

8739

Name MANISH KUMAR
Designation D. C.
Signature
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad



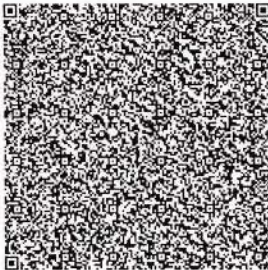
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP05068909625298Q
Certificate Issued Date	: 19-Sep-2018 11:30 AM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106061711761639Q
Purchased by	: SKYHIGH INFRAPROJECTS P LTD
Description of Document	: Article 23 Conveyance
Property Description	: GROUP HOUSING PLOT NO.GH-3/1 PARK TOWN INTEGRATED TOWNSHIP VILLAGE SHAHPUR BAMHETTA GHAZIABAD U.P
Consideration Price (Rs.)	:
First Party	: UTILITY ESTATES PVT LTD AND OTHERS
Second Party	: SKYHIGH INFRAPROJECTS P LTD
Stamp Duty Paid By	: SKYHIGH INFRAPROJECTS P LTD
Stamp Duty Amount(Rs.)	: 1,42,61,500 (One Crore Forty Two Lakh Sixty One Thousand Five Hundred only)



Verified By

R.C.
S.R.O.-I, Ghaziabad

Locked By

Sub-Registrar
Cader-Ist, Ghaziabad

Please write or type below this line

For UTILITY ESTATES PVT LTD

For Park Town Complex Private Ltd

For Skyhigh Infraprojects Pvt. Ltd

Director

Director

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

TQ 0007944449



Sale Deed

Nature of Property : FSI in Group Housing Plot

Ward/Pargana : Dasna

Mohalla/Village : Shahpur Bamhetta

Description of Property :

Permissible FSI of 41,203.577 Sq. Mtr. (Proportionate to land of 10,987.62 Sq. Mtr.), here-in-after referred to as "**Block-2**", being part of total land of 22,113.89 Sq. Mtr. (Plot No. GH-3/1) falling in Khasra Nos. 1568, 1636, 1637, 1637MI, 1638/1, 1638/2, 1639, 1640, 1641, 1643, 1647/1, 1648, 1649 MI, 1651 situated at Park Town, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.

Area of Property :FSI 41,203.577 Sq. Mtr. (Proportionate to Land of 10,987.62 Sq. Mtr.)

Status of Road :30 Mtr. Wide Road

Sale Consideration :Rs. 28,59,45,877/-

Stamp Duty :Rs. 2,00,16,300/-

The Stamp Duty for Sale Consideration of Rs. 28,59,45,877/- is Rs. 2,00,16,300/-, out of which the amount of Rs. 1,42,61,500/- has been paid vide Certificate No. IN-UP05068909625298Q dated 19-09-2018 and the amount of Rs. 57,55,100/- has been proportionately adjusted out of the stamp duty of Rs. 1,15,10,100/- which was paid

~~For UTILITY ESIATES (P) LTD~~

~~For Park Town Complex Private Ltd.~~

~~Director~~

~~Director~~

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

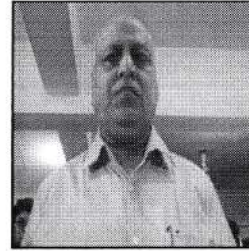
विक्रय पत्र

प्रतिफल- 285945888 स्टाम्प शुल्क- 14261500 बाजारी मूल्य - 285945877 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 140 योग : 20140

श्री मै० स्काईहाई इन्फ्राप्रोजेक्ट प्रा० लि० द्वारा
अनिल गोयल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० आनन्द स्वरूप अग्रवाल
व्यवसाय : नौकरी

निवासी: सैकिन्ड फ्लोर गोमती प्लाजा विकास खण्ड-फर्स्ट पत्रकारपुरम क्रॉसिंग गोमती
नगर लखनऊ

(Signature)



श्री, मै० स्काईहाई इन्फ्राप्रोजेक्ट प्रा० लि० द्वारा

अनिल गोयल अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 30/11/2018

एवं 02:07:54 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Signature)
रविन्द्र मेहता

उप निबंधक/सदर प्रथम

गाजियाबाद

30/11/2018

(Signature)
संजीव कुमार गौतम

कनिष्ठ सहायक (निबंधन) - नियमित



vide certificate No. IN-UP00859084419007N dated 29th January, 2015 at the time of registration of Agreement to Sell which was registered at Sl. No. 593 in Bahi No. 1, Zild No. 12660 at Pages from 189 to 228 on 30-01-2015 in the office of the Sub Registrar-First, Ghaziabad, UP.

This **SALE DEED** is executed at **GHAZIABAD** on this 30th day of NOVEMBER, 2018 by the Vendors in favor of the Vendee.

Particulars of Vendors :

1. M/s. Utility Estates Private Limited, a company registered under the Indian Companies Act, 1956, having its registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir, authorized vide board resolution dated 27-11-2018 (copy attached), hereinafter referred to as **"Utility"** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) ;

2. M/s. Park Town Complex Private Limited (Earlier Known As Edifice Conbuild Private Limited), a company registered under the Indian Companies Act, 1956, having its registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir, authorized vide board resolution dated 27-11-2018 (copy attached), hereinafter referred to as **"Park Town/**

For UTILITY ESTATES (P) LTD.

Director

For Park Town Complex Private Ltd.

