9/7/2013 समय 11:34AM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय
गाजियाबाद
9/7/2013

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

श्री आदि नारायण गुप्ता
प्रतिनिधि फीसेन्ट इन्फ्रा० प्रा० लि०
पुत्र श्री जे० आर० गुप्ता
पुत्र/पत्नी श्री पेशा अन्य



श्री शिशिर अग्रवाल
प्रतिनिधि आग्रवाल कोलोनाईजर्स प्रा० लि०
पुत्र श्री वी० के० अग्रवाल
पेशा अन्य
निवासी 165 फंक्शनल इन्टो ऐस्टेट पटपडगंज दिल्ली



ने निष्पादन स्वीकार किया।
जिनकी पहचान श्री असबीर चौधरी
पुत्र श्री सुखबीर सिंह
पेशा व्यापार

निवासी भवन नं० 108 कोट गॉव गा० बाद

व श्री प्रवीन कुमार जैन
पुत्र श्री एन० आर० जैन

पेशा व्यापार
निवासी 12 दयानन्द विहार दिल्ली-92

ने की।

प्रत्यक्षनः भद्र पत्रिकाओं के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय
गाजियाबाद
9/7/2013

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BR 364949

(2)

Chief Treasury Officer

Details of VENDOR

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.

M/s Pheasant Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

29 JUL 2013

02/01

अपना कोलोनेडिफिक

पता क्या करी है
क्या करी को नाम है

उस की कतारी

100-3

संजय सुंदर नारायण फीसेन्ड इन्फ्रा0

उसेस नम्बर-33

उसेस की नवीनीकरण की तारीख 31-12-2012

निकृत विक्रय करने का स्थान चेम्बर नं०

Registration No. 10458

विक्रेता

Year : 2,013

Book No. : 1

0101 आदि नारायण गुप्ता प्रतिनिधि फीसेन्ड इन्फ्रा0 प्रा0 लि0

जे0 आर0 गुप्ता

आर-11/11 राजनगर रा0 बाद

अन्य



758

₹. 100



भारत INDIA
INDIA NON JUDICIAL

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 12965000/ (In Words Rs. One crore -
— twenty nine lac sixty five thousand —
only) 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 Auth. Signatory



AYAHN COLONISER 5 Pst
165 Function to Annual
Petway 201



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 Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

29 JUL 2013

03/01
आयन कोलोनाईजर्स
₹ 100

संजय कुमार नारायण स्टाम्प विक्रेता
प्राप्ति संख्या-33
प्राप्ति की नवीनीकरण की अवधि 31-3-
वर्षिकृत विक्रय करने का स्थान पैम्बर नं० 24.
क्रेता

Registration No. : 10458

Year : 2,013

Book No. : 1

0201 शिशिर अग्रवाल प्रतिनिधि आयन कोलोनाईजर्स प्रा० लि०
वी० के० अग्रवाल
165 फंक्शनल इन्स्ट० ऐस्टेट पटपडगंज दिल्ली
अन्य



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



Director



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

1. 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
2. पता
3. पंजीकरण संख्या/पक्ष का नाम व मुद्रा संख्या (यदि आवश्यक हो)
4. 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)
5. चालान की सकल राशि
6. चालान की निवल राशि
7. लेखाशीर्षक का पूर्ण विवरण/लेखाशीर्षक की मुहर
8. लेखा-शीर्षक का 13 डिजिट कोड

S.B.I. Rajnagar, Ghaziabad
Chief Treasury Officer Ghaziabad
..... For
M/s. AYA.A.N. COLONISERS PVT
..... LTD., Director Sh. Shishir
Agarwal S/o Sh. V. K. Agarwal,
Address:- 165, Functional
Industrial Estate, Patparganj Delhi
110092

Stamp duty paid in cash certified
P.O./D.O. No. 089814 Date 01/07/13 Amount 12965000-00

..... Rs. 129.65000.00.....

..... Rs. 129.65.000.00.....

