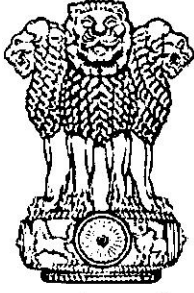


R 4096
2020



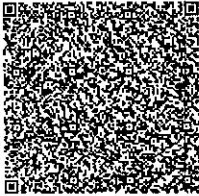
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP08554613904629S
Certificate Issued Date	: 27-Aug-2020 01:22 PM
Account Reference	: NONACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1400030410827590121475S
Purchased by	: MESSERS SPARSH BUILDERS PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: LAND KHASRA NO.709,674(P),675,708,710,741 CROSSINGS REPUBLIC, COMMERCIAL PLOT NO-C-7 DUNDAHARA GZB
Consideration Price (Rs.)	:
First Party	: MESSERS GAURSONS INDIA PVT LTD
Second Party	: MESSERS SPARSH BUILDERS PVT LTD
Stamp Duty Paid By	: MESSERS SPARSH BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	: 1,26,00,000 (One Crore Twenty Six Lakh only)



Locked By

Sub-Registrar
Sadar-Ist, Ghaziabad

-----Please write or type below this line-----

For GAURSONS INDIA PVT. LTD.

Auth. Signatory

For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director

0011725159

Statutory Alert:

1. This e-stamp certificate should be verified at www.shellectraup.com. Any discrepancy in the details on this Certificate and as recorded in the official records may be reported to the concerned authorities.





2

BRIEF PARTICULAR OF SALE DEED

Nature of property : Commercial
Ward / Paragna :
Mohalla / Village : Dundahera

Description of Property : 7621.85 sq.mtr. or 0.762185 Hect. [Khasra No. 709 (area 0.2020 Hect.) and in part of Khasra No. 674 (area 0.0933 Hect.), Khasra No. 675 (area 0.1170 Hect.), Khasra No. 708 (area 0.1410 Hect.), Khasra No. 710 (area 0.1750 Hect.) & Khasra No. 741 (area 0.033885 Hect.)], located on Commercial Plot No. C-7 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad.

Area of Property : 7621.85 sq.mtr.
Sale Consideration : 18,00,00,000/-
Govt. Circle Rate : Rs. 23,000/-per Sq. Meter & the said land is situated 800 mtrs. away from the N.H-24
Stamp Duty : Rs. 1,26,00,000/-
Status of Road : 30 Meter Wide

For GAURSONS INDIA PVT. LTD.

Auth. Signatory

For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director

आवेदन सं०: 202000739052222

विक्रय पत्र

वर्ष: 2020

बही सं०: 1

रजिस्ट्रेशन सं०: 4096

प्रतिफल- 1800000000 स्टाम्प शुल्क- 12600000 बाजारी मूल्य - 1800000000 पंजीकरण शुल्क - 18000000 प्रतिलिपिकरण शुल्क - 120 योग: 1800120

श्री मैसर्स स्पर्स बिल्डर्स प्रा० लि० द्वारा
अंकुश कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० सुरेश चंद
व्यवसाय : नौकरी
निवासी: मकान नं०-15, बेहटा हाजीपुर, शिव वाटिका, लोनी, गाजियाबाद-201102



श्री. मैसर्स स्पर्स बिल्डर्स प्रा० लि० द्वारा

अंकुश कुमार अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/08/2020

एवं 10:53:55 AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजीव कुमार गौतम प्रभारी

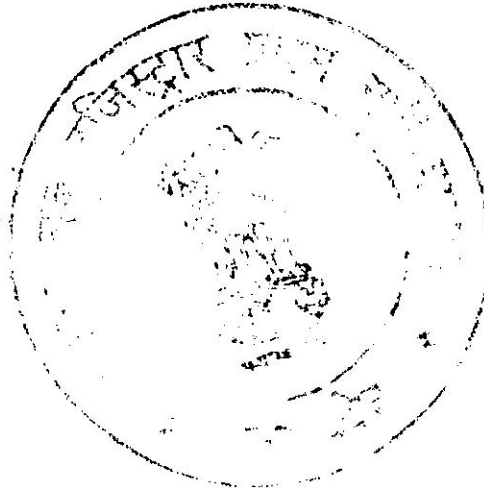
उप निबंधक : सदर प्रथम

गाजियाबाद

28/08/2020

संजीव कुमार गौतम

निबंधक लिपिक



3

PARTICULAR OF VENDOR

M/s Gaursons India Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at D-25, Vivek Vihar, Delhi-95 represented through its Authorized Signatory Mr. Sandeep Shishodia son of Sh. J.S.Shishodia,
(Pan No- AACCG3895Q)

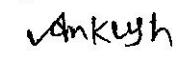
PARTICULAR OF VENDEE

M/s Sparsh Builders Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 51/47, Naya Ganj, Kanpur - 208001 represented through its Authorised Signatory Mr. Ankush Kumar S/o Late Sh. Suresh Chand R/o House No. 15, Behta Hazipur, Shiv Vatika, Loni, Ghaziabad - 201102

For GAURSONS INDIA PVT. LTD.