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

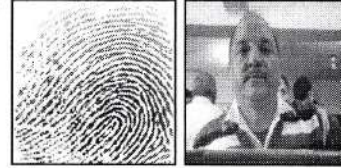
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री मै० युटिलिटी स्टेट प्रा० लि० के द्वारा बीर सिंह पुण्डीर, पुत्र
श्री कुन्दन सिंह

निवासी: 11 न्यु सजधानी एन्कलेव विकास मार्ग दिल्ली

व्यवसाय: नौकरी

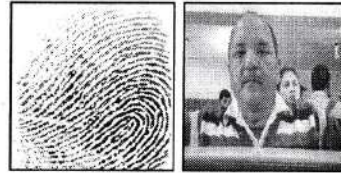


विक्रेता: 2

श्री मै० पार्क टाउन कोम्पलैक्स प्रा० लि० के द्वारा बीर सिंह
पुण्डीर, पुत्र श्री कुन्दन सिंह

निवासी: 11 न्यु राजधानी एन्कलेव विकास मार्ग दिल्ली

व्यवसाय: नौकरी



विक्रेता: 3

श्री मै० सगेसियस कोनबिल्ड प्रा० लि० के द्वारा बीर सिंह
पुण्डीर, पुत्र श्री कुन्दन सिंह

निवासी: 15 न्यु राजधानी एन्कलेव विकास मार्ग दिल्ली

व्यवसाय: नौकरी

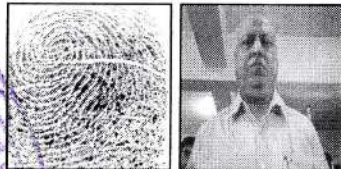


क्रेता: 1

श्री मै० स्काईहाई इन्फ्राप्रोजेक्ट प्रा० लि० के द्वारा अनिल
गोयल, पुत्र श्री स्व० आनन्द स्वरूप अग्रवाल

निवासी: सैकिन्ड फ्लोर गोमती पूजा विकास खण्ड-फर्स्ट
पत्रकारपुरम क्रॉसिंग गोमती नगर लेखनऊ

व्यवसाय: नौकरी



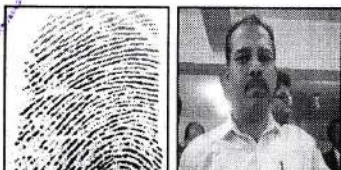
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सुनील धवन, पुत्र श्री स्व० आर० सी० धवन

निवासी: ए-54 राधेश्याम पार्क एक्सटेन्शन दिल्ली

व्यवसाय: नौकरी



Edifice” (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) ;

3. M/s. Sagacious Conbuild Private Limited, a company registered under the Indian Companies Act, 1956, having its registered office at 15, New Rajdhani Enclave, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir, authorized vide board resolution dated 27-11-2018 (copy attached), hereinafter referred to as **“Sagacious”** (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns)

Particulars of Vendee :

M/s. Skyhigh Infraprojects Private Limited, a company registered under the Indian Companies Act, 1956, having its office H-51, Sector - 63, Noida, Uttar Pradesh and registered office at 2nd Floor, Gomti Plaza, Vikas Khand-I, Patrakarpuram Crossing, Gomti Nagar, Lucknow - 226010, Uttar Pradesh through its Director and authorized signatory, Mr. Anil Goel, authorized vide board resolution dated 18-09-2018 (copy attached), hereinafter referred to as **“Skyhigh”** (which expression shall unless repugnant to the subject or context mean and include its representatives, successors and permitted assigns).

The **“Utility”** may hereinafter be referred to as the **“First Party”, “Park**

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd. For Skyhigh Infraprojects Pvt. Ltd.
Director Director
For Sagacious Conbuild Private Limited
Authorised Signatory/Director
3



पहचानकर्ता : 2

कुमारी आशा रावत , पुत्री श्री कुन्दन सिंह रावत

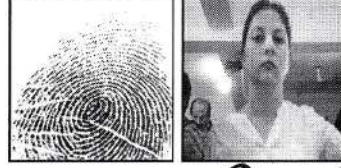
निवासी: 1699 सै०-23 संजय नगर गाजियाबाद

व्यवसाय: अन्य



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

टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र मेहता

उप निबंधक : सदर प्रथम
गाजियाबाद

संजय कुमार गौतम

कनिष्ठ सहायक (निबंधन) - नियमित



Town/Edifice and **"Sagacious"** may here-in-after collectively be referred to as the **"Second Party"** and **"Skyhigh"** may hereinafter be referred to as the **"Third Party"**. The **"First Party"**, **"Second Party"** and the **"Third Party"** may individually be referred to as **"Party"** and collectively as **"Parties"**.

WHEREAS :

- a) The First Party is a Lead Member appointed by all Consortium Members for developing an Integrated Township situated at Village Mehrauli & Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P vide Consortium Agreement executed on 10-09-2013 and registered in Bahi No. 4 Zild No. 858 at Pages from 213 to 236 at Sl. No. 289 on 10-09-2013 in the Office of Sub Registrar-1, Ghaziabad, UP and the name of this Integrated Township known as Park Town;
- b) The consortium members in order to integrate the scattered land parcels and to make it useful for the purpose of planned development, have transferred the land to the Vendors.
- c) The land admeasuring 22,113.89 Sq. Mtr. (Plot No. GH-3/1), here-in-after referred to and called as **"Entire Plot"**. The entire plot is falling in following Khasra Nos. situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP :

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.

Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director



Sl. No.	Khasra Nos.	Khasra Extn. Nos.	Area (Sq. Mtr.)	Name of Owner/Vendor of Land	Registered Document No./Date
1	1568	-	350.00	Sagacious Conbuild Private Limited	Bahi No.1 Zild No. 12001 Pages 179-280 Document No. 3501 Dated 09.05.2014
2	1636	-	101.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283-374 Document No. 3480 Dated 09.05.2014
3	1636	-	2979.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 12001 Pages 303-

For UTILITY ESTATES (P) LTD For Park Town Complex Private Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

					360 Document No. 3503 Dated 09.05.2014
4	1637	-	890.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 12001 Pages 303- 360 Document No. 3503 Dated 09.05.2014
5	1637	MI	650.00	Utility Estates Private Limited	Bahi No.1 Zild No. 12332 Pages 181- 188 Document No. 7273 Dated 05.09.2014
6	1638	1	4300.00	Park Town Complex	Bahi No.1 Zild No.