00.30 Stamp & registration

| लेखा-शीर्षक | उप मुख्य-शीर्षक | सब-शीर्षक | उप-शीर्षक | व्यतिरेक-शीर्षक | धनराशि (बंकों में) |
|-------------|-----------------|-----------|-----------|-----------------|--------------------|
| 0030 | 01 | 102 | 01 | 00 | 12965000-00 |
| | | | | | |
| | | | | | |

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

योग

12965000-00

अधिकारी का पद और नाम
विभागीय अधिकारी के हस्ताक्षर मुहर सहित
03/07/13

अधिकारी का पद और नाम
Ghaziabad
03/07/13

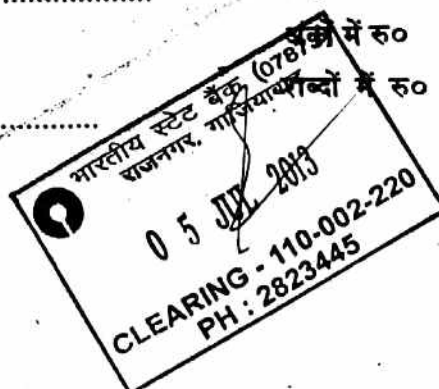
केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या :

दिनांक :

SH CERTIFICATE ISSUED

C.O. Gzb
05/07/13



| |
|--|
| |
| |

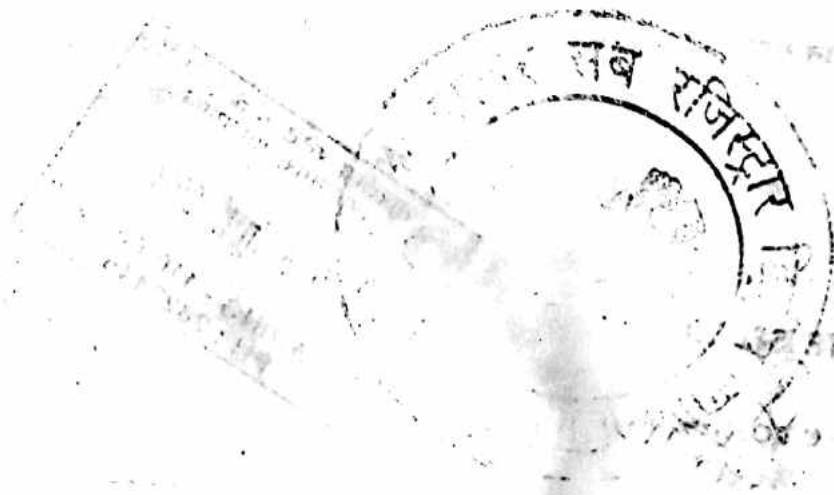
प्राप्त किया
प्राप्तकर्ता के हस्ताक्षर उपकोषागार/
बैंक की मुहर सहित

योग :-



1. 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 प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखे की प्राप्ति) में दर्शाये गये लेखा-शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
2. जिन जमा धनराशियों के लिये विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक 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।
3. यदि जमा की जाने वाली धनराशि में पैसे 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 रुपये पर पूर्णांकित कर धनराशि जमा की जायेगी।

पी०एस०यू०पी० (आर आर)-०९ कोषागार-८-२-१२-प्र० सं० २०९ (१)-१,००,००० प्रपत्र (कम्प्यूटर/ऑफसेट)।



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

01 JUL 2013

उत्तर प्रदेश UTTAR PRADESH

BR 364951

(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

Kausnik

Deed Writer

Chamber No. 2

Compound, Ghaziabad.



For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory



04

59 JUL 2013

अपान कोशान/रिजिस्ट्री

Rs 100 - -

अधिसूचना नं. 31-3-13

अधिसूचना नं. 31-3-13

अधिसूचना नं. 31-3-13

अधिसूचना नं. 31-3-13



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


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.



Signature
Sanjeev Kaushik
Director

For Pleasant Infrastructure Pvt. Ltd.

Director

Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

9 JUL 2013

05
01

संस्थान का नाम

संस्थान का पता

संस्थान का नाम

100 - 2

अज्ञान कोशिका

संस्थान का नाम

संस्थान का नाम

संस्थान का नाम

संस्थान का नाम





(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 Phosant Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

06
01
09 JUL 2013

प्रत्यक्ष प्रत्यक्ष का
प्रत्यक्ष का प्रत्यक्ष

अथान को लोन है

100 - 7

संलग्न सूचनाएं प्रत्यक्ष विक्रेता

संलग्न सूचना 33

संलग्न सूचना की संज्ञा 31-3-

प्रकृत विक्रेता करने का प्रमाण संख्या 2



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BR 364954

Chief Treasury Officer

(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 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.