Authorized Signatory

For Sparsh Builders Pvt. Ltd.


Authorised Signatory/Director

बही सं०: 1

रजिस्ट्रेशन सं०: 4096

वर्ष: 2020

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

विक्रेता: 1

श्री मैसर्स गौडसन्स इन्डिया प्रा० लि० के द्वारा संदीप
शिशोदिया, पुत्र श्री जे० एस० शिशोदिया
निवासी: डी-25, विवेक विहार, दिल्ली-95
व्यवसाय: नौकरी



क्रेता: 1

श्री मैसर्स स्पर्स बिल्डर्स प्रा० लि० के द्वारा अंकुश कुमार, पुत्र
श्री स्व० सुरेश चंद
निवासी: मकान नं०-15, बेहटा हाजीपुर, शिव वाटिका,
लोनी, गाजियाबाद-201102
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री प्रदीप कुमार शर्मा, पुत्र श्री पुष्प कुमार शर्मा
निवासी: फ्लैट नं०-2002, वास्तु टावर, महाराणा प्रसाद,
क्रोसिंग्स रिपब्लिक, एन०एच०-24, गाजियाबाद
व्यवसाय: अन्य



पहचानकर्ता: 2

श्री सुन्दर सिंह, पुत्र श्री करम सिंह
निवासी: चैम्बर नं०-23, लहसील कम्पाउण्ड, गाजियाबाद,
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

संजीव कुमार गौतम प्रभारी
उप निबंधक: सदर प्रथम
गाजियाबाद

संजीव कुमार गौतम
निबंधक लिपिक

4

SALE DEED

Total Sale Consideration Rs. 18,00,00,000/-

Stamp Duty @ 7% Rs. 1,26,00,000/-

THIS DEED OF SALE is executed at Ghaziabad on this 27th day of August in the Year 2020

BY

M/s Gaursons India Pvt. Ltd., a Company incorporated under the provisions of The Companies Act, 1956 having its registered Office at F-101, First Floor, Plot no 2/3 Ashish Commercial Complex, LSC, New Rajdhani Enclave, Delhi -110092 (PAN : AACCG3895Q) represented through its Authorized Signatory **Mr. Sandeep Shishodia** S/o Sh. J.S. Shishodia R/o D-25, Vivek Vihar, Delhi-95 , duly authorized by board of Directors vide resolution dated 10-08-2020 , referred to as the "Vendor" of the **First Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

IN FAVOUR OF

M/s Sparsh Builders Pvt. Ltd., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 51/47, Naya Ganj, Kanpur - 208001 (Pan No- AAHCS2597N), represented through its Authorised Signatory **Mr. Ankush Kumar** (Aadhar No. 6157 5932 4608) S/o Late Sh. Suresh Chand R/o House No. 15, Behta Hazipur, Shiv Vatika, Loni, Ghaziabad - 201102 duly authorized by board of Directors vide resolution dated 02.06.2020, hereinafter referred to as the "Vendee" of the **Second Part** (which expression shall unless repugnant to the meaning or context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns).

JAGVIR SINGH For GAURSONS INDIA PVT. LTD.

Document Writer
Ghaziabad

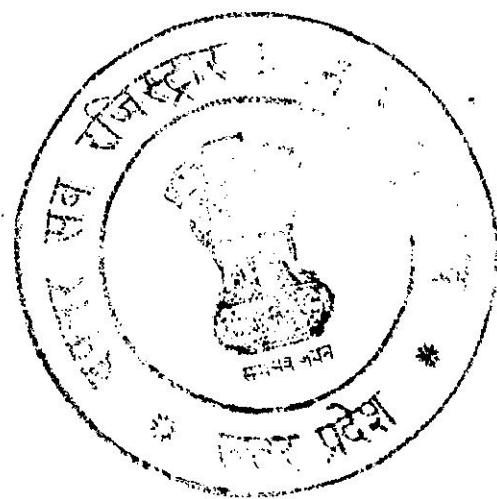


For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director



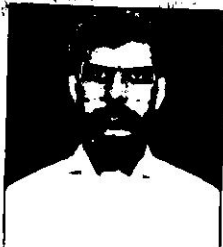


5

WHEREAS the Vendor is the absolute owner and in possession of land admeasuring 0.762185 Hect. or 7621.85 sq.mtr. falling in Khasra No. 709 (area 0.2020 Hect.) and in part of Khasra No. 674 (area 0.0933 Hect.), Khasra No. 675 (area 0.1170 Hect.), Khasra No. 708 (area 0.1410 Hect.), Khasra No. 710 (area 0.1750 Hect.) & Khasra No. 741 (area 0.033885 Hect.) located on Commercial Plot No. C-7 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., for the proposed Commercial use as shown and marked in Red colour in the Site Plan attached hereto (hereinafter referred to as the "said Commercial Site" or "said property")