~~For UTILITY ESTATES (P) LTD~~ ~~For Park Town Complex Private Ltd~~

~~Director~~

~~Director~~

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

				Private Limited	11998 Pages 283-374 Document No. 3480 Dated 09.05.2014
7	1638	2	1260.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283-374 Document No. 3480 Dated 09.05.2014
8	1639	-	2701.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283-374 Document No. 3480 Dated 09.05.2014

For UTILITY ESTATES PVT LTD For Park Town Complex Private Ltd

Director

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

9	1640	-	1550.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 12001 Pages 303- 360 Document No. 3503 Dated 09.05.2014
10	1641	-	1020.89	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374 Document No. 3480 Dated 09.05.2014
11	1643	-	367.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374 Document No. 3480

For UTILITY ESTATES (P) LTD

For Park Town Complex Private Ltd

Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

					Dated 09.05.2014
12	1647	1	780.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374 Document No. 3480 Dated 09.05.2014
13	1648	-	950.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374 Document No. 3480 Dated 09.05.2014
14	1649	MI	1433.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374

For UTILITY ESIATES (P) LTD. For Park Town Complex Private Ltd.

Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

					Document No. 3480 Dated 09.05.2014
15	1651	-	2782.00	Park Town Complex Private Limited	Bahi No.1 Zild No. 11998 Pages 283- 374 Document No. 3480 Dated 09.05.2014
Total			22113.89		

The Entire Plot is bounded as under:

EAST : As Per Map Attached
WEST : As Per Map Attached
NORTH : As Per Map Attached
SOUTH : As Per Map Attached

- d) The Permissible FSI of 41203.577 Sq. Mtr. proportionate to land of 10987.62 Sq. Mtr. (here-in-after referred to as "Block-2") in terms of Registered Agreement to Sell Dated 29-01-2015, presently being sold

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.

Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

by this Sale Deed by the Vendors, being part of land of size 22113.89 Sq.Mtr. (Plot No. GH-3/1) here-in-after referred to is "Entire Plot" out of which the sale deed in respect of Block-1, has already been executed on 23.04.2015. The Block-2, being part of Entire Plot (Plot No. GH-3/1) is more particularly shown in Green Color in the map attached herewith as Schedule-I and signed by both the parties as correct.

- e) The First Party has got the building plans/maps for the Plot No. GH-3/1 were got approved from the Ghaziabad Development Authority as per the designs and lay out prepared by the Vendee as per its own choice and preferences under the signature of its own director, Mr. Amit Chaudhary who was authorized by the Vendors at the request of the Vendee to sign building plans submitted for sanction with the Authority. The Building Plans/Maps were approved wherein the Permissible FSI is 82,927.087 Sq. Mtr. on total land admeasuring 22,113.89 Sq. Mtr. @ 3.75 FAR, which includes Permissible FAR of 2.50 and Purchased FAR of 1.25 from the GDA vide its letter bearing no. 29/MA. PLAN/2014-15 dated 17-01-2015, bearing Map No. 424/Zone-5/2014-15 for above said Entire Plot bearing No. GH-3/1, situated at aforesaid Integrated Township after obtaining part completion for the Integrated Township.
- f) The **VENDORS** have already entered into a registered Agreement to Sell dated 29-01-2015 (here-in-after referred to as the "ATS" in brief) with the **VENDEE** inter-alia for the sale of above said **Entire Plot/FSI** against post dated cheques, which is duly registered at

For UTILITY ESTATES (P) LTD.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Park Town Complex Private Ltd.

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

- Sl. No. 593 in Bahi No. 1, Zild No. 12660 at Pages from 189 to 228 on 30-01-2015 with the Sub Registrar-First, Ghaziabad, UP.
- g) The Sale Deed for Permissible FSI of 41,723.51 Sq. Mtr. proportionate to land of 11,126.27 Sq. Mtr., here-in-after referred to as "Block-1", being part of Plot No. GH-3/1, has already been executed in favor of the Vendee by virtue of abovesaid Sale Deed dated 23-04-2015, registered at Sl. No. 2532 in Bahi No. 1 Zild No. 12855 at Pages 161 to 194 with the Sub Registrar-First, Ghaziabad, UP subject to the terms and conditions mentioned in the said registered Sale Deed.
- h) Now, the Vendee has approached the VENDOR for execution of the present Sale Deed, pursuant to the Registered Agreement to Sell dated 29-01-2015 (ATS), being the remaining part of Entire Plot (Plot No. GH-3/1), which is more particularly shown in **Green Color** in the map attached herewith as **Schedule-I** and signed by the both parties admitting the same as correct.
- i) Considering the assurances, promises and undertaking by the directors of the VENDEE, the VENDORS upon request of the Vendee hereby sell, transfer and convey their rights, title and interests in Block-2, against the payment of Sale Consideration mentioned herein, forming part of the aforesaid **Entire Plot i.e. GH - 3/1**, shown in the layout plan of the plot, which is also more particularly marked in Green Color in **Schedule-I** appended hereto (Here-in-after may be referred to as the "**Block-2**" or the "**FSI Under Sale**", as the case may be).

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.