For Pheasant Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

02
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29 JUL 2013

अथान कोलोन इण्डिया

Rs 100 - -

संस्थान लुम्पार गरी सम्पत्ति विक्रय

संस्थान नम्बर-33

संस की नवीनीकरण की अवधि 31-3-

अन्त विक्रय करने का स्थान चैम्बर नं० 24



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BR 364955

Chief 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.

Director Auth. Signatory

29 JUL 2013

08

राज्य विधानसभा का नाम

राज्य विधानसभा का नाम

राज्य विधानसभा का नाम

राज्य की धरती

Rs 100 -

राज्य विधानसभा का नाम

राज्य विधानसभा का नाम

राज्य विधानसभा का नाम

राज्य विधानसभा का नाम

अध्यास 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 Phocent Infrastructure Pvt. Ltd.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

9 JUL 2013

09/07

आपका पत्र प्राप्त हुआ है।
आपका पत्र प्राप्त हुआ है।

आपका पत्र प्राप्त हुआ है।

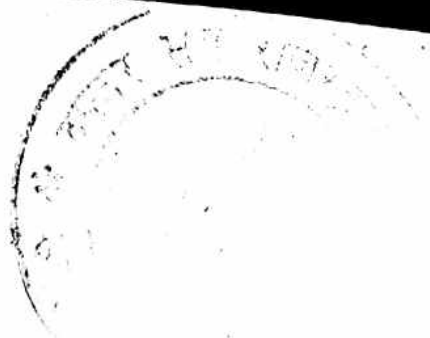
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आपका पत्र प्राप्त हुआ है।

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आपका पत्र प्राप्त हुआ है।



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA

उत्तर प्रदेश UTTAR PRADESH



BR 364957

Dead Writer

Chamber, Ghaziabad

Chamber, 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.

Director

For Ayaan Colonisers Pvt. Ltd.

Director Auth. Signatory

9 JUL 2013

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राज्य को कराने का

राज्य को कराने का

राज्य को कराने का

Rs 100 -

राज्य को कराने का

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AYAAN COLONISERS PRIVATE LIMITED

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

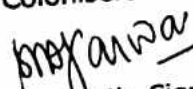
**EXTRACTS OF THE MINUTES OF THE MEETING OF THE BOARD
OF DIRECTORS OF M/S AYAAN COLONISERS PRIVATE
LIMITED HELD ON WEDNESDAY, THE 17TH DAY OF APRIL
2013 AT THE REGISTERED OFFICE OF THE COMPANY**

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.


Director/Auth. Signatory

For Ayaan Colonisers Pvt. Ltd.


Director/Auth. Signatory

NO 602 OLD KINTI NO 127 KINTI
1239 & 1249 STORED AT NOOR
NIGIR. GHANZABAD

AREA - 15430 m²
18454.28 sq ft

For Pleasant Infrastructure

Handwritten ledger page with a grid containing numbers. The grid is tilted. Numbers include 1268, 1260, 1263, 1249, 1239, 1226, 1248, 1259, 1247, 1261, and 1260. There are also some numbers written vertically or diagonally.

For Ayaan Colonisers Pvt. Ltd.

Prof. and a
Director Auth. Signatory

भारतीय गैर न्यायिक

एके सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

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 Pvt. Ltd.

VENDOR

Director

Witnesses:-

1.

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

2. PARVEED KUMAR JAIN
- LAKSH N. I. JAIN

12 DAYANIT ID VIKAR DEH 02

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

For Ayaan Colonisers Pvt. Ltd.

VENDEE

Director Auth. Signatory

Deed Writer

Chamber No.

Tehsil Compound, Ghaziabad.

9 JUL 2013

11
पथ क्रम करने का स्थान
गणपति का मण्डप

अथवा कोलोन इजसे

100 - 2

गणपति की प्रशस्ति

राजय कुमार यादव

राजसेस नम्बर-33

राजसेस की नवीनीकरण की अवधि 31-12-13

अधिकृत अधिकारी को स्थान भेजना

आज दिनांक 09/07/2013 को

वही सं. 1 जिल्द सं. 7346

पृष्ठ सं. 279 से 308 पर क्रमांक 10458

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

9/7/2013