WHEREAS the Vendor purchased said property from M/s Crossings Infrastructure Pvt. Ltd., (hereinafter referred to as "CIPL") a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Unit No. 102, First Floor, V4-Tower, Plot No. 14, Community Center, Karkardooma, Delhi-92 represented jointly through its Directors Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Late Mr. Harpal Singh vide Resolution dated 31/10/2006 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and Paramount Propbuild Pvt. Ltd. formerly known as Paramount Residency Pvt. Ltd., Panchsheel Promoters Ltd., Manak Buildcon Projects Pvt. Ltd., Mahagun (India) Pvt. Ltd. formerly known as Mahagun Developers Ltd. & Supertech Limited formerly known as Supertech Constructions Pvt. Ltd. and/or Supertech Constructions Ltd. through General Attorneys Mr. Manoj Gaur S/o Mr. B.L. Gaur and Mr. Ashok Chaudhary S/o Mr. Harpal Singh vide document serial no. 62, in book no. 4, volume no. 794 at page 170-175 on 28/02/2007, vide document serial no. 61, in book no. 4, volume no. 794 at page 164-169 on 28/02/2007, vide document serial no. 256, in book no. 4, volume no. 805 at page 207-218 on 17/11/2008, vide document serial no. 66, in book no. 4,

JAGVIR SINGH
SMT. WITNESSES



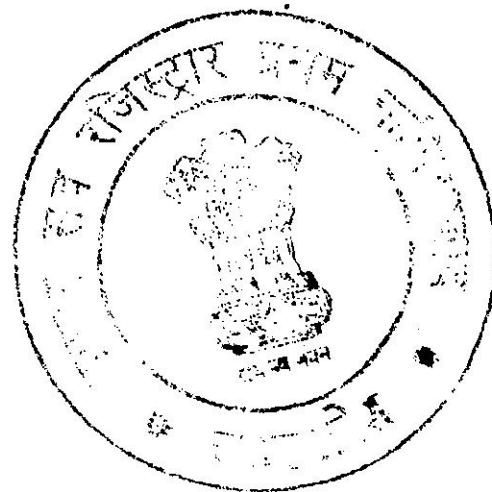
GAUR & SONS PVT. LTD.

For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director





6

volume no. 794 at page 194-199 on 28/02/2007 & vide document serial no. 43, in book no. 4, volume no. 794 at page 67-71 on 22/02/2007 through registered sale deed 15.05.2019 which was duly registered at Book No.1 Volume no. 16466 on Pages 1 to 56 Serial No. 3914 Dated 15.05.2019 in the office of Sub Registrar -I, Ghaziabad.

AND WHEREAS under the leadership of CIPL, a Consortium was formed by registered Agreements, consisting various companies inter-alia Paramount Propbuild Pvt. Ltd. formerly known as Paramount Residency Pvt. Ltd., Panchsheel Promoters Ltd., Manak Buildcon Projects Pvt. Ltd., Mahagun (India) Pvt. Ltd. formerly known as Mahagun Developers Ltd. & Supertech Limited formerly known as Supertech Constructions Pvt. Ltd. and/or Supertech Constructions Ltd. as well as Amazon Infrastructure Pvt. Ltd., New Capital Infrastructure Pvt. Ltd. (Constituent Company) who purchased several pieces of land including the subject matter of this Deed, in Revenue village Dundahera Tehsil and District Ghaziabad under various Sale Deeds duly registered with the office of SubRegistrar, Ghaziabad with the view to set up and develop thereon an Integrated Township in consonance with the policy of the Government of Uttar Pradesh published vide G.O No. 2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to CIPL as a Private Developer (P.D.) under category 'A' for the purpose of Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

AND WHEREAS Amazon Infrastructure Pvt. Ltd. & New Capital Infrastructure Pvt. Ltd., the Constituent Companies of the Consortium, have already been merged into lead party of Consortium i.e. Crossings Infrastructure Pvt. Ltd. vide High Court of Delhi Order dated 29/08/2016. That's why CIPL had legal right to sell the land belonging to said Constituent Companies.

AND WHEREAS the License has been granted by the Ghaziabad Development Authority (GDA) to CIPL to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

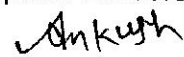
AND WHEREAS the CIPL is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition imposed by the Ghaziabad Development Authority. **AND WHEREAS** the Detailed Project Report (D.P.R.) of the said

AND WHEREAS the Detailed Project Report (D.P.R.) of the said Township of the CIPL has been sanctioned by the Ghaziabad Development Authority.

FOR SANSKARTIYA PVT. LTD.



For Sparsh Builders Pvt. Ltd.