Director

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Skyhigh Infraprojects Pvt Ltd.
Director

- j) The **VENDEE** hereby confirms that it has made independent inquiries and obtained legal opinion/advise, and satisfied itself about the title and competence of the **VENDORS** to execute and transfer their rights in favour of the **VENDEE** concerning the Entire Plot including the **FSI** being sold/ transferred under these presents, without influenced by any representations or assurances of the **VENDORS**.
- k) The **VENDORS** and **VENDEE** have jointly signed the details of title documents and the Annexure/Schedules appended hereto which may be read and understood as integral part and parcel of the present sale deed and are admitted correct by all the parties. Now, the **VENDORS** and **VENDEE** have decided to execute the present sale deed on the following terms and conditions.

NOW THEREFORE, IT IS HEREBY AGREED, DECLARED, COVENANTED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. That, the **VENDORS** hereby agree to sell, convey and transfer the above said **FSI/Block-2** to the **VENDEE** and the **VENDEE** has agreed to purchase the same for a sale consideration of Rs. 28,59,45,877/- (Rupees Twenty Eight Crore Fifty Nine Lakh Fourty Five Thousand Eight Hundred Seventy Seven Only) from the **VENDOR**, which has been agreed to be rescheduled and finally agreed to be paid in the following manner :

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.


Director


Director


For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited


Authorised Signatory/Director

Sl. No.	Cheque/DD No.	Cheque/DD/RTGS Date	Amount (In Rs.)	Bank	Drawn in favor of
1	RTGS	22-07-2014	5,000,000	Andhra Bank	Park Town Complex Pvt. Ltd.
2	DD No.015851	11-11-2014	20,000,000	HDFC Bank Ltd.	Vice Chairman, Ghaziabad Development Authority
3	DD No. 015989	22-11-2014	5,000,000	HDFC Bank Ltd.	Vice Chairman, Ghaziabad Development Authority
4	DD No. 016017	25-11-2014	5,000,000	HDFC Bank Ltd.	Vice Chairman, Ghaziabad Development Authority
5	001886	09-10-2018	18,140,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
6	001901	15-11-2018	2,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
7	001902	20-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
8	001903	22-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
9	001904	24-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
10	001905	26-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
11	001906	28-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
12	001907	30-04-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
13	001908	20-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
14	001909	22-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
15	001910	24-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
16	001911	26-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
17	001912	28-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
18	001913	30-05-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
19	001924	22-06-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
20	001925	24-06-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
21	001926	26-06-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
22	001927	28-06-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
23	001928	30-06-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
24	001914	21-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
25	001915	22-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.
 Director

For Sky High Infraprojects Pvt. Ltd.
 Director

For Sagacious Conbuild Private Limited
 Authorised Signatory/Director

26	001916	23-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
27	001917	24-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
28	001918	25-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
29	001919	26-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
30	001920	27-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
31	001921	28-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
32	001922	29-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
33	001923	30-09-2019	5,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
34	001929	20-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
35	001930	22-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
36	001931	24-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
37	001932	26-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
38	001933	28-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
39	001934	30-12-2019	10,000,000	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
40	001935	31-12-2019	7,945,877	HDFC Bank Ltd.	Park Town Complex Pvt. Ltd.
41	TDS		2,860,000		
			285,945,877		
All of the above said Cheques/DDs are drawn on/by HDFC Bank Ltd., Sector-63, Noida, UP					

The TDS will be deposited by the Vendee in favor of the Vendors with the Government Treasury in the proportionate manner as and when the above said payment of sale consideration is due.

The **VENDORS** hereby acknowledge the receipt of the above mentioned cheques from the **VENDEE** and the VENDEE undertakes to abide by the abovesaid payment schedule.

2. That, the **VENDEE** hereby assures and promises unto the **VENDORS** that the aforesaid Cheques handed over to Vendors are good for payment and shall be duly honoured/en-cashed on

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.

Director

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

presentation by the **VENDORS** on their respective due dates, irrespective of any circumstances.

3. That, the **VENDEE** will also be liable to observe and adhere to the relevant/applicable Rules, Laws and Bye Laws of the Competent Authority/Government in respect of the **Said FSI** sold hereunder at its own expenses and responsibility, without involving the Vendors.
4. The **VENDORS** as on date have not mortgaged, hypothecated, charged or otherwise alienated any interest in the said **Land/FSI/Block-2** in favor of anyone except the Vendee. The Vendors have neither given any security nor surety for/to any one on the basis of the said **Land/FSI/Block-2** nor entered into any Agreement to sell of the said **Land/FSI/Block-2** with any other party except the above said Agreement to Sell entered into between the Parties.
5. That, the **VENDEE** had satisfied itself through its directors, legal & technical consultants and principal officers that the **VENDORS** have clear and marketable title and possession in respect of the abovesaid property.
6. That, the **VENDEE** has also satisfied itself, after obtaining legal opinions and advise from its consultants that all the Documents/NOCs/Clearances/Approvals/etc. required by it are in place and no further documents are required by it from the Vendors in order to commence, continue and complete the project, and that if any further Documents/NOCs/Clearances/Approvals/etc. are required, the Vendee will obtain the same without any reference to

For UTILITY ESTATES (P) LTD

Director

For Park Town Complex Private Ltd.

Director

For Skynigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

the Vendors. Further, the Vendee also declares that said FSI being sold to it on as is where is basis and it is satisfied regarding infrastructure/facilities/amenities/development available in the township area and it will not raise any sort of claim in this regard against the Vendor.

7. That, the VENDEE through its directors further assures and promises that it would be responsible for timely payments as committed in the revised Payment Schedule mentioned herein. In addition, the Vendee hereby authorize the Vendors to recover the balance sale consideration alongwith interest on delayed payment @ 1.5% per month compounded quarterly by attachment and sale of the FSI/Block-2 besides taking all other legal recourse available to the VENDOR.
8. That, the abovesaid **FSI/Block-2** is being sold under the present sale deed on "as is where is" basis, which is free hold property and also free from all sorts of encumbrances, charges, liens, mortgages, litigations with third parties, disputes, legal defects and has full rights, power, competence, authority to sell and transfer the said FSI/Block-2.
9. That, the actual, physical, vacant and peaceful possession of the above said **FSI/Block-2** hereby conveyed has been delivered to the **VENDEE** at the spot, who may enjoy all lawful rights, privileges and passages, appurtenances and possession subject to timely encashment of all cheques paid towards the abovesaid Sale Consideration. The VENDEE further undertakes to maintain

For UTILITY ESTATES (P) LTD.