Authorised Signatory/Director



7

AND WHEREAS the Vendor has agreed to sell and transfer land admeasuring 0.762185 Hect. or 7621.85 sq.mtr. falling in Khasra No. 709 (area 0.2020 Hect.) and in part of Khasra No. 674 (area 0.0933 Hect.), Khasra No. 675 (area 0.1170 Hect.), Khasra No. 708 (area 0.1410 Hect.), Khasra No. 710 (area 0.1750 Hect.) & Khasra No. 741 (area 0.033885 Hect.) located on Commercial Plot No. C-7 in the Township known as "Crossings Republik" situated at village Dundahera, Ghaziabad, U.P., for the proposed Commercial use as shown and marked in Red Colour in the Site Plan attached hereto with all rights of the said Commercial Site to the Vendee for Commercial use only free from all kind of encumbrances, charges and liens etc. for total sale consideration amount of Rs. 18,00,00,000/- (Rupees Eighteen Crores Only). All the construction on the said Commercial Site will be carried out as per the Plans sanctioned by the Ghaziabad Development Authority. No construction/structure has yet been made on the said Commercial Site. The said land is lying vacant.

AND WHEREAS the Vendor has represented to the Vendee that the said Commercial Site is freehold in nature and they have clear and marketable title in respect of the said Commercial Site and free from all kind of encumbrances and has full right, power and authority to sell and transfer the said Commercial Site.

AND WHEREAS the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Commercial Site and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

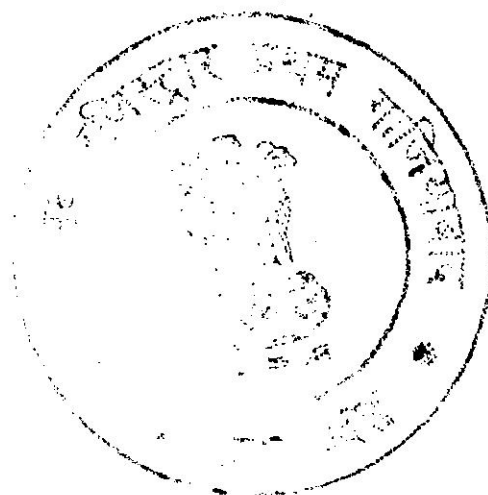
For SAURSON BUILDERS PVT. LTD.

Auth. Signatory

For Sparsh Builders Pvt. Ltd.

Ankur

Authorised Signatory/Director



8

AND WHEREAS the Vendor has decided to sell the said Commercial Site to the Vendee and the Vendee has agreed to purchase the same on following terms and conditions.

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

1. That the Vendee has paid to the Vendor total sale consideration of Rs. 18,00,00,000/- (Rupees Eighteen Crores Only) as full & final payment of Sale Consideration for the said Commercial Site, the details of which are given below:

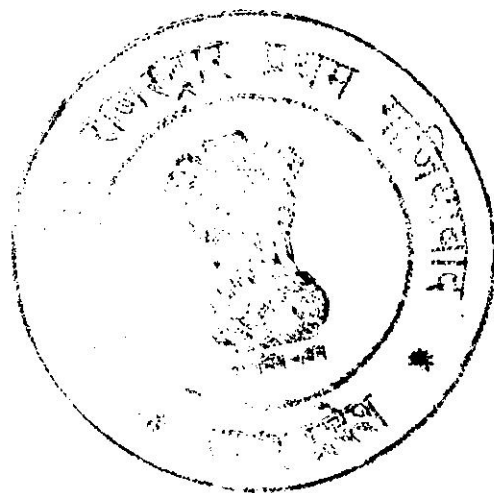
Cheque No. / RTGS/ NEFT NO.	Date	Amount (in Rs.)	Name of the Bank
UTR No. UTIBR5202062300353772	23.06.2020	4,96,25,000/-	All payments made through Axis Bank Ltd., Swasthya Vihar Delhi - 110092
UTR No. UTIBR5202063000352425	30.06.2020	2,97,75,000/-	
UTR No. UTIBR52020070300351399	03.07.2020	198,50,000/-	
UTR No. UTIBR52020071300350833	13.07.2020	99,25,000/-	
UTR No. UTIBR52020071300357953	13.07.2020	74,43,750/-	
UTR No. UTIBR52020071400353320	14.07.2020	99,25,000/-	
UTR No. UTIBR52020071400353359	14.07.2020	99,25,000/-	
UTR No. UTIBR52020071400356748	14.07.2020	24,81,250/-	
UTR No. AXSK201970024503	15.07.2020	29,77,500/-	
UTR No. UTIBR52020071800350263	18.07.2020	1,68,72,500/-	
Ch. No. 765926	21.08.2020	99,25,000/-	
Ch. No. 765927	21.08.2020	99,25,000/-	
TDS deducted @0.75 %		13,50,000/-	
GRAND TOTAL		18,00,00,000/-	

For GAURSONS INDIA PVT. LTD.

Auth. Signature

For Sparsh Builders Pvt. Ltd.

Authorised Signatory/Director



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2. The receipt of the aforesaid total sale consideration of Rs. 18,00,00,000/- (Rupees Eighteen Crore Only), the Vendor does hereby admit and acknowledge and the Vendor does hereby grant, sell, convey and transfer said Commercial Site on ownership basis unto the Vendee free from all encumbrances.
3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Commercial Site in favour of any one. The Vendor has neither given any security or surety to/for any one on the basis of the said Commercial Site nor has the Vendor entered into any Agreement to Sell in respect of the said Commercial Site with anyone else nor is any court case or arbitration or any other legal proceedings pending at any place in respect of the said Commercial Site.
4. That the Vendor has assured the Vendee that the said Commercial Site is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
5. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Commercial Site in the said Township and that they have fully understood all limitations and obligations in respect of it.
6. The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Commercial Site or in any other manner whatsoever by the Vendee, if any.

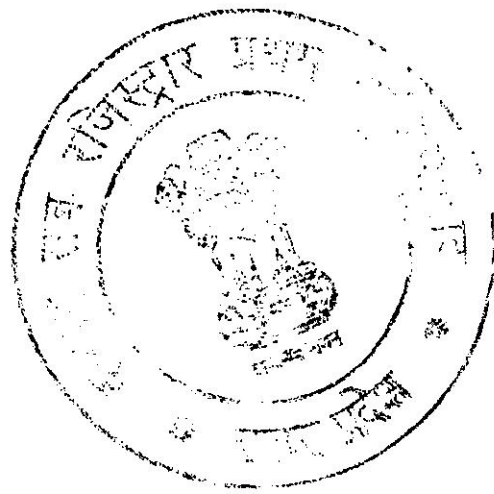
GAURSONS MEDIA PVT. LTD.

Authorised Signatory

For Sparsh Builders Pvt. Ltd.

Ankur

Authorised Signatory/Director



10

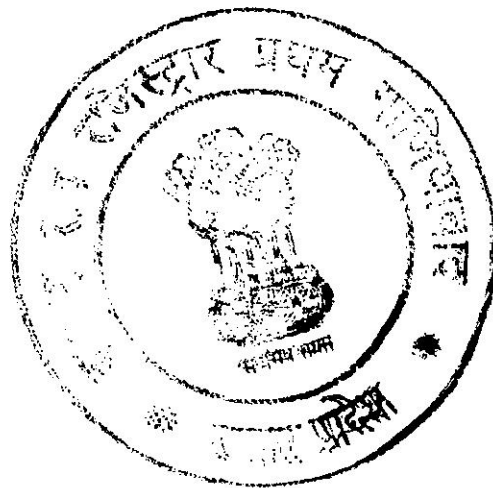
7. All rates, House Tax/Property Tax, Water Tax, Sewer Tax, Wealth tax, Service Tax/GST, Cesses, Levis, Sales Tax, Trade Tax, Metro Cess, VAT, ESI, PF and taxes of all and any kind by whatever name called and other charges whether levied or leviable in future including the said Commercial Site and / or Shops/Office or Commercial Space thereon imposed by any Local Authorities, State Government, Central Government or Court as the case may be shall be payable and be paid by the Vendee and/or their Allottees/ Buyers/Subsequent Transferees.
8. The Vendee shall at all time hereinafter indemnify and keep the Vendor fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act or any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Commercial Site or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is caused due to any reason whatsoever which the Vendor may have to suffer.
9. That the Vendor covenants that this Sale Deed is executed in all entirety and they have received the total full and final sale consideration of the said Commercial Site subject, however to the stipulations and covenants herein contained, for any future liability of the Vendee and its Allottees, Buyers, Subsequent Transferees etc.

SPARSH BUILDERS PVT. LTD.

Copy

For Sparsh Builders Pvt. Ltd.

Ankur
Authorised Signatory/Director



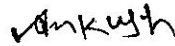
11

10. That the Vendee shall also be bound to construct earthquake resistant building as per I.S. code.
11. The provision for rain water harvesting is mandatory to be carried out by the Vendee.
12. That so far the said Commercial Site for construction it is clarified that the Vendee shall have to construct the Commercial Buildings/Office or Commercial Space/Showrooms/Shops strictly as per approved plans by the Ghaziabad Development Authority. No other activity shall be permitted in the Office or Commercial Space/Showrooms/Shops to be constructed thereon.
13. The Vendee shall not be allowed to sub divide the said Commercial Site and after completion of construction as per sanction plan by GDA, completion certificate shall be obtained from the Ghaziabad Development Authority. The same shall be in terms of the bye laws of Ghaziabad Development Authority.
14. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approval of DPR and orders, directions, notifications passed/issued by the Ghaziabad Development Authority/Local Authority/State Government/Central Government from time to time and the same shall be binding and applicable upon the Vendee and their Allottees/Office or Commercial Space Buyers/Shop Buyers/ Subsequent Transferees etc.