Director

For Park Town Complex Private Ltd.

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

sufficient balance in its bank accounts to ensure timely encashment of the abovesaid cheques issued towards payment of sale consideration.

10. That, the **VENDEE** has clearly understood and accepted that it would confine its rights to the aforesaid **FSI/Block-2 by virtue of this Sale Deed** and shall have no right to use, occupy or otherwise keep any building materials etc., on the other unsold areas belonging to the **VENDOR**.
11. That, all Taxes, cesses, dues or demands in respect of above said **FSI/Block-2**, like Property tax, House Tax, Electrical charges, Water charges, Maintenance charges, Non-Construction charges, any levy by Government of U.P. or any other unpaid dues of the Ghaziabad Development Authority etc. or any other expenses in respect of **Said FSI/Block-2**, including but not limited to any expenses/charges, which are not specified herein, from the date of Agreement to Sell (ATS) dated 29.01.2015 shall be paid, cleared and shall always remain the sole and absolute responsibility of the **VENDEE**. If any liability arises on account of abovesaid taxes & dues prior to the date of Agreement to Sell (ATS) i.e. 29.01.2015, the same shall be responsibility of **VENDORS** & borne by **VENDORS**.
12. That copies of all previous documents and papers relating to the Entire Plot have already been handed over by the **VENDORS** to the **VENDEE** and the **VENDEE** hereby accepts that the same are in order and nothing remains to be obtained by the **VENDEE** from the

For UTILITY ESIATES (P) LTD

Director

For Park Town Complex Private Ltd.

Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

VENDOR. The Vendee further admits that the VENDOR has duly complied with the provisions of the relevant applicable government policies and the VENDEE would not be entitled to withhold/ stop any payments on any account or by alleging/ attributing any lapses of compliances on the part of the VENDOR under any circumstances.

13. That the **VENDEE** shall remain abide by all the terms and conditions of approval of the layout plan, building plan etc. approved by the Ghaziabad Development Authority and State of U.P. or any other authority as applicable to the **VENDORS** in respect of entire plot at present and in the future.

14. **THE VENDEE DECLARES AND ASSURES THE VENDORS :**

- a. That the **VENDEE** has clearly understood and admits, that it has perused the existing layout plan of the Township Project to ensure the position of the **FSI/Block-2** sold in terms of this Sale deed. The **VENDEE** is also well aware that the surroundings of the Entire Plot are subject to change at any time and it would not blame or attribute any such change to **VENDORS** in any manner and would be responsible to deal with the same without affecting the rights of **VENDORS**.
- b. That, the **VENDEE** would develop and construct the entire plot at its own cost and efforts in accordance with the approved maps and by complying with all provisions of the laws of land. If due to non compliance of any law by the VENDEE, any sort of liability falls upon the **VENDORS**, the

For UTILITY ESTATES PVT. LTD.

Director

For Park Town Complex Private Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

VENDEE will be liable to pay for all those liabilities and will keep the **VENDORS** fully indemnified and harmless in all respects.

- c. That, the **VENDEE** further admits that in the event, even a single cheque handed over by it to the **VENDORS** is dishonored or returned unpaid to the **VENDORS** for any reason including but not limited to 'Insufficient Funds', 'Account Closed', 'Stop Payment by the Drawer', 'Signature Differ' or for any other reason whatsoever, attributable to the **VENDEE**, the Vendor shall be entitled to undertake all legal recourses, as may be available to them as per agreed terms, as well as available in law. On the breach of payment terms under these presents, the **VENDEE** shall be solely responsible and remain liable for the damages, claims and compensation and any litigation by the third parties/its intending allottees/buyers/proposed allottees or allottees.
- d. That on account of default in payment of the above said sale consideration for FSI/Block-2, the **VENDORS** would be entitled to recover their losses suffered from the **VENDEE** by adjustment of the amounts received as part payment of sale consideration from the **VENDEE** for FSI/Block-2 and after appropriate adjustments, the refundable amount shall be paid to the **VENDEE**, as and when this sale deed is declared as 'null and void' or when the appropriate orders are passed by the Competent Court declaring the sale deed as void or

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd
Director Director
For Sagacious Copbuild Private Limited
Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.
Director

without consideration, and only after the VENDORS having taken over the possession on FSI/Block-2 in terms of the Covenants of Registered ATS dated 29.01.2015.

- e. That the **VENDORS & VENDEE** undertakes to strictly abide/observe/adhere to all the terms and conditions mentioned in the aforesaid registered agreement to sell dated 29.01.2015.
 - f. That the **VENDEE** hereby declares, consents and agrees that the **VENDORS** shall have the First Charge over the FSI/Block-2 until or unless the entire sale consideration mentioned in this Sale deed is actually paid by the **VENDEE** and realized by the **VENDORS**.
 - g. That the **VENDEE** shall be bound to inform and apprise the covenants of Registered ATS dated 29-01-2015 and Sale Deed dated 23-04-2015 executed for Block-1 between the parties or concerning the plot to its intending allottees, purchasers, third parties, stake holders, prior to offering or creating any third party interest in the entire plot. In case of any breach, the **VENDEE** shall be solely responsible and liable for the damages or any other claim of the third parties of any nature whatsoever, in exclusion to the **VENDORS** herein.
15. The **VENDORS** have already handed over the possession of the Block-2 to the VENDEE at the spot on the date of execution of this sale deed.