FOR GAURSONS IDIA PVT. LTD.


Authorised Signatory

For Sparsh Builders Pvt. Ltd.


Authorised Signatory/Director



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15. That the Vendee and/or their Allottees/Office or Commercial Space Buyers/Shop Buyers/Subsequent Transferees shall also be liable to pay, if applicable, to CIPL (or its nominee/agency as appointed by CIPL) such charges as may be determined by CIPL for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like services and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell /Shops Buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allottees/ Office or Commercial Space Buyers/Shop Buyers/subsequent transferees etc. and the same shall be binding on them jointly and severally.

SPARSH BUILDERS PVT. LTD.

Authorised Signatory

For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director



13

16. That electricity connection shall be provided up to the boundary of the said Commercial Site by CIPL or its nominated agency and for which CIPL or its nominated agency will charge for the said facilities on account of connection/installation charges etc. at the prevailing rate of the Government /Local Authority and such connection charges as demanded by CIPL or its nominated agency shall be paid by the Vendee and/or their Allottees/Shops Buyers/ Office or Commercial Space Buyers subsequent transferees etc. to CIPL or its nominated agency and further distribution shall be done by the Vendee at their own cost.
17. It is recorded that the Vendor has on this day delivered the actual physical peaceful vacant possessions of the said Commercial Site to the Vendee.

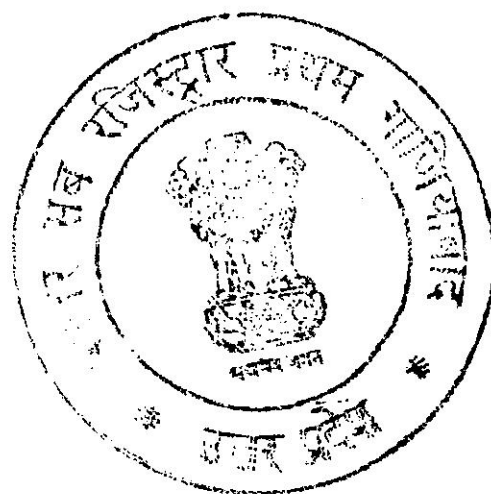
FOR SPARSH BUILDERS PVT. LTD.


Ankur

For Sparsh Builders Pvt. Ltd.



Authorised Signatory/Director



14

18. That the parking shall be provided by the Vendee to their Allottees/ Shops Buyers/Office or Commercial Space Buyers as per the plans sanctioned by the Ghaziabad Development Authority in the form of basement Parking/surface Parking of the building to be constructed on the said Commercial Site.
19. The Vendee shall be entitled to execute the Conveyance/Sale Deed in favour of their Shops Buyer/Office or Commercial Space Buyers only after obtaining the Occupancy Certificate of the building on the said Commercial Site from the Ghaziabad Development Authority.

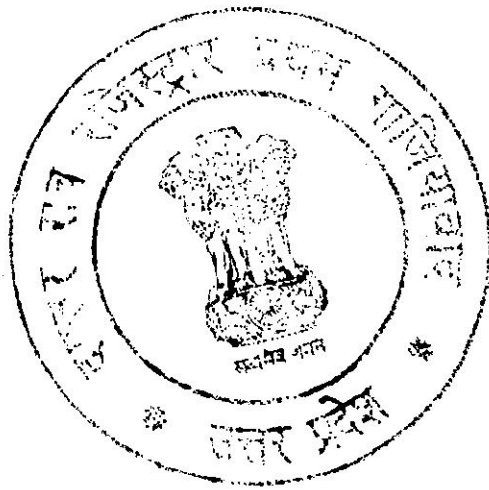
SPARSH BUILDERS PVT. LTD.



For Sparsh Builders Pvt. Ltd.



Authorised Signatory/Director



15

20. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed on the said Commercial Site. The rule/regulation of U. P. Flat Ownership Act, 1975, RERA or the provisions of any other Act for the time being in force shall be applicable on the Vendee and/or their Allottees/Shops Buyers/ Office or Commercial Space Buyers Subsequent Transferees.
21. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Shops/Office Space to be constructed and for all commitment made in this regard to their Allottees / Shops Buyers/ Office or Commercial Space Buyers as well as Subsequent Transferees. The Vendor shall not be liable and responsible for the same.

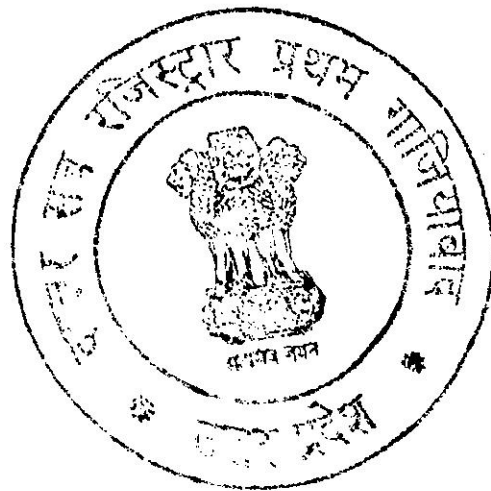
FOR SPARSH BUILDERS PVT. LTD.



For Sparsh Builders Pvt. Ltd.

Ankur

Authorised Signatory/Director



16

22. The Vendor shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees/Shops Buyers/ Office or Commercial Space Buyers or between the Vendee and any other Agency etc. involved in the connection with said Commercial Site or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.
23. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Commercial Site and in the area within the said Commercial Site.

For GAURSON, PVT. LTD.


Anshu Signatory

For Sparsh Builders Pvt. Ltd.


Authorised Signatory/Director



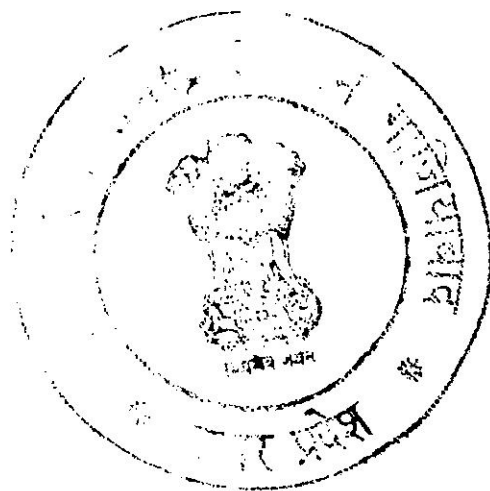
17

24. The Vendee agrees and confirms that all the obligations arising out of this Deed in respect of the said Commercial Site and Shops/Office Space to be constructed thereon shall equally be applicable and enforceable against any and all Allottee(s), Shops Buyers, Office or Commercial Space Buyers, occupiers, tenants/licensees and/or subsequent purchasers/transferees of the Shop(s)/Office Space(s)/Commercial Space(s) as the said obligations go with the Shop(s)/Office Space(s)/Commercial Space(s) for all intents and purposes and the Vendee assures the Vendor that the Vendee shall take sufficient steps to ensure the performance in this regard.

25. That the Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the Commercial land/Shops/ Office or Commercial Space and applicable rule, regulation or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.

For Sparsh Builders Pvt. Ltd.

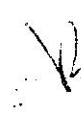
Authorised Signatory/Director



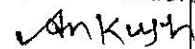
18

26. The Vendee shall be bound to perform all the terms & conditions, requirements, compliances and commence construction on the said Commercial Site hereby sold as already agreed by the Vendee under this Deed and complete the same. In case the Vendee fails to perform all or any of the aforesaid terms & conditions, the Vendor shall be entitled to proceed against the Vendee and/or Allottees/Shops Buyers/ Office or Commercial Space Buyers/Subsequent Transferees and seek all such remedies against the Vendee and/or their Allottees/Shops Buyers/Subsequent Transferees as available to the Vendor according to law.
27. The Vendee agrees and undertakes to incorporate all the terms & conditions, as required, of this Deed, in the Allotment Letters, Shop Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Shops Buyers/Office or Commercial Space Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottees/Shop Buyers/ Office or Commercial Space Buyers/Subsequent Transferees jointly and severally.

WITNESSED BY :


WITNESS

For Sparsh Builders Pvt. Ltd.



Authorised Signatory/Director





19

28. That the expenses towards payment of stamp duty, stamp deficiency, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.

29. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For Sparsh Builders Pvt. Ltd.