For UTILITY ESTATES (P) LTD.

Director

For Park Town Complex Private Ltd.

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.

Director

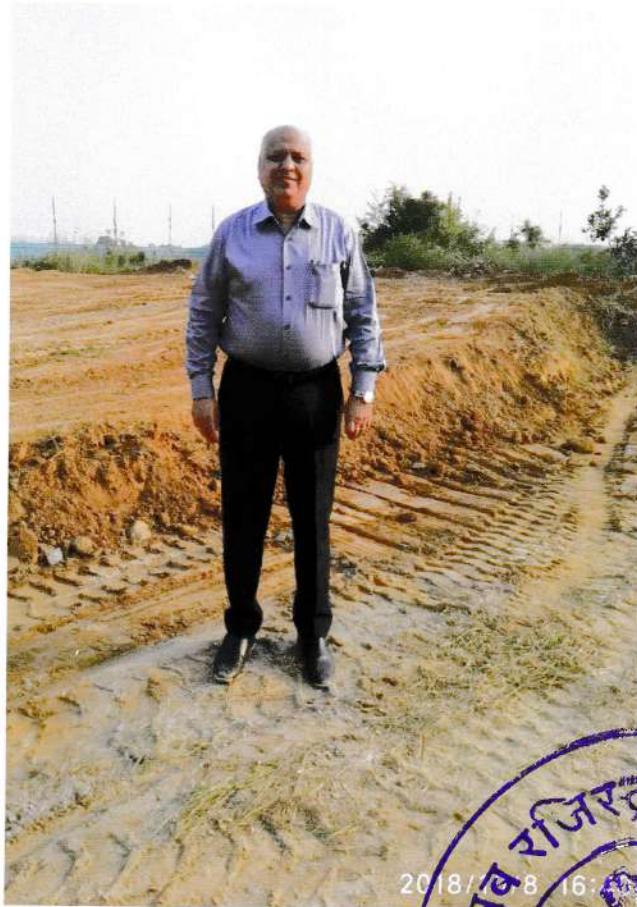
16. That the **VENDORS** & the **VENDEE** have entered into this sale transaction being of sound mind by its free will, without any pressure, coercion, inducement etc. of any kind from any corner.
17. That all the expenses for stamp duty, registration fees and any other incidental charges for this sale deed and related documents previously executed have been borne and paid by the **VENDEE** in exclusion to the **VENDORS**.

For UTILITY ESTATES (P) LTD. For Park Town Complex Private Ltd.
Director Director

For Sagacious Conbuild Private Limited
Authorised Signatory/Director

For Skyhigh Infraprojects Pvt. Ltd.
Director





UTILITY ESTATES PRIVATE LIMITED

CIN: U45202DL2001PTC113391

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone: 011-43432201

Email: group_01@rediffmail.com

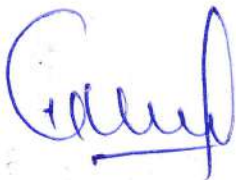
CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S UTILITY ESTATES PRIVATE LIMITED HELD ON TUESDAY, THE 27TH DAY OF NOVEMBER, 2018 AT 10.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI -110092

"RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Bir Singh Pundir, Director of the company to sign agreement, sale deed for Block No-2 and Receipt Patra for Block No. 1, situated at Plot No. GH-3/1, Park Town, Shahpur Bamhetta, Pargana-Dasna, Tehsil & District Ghaziabad, U.P for and on the behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

**Certified True Copy
For Utility Estates Private Limited**

~~For UTILITY ESTATES (P) LTD~~

(Uma Agarwal) Director
Director



PARK TOWN COMPLEX PRIVATE LIMITED

CIN: U45400DL2007PTC163095

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone: 43432201 Fax: 011- 43432302

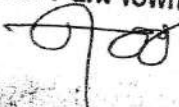
Email: group_005@rediffmail.com

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN MEETING OF BOARD OF DIRECTORS OF M/S PARK TOWN COMPLEX PRIVATE LIMITED HELD ON TUESDAY, 27TH DAY OF NOVEMBER 2018, AT 11:30 A.M., AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI -110092

"RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Bir Singh Pundir, Director of the company to sign agreement, sale deed for Block No-2 and Receipt Patra for Block No. 1, situated at Plot No. GH-3/1, Park Town, Shahpur Bamhetta, Pargana-Dasna, Tehsil & District Ghaziabad, U.P for and on the behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

**Certified True Copy
For Park Town Complex Private Limited**

For Park Town Complex Private Ltd.


(Uma Agarwal)
Director

Director



SAGACIOUS CONBUILD PRIVATE LIMITED

CIN: U45400DL2008PTC185662

Regd. Office: 15, New Rajdhani Enclave, Delhi-110092

Email: group_002@rediffmail.com

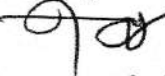
CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S SAGACIOUS CONBUILD PRIVATE LIMITED HELD ON TUESDAY, THE 27TH DAY OF NOVEMBER 2018, AT 01.00 P.M., AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 15, NEW RAJDHANI ENCLAVE, DELHI-110092

“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Bir Singh Pundir, Director of the company to sign agreement, sale deed for Block No-2 and Receipt Patra for Block No. 1, situated at Plot No. GH-3/1, Park Town, Shahpur Bamhetta, Pargana-Dasna, Tehshil & District Ghaziabad, U.P for and on the behalf of the company and to complete all the legal and procedural formalities related to the above said matter.”