Ankush

Authorised Signatory/Director

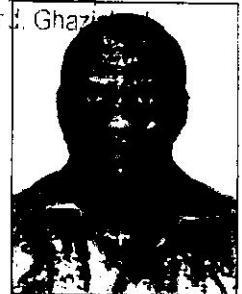


JAGVIR SINGH

Document Writer

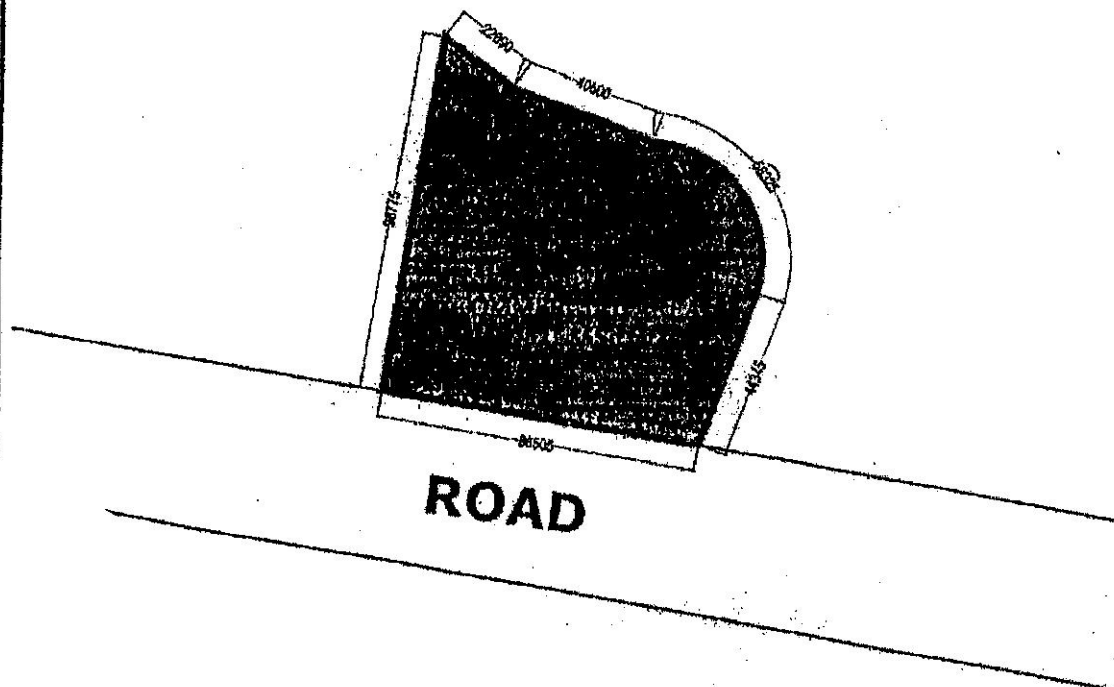
Chamber No. 23

Tehsil Court, Ghaziabad



SITE PLAN

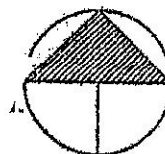
LAND ADMEASURING 7621.85 SQ.MT. LOCATED ON COMMERCIAL PLOT-C7 IN THE TOWNSHIP KNOWN AS CROSSINGS REPUBLIK SITUATED IN DUNDAHERA, GHAZIABAD, U.P. AS SHOWN IN RED COLOUR.



For Sparsh Builders Pvt. Ltd.

San Keyh

Authorized Signatory/Director

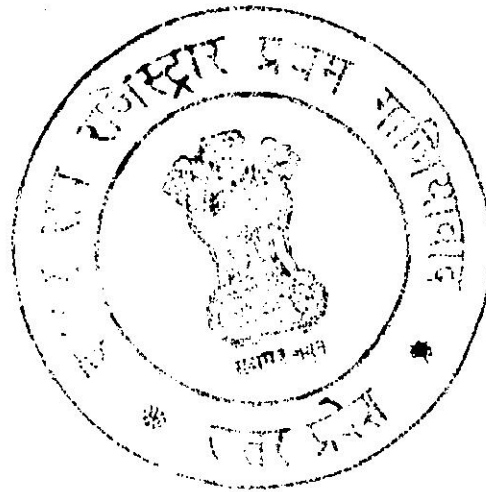


NORTH

गनाचन प्रलख स
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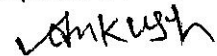
IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, month and year first above written in the presence of the following witnesses.

For GAURSON PVT. LTD.

VENDOR



For Sparsh Builders Pvt. Ltd.

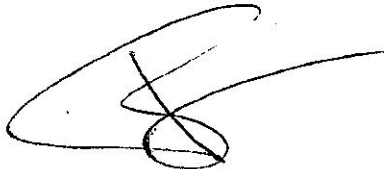


Authorised Signatory/Director

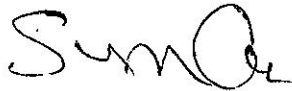
VENDEE

WITNESSES: 1 Pradeep Kumar Sharma S/o Sh. Pushp Kumar Sharma R/o Flat No-2002, Vasto Tower ,Mahagun Mascot, Crossing Republik, NH-24, Ghaziabad .

DL.No- UP14 19990003450

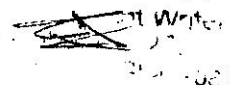


WITNESSES: 2. Sunder Singh S/o Sh. Karam Singh R/o Chamber No-23, Tehsil Compound, Ghaziabad,



Drafted by:- Jagbir singh, Deed Writer, Chamber No. 23 Tehsil Compound Ghaziabad.

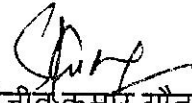
JAGBIR SINGH


Deed Writer
Chamber No. 23

आवेदन सं०: 202000739052222

बही संख्या 1 जिल्द संख्या 17467 के पृष्ठ 55 से 104 तक क्रमांक
4096 पर दिनांक 28/08/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


संजीव कुमार गौतम प्रभारी

उप निबंधक : सदर प्रथम

गाजियाबाद

28/08/2020