Certified True Copy

For Sagacious Conbuild Private Limited

For Sagacious Conbuild Private Limited



(Uma Agarwal)
Authorised Signatory/Director
Director



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S SKYHIGH INFRAPROJECTS PRIVATE LIMITED HELD ON TUESDAY, SEPTEMBER 18, 2018 AT 11.00 A.M. AT ITS BRANCH OFFICE OF THE COMPANY SITUATED AT H-51, GROUND FLOOR, SECTOR – 63, NOIDA, U.P.

“RESOLVED THAT the Board of Directors of the company do hereby authorize Mr. Anil Goel, Director of the company to sign Sale Deed for Block No.2 and Receipt Patra for Block No.1, situated at Plot No. GH-3/1, Park Town, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. and to sign Agreement & Undertaking and other relevant documents in respect of the above said plot, for and on the behalf of the company and to complete all the legal and procedural formalities related to the above said matter including registration of the above said documents in the office of Sub Registrar-1, Ghaziabad, U.P.”

**Certified True Copy
For Skyhigh Infraprojects Private Limited**

For Skyhigh Infraprojects Pvt. Ltd.

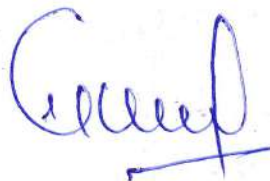
(Sanjeev Kumar Arora)

Director

DIN : 01260882

Address : B-202, Vivek Vihar, Delhi – 110092-IN.


Director



SKYHIGH INFRAPROJECTS PVT.LTD.

Office: H-51, Ground Floor, Sector-63, Noida- 201301, Ph: 0120-4162656

Corporate Office: 2nd Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow-226010(U.P)



6295 2535 8414

आधार - आम आदमी का अधिकार



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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



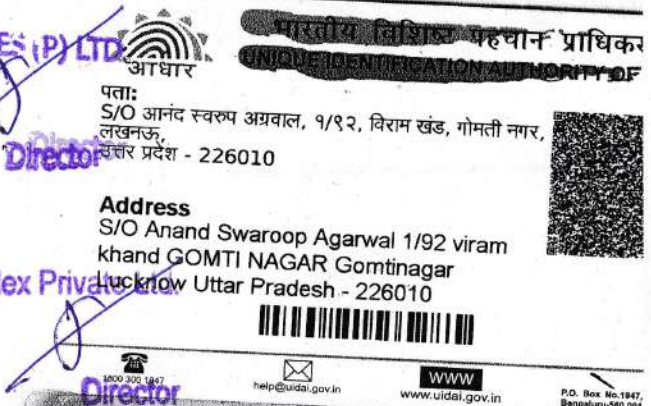
3787 1328 5847

मेरा आधार, मेरी पहचान

FOR UTILITY ESTIMATES (P) LTD

Director

For Park Town Complex Private Ltd



Address

S/O Anand Swaroop Agarwal 1/92 viram khand GOMTI NAGAR Gomtinagar Lucknow Uttar Pradesh - 226010



Director

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

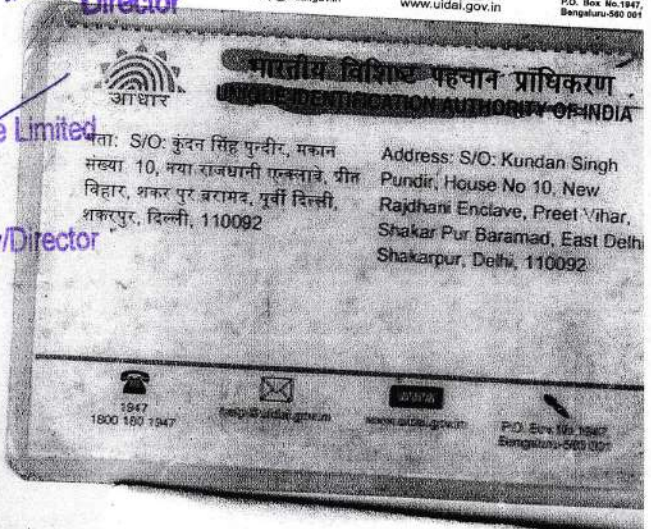


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आधार - आम आदमी का अधिकार

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

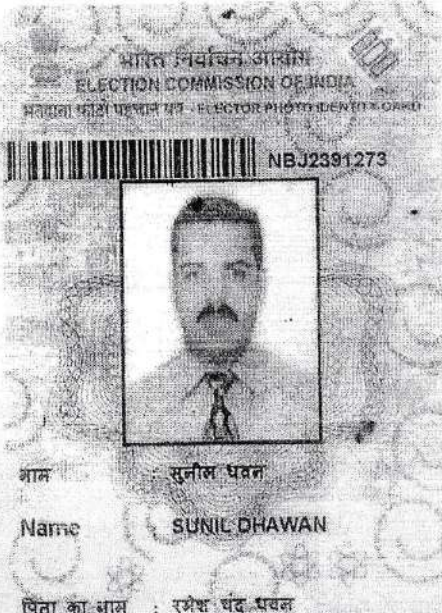


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1800 180 1947

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P.O. Box No. 1947, Bengaluru-560 001



For Skyhigh Infraprojects Pvt. Ltd.

Director

लिंग / Sex : पुरुष / Male
जन्म तिथि / आयु : 05-10-1976
Date of Birth/Age : 05-10-1976
पता : ए-54, ब्लॉक ए, राधे श्याम पार्क एक्सटेंशन, दिल्ली
Address : A44, BLOCKA, RADHEY SHYAM PARK EXTN, DELHI

Date : 25-11-2018
निर्वाचक रजिस्ट्रार अभिकारी
Electoral Registration Officer
विधान सभा निर्वाचन क्षेत्र संख्या और नाम : 60-कृष्णा नगर
Assembly Constituency No & Name : 60-KRISHNA NAGAR
भाग संख्या और नाम : 187-राधे श्याम पार्क एक्सटेंशन
Part No. and Name : 187-RADHEY-SHYAM PARK EXTN

नोट :
1. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
2. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
3. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
4. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
5. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
6. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
7. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
8. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
9. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।
10. निर्वाचन क्षेत्र निर्धारण आयोग द्वारा निर्धारित क्षेत्र में निर्वाचन होगा।

118 12204072



रशाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAACU5134E

नाम /NAME

UTILITY ESTATES PRIVATE LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION
07-12-2001

Parvinder Singh Behuria
DR. PARVINDER SINGH BEHURIA

आयकर आयुक्त (कंप्यूटर कोड)
Commissioner of Income-tax (Computer Operations)



45 MT. WIDE ROAD

30.00 MT. WIDE GREEN BELT

30 MT. WIDE ROAD

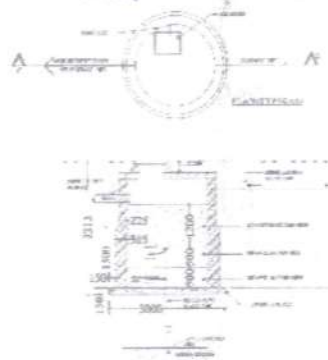
COMMERCIAL SPACE

LAYOUT GREEN
17251.712 SQM

For UTILITY ESTATES (P) LTD.

For Park Town Complex Private Ltd.

For Sage:



100% BALCONY AREA OF ONE FLOOR ALL TOWER		
S.NO	TOWER NAME	AREA IN SQ.MT
01	BLOCK - 01 (TOWER-A)	121.50 SQ.MT
02	BLOCK - 01 (TOWER-B)	99.69 SQ.MT.
03	BLOCK - 01 (TOWER-C)	97.43 SQ.MT
04	BLOCK - 02 (TOWER-D)	89.36 SQ.MT.
05	BLOCK - 02 (TOWER-E)	65.62 SQ.MT.
06	BLOCK - 02 (TOWER-F)	163.46 SQ.MT
07	TOTAL	637.06 SQ MT

20	DESIGNED GRADE TOTAL AREA = 2.45 IN 10' x 10' GRID AREA = 100.00	100.00
21	CONCRETE - 100.00	70.00
22	REINFORCED CONCRETE 100.00 CONCRETE 100.00 IN 10' x 10' GRID REINFORCED CONCRETE 100.00	1.75
23	REINFORCED CONCRETE 100.00	10.00
24	TOP OF CONCRETE 100.00	10.00
25	TOP OF CONCRETE 100.00	10.00
26	TOP OF CONCRETE 100.00	10.00
27	TOP OF CONCRETE 100.00	10.00
28	TOP OF CONCRETE 100.00	10.00
29	TOP OF CONCRETE 100.00	10.00
30	TOP OF CONCRETE 100.00	10.00
31	TOP OF CONCRETE 100.00	10.00
32	TOP OF CONCRETE 100.00	10.00
33	TOP OF CONCRETE 100.00	10.00
34	TOP OF CONCRETE 100.00	10.00
35	TOP OF CONCRETE 100.00	10.00
36	TOP OF CONCRETE 100.00	10.00
37	TOP OF CONCRETE 100.00	10.00
38	TOP OF CONCRETE 100.00	10.00
39	TOP OF CONCRETE 100.00	10.00
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For Skyhigh Infraprojects Pvt. Ltd.

gh Infraprojects Pvt. Ltd.
Director



PURCHASER:-
GROUP MCDONALD'S FOODS GROUP
PARK TOWN, N.E. 54,
VILLAGE - KENNERLY & SPANISH BARRIETA,
FALGONA - UDIMA,
TREST & CEST - (DELAHAYE).

BUILDERS & PROMOTER :-
M/S UTILITY RESOURCES PRIVATE LIMITED
LEAD MEMBER INDIAN NAT'L LAND LTD.
(INCORPORATED)
A-1-A-10, PLOT NO. 198B, DURGAM CHOWK,

DRAWING TITLE:

Journal of Management Education 32(10)

Space Designers International Architects Pte. Ltd.
 2, 3 & 4, 100, 101 & 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904,

**IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE
AFFIXED THEIR SIGNATURES ON THIS DEED OF SALE ON THE
MONTH AND YEAR WRITTEN IN THE PRESENCE OF WITNESSES
NAMED BELOW:**

VENDORS:

For Utility Estates Private Limited
For UTILITY ESTATES (P) LTD.

Authorized Signatory **Director**

VENDEE :

For Skyhigh Infraprojects Private Limited

For Skyhigh Infraprojects Pvt. Ltd.

Director

Director

For Park Town Complex Private Limited

For Park Town Complex Private Ltd.

Authorized Signatory **Director**

For Sagacious Conbuild Private Limited

For Sagacious Conbuild Private Limited

Authorized Signatory **Authorized Signatory/Director**

WITNESSES:-

1. Sunil Dhawan,
S/o Late Shri R. C. Dhawan,
R/o A-54, Radhey Shyam Park Extn.,
Near Parwana Road, Delhi – 110051

2. Asha Ravat,
D/o Shri Kundan Singh Ravat,
1699, Sector 23, Shanti Vihar,
Sanjay Nagar, Ghaziabad,
UP 201002

बही संख्या 1 जिल्द संख्या 16044 के पृष्ठ 1 से 60 तक क्रमांक
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कमालाक्षी जल किया गया।

भव राजमंदार गाजियाबाद

प्रास्थिति

कलेक्टर गाजियाबाद

कलेक्टर द्वारा 16 भा. व. भा. व. भा. व.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रविन्द्र मेहता

उप निबंधक : सदर प्रथम

गाजियाबाद

30/11/2018

