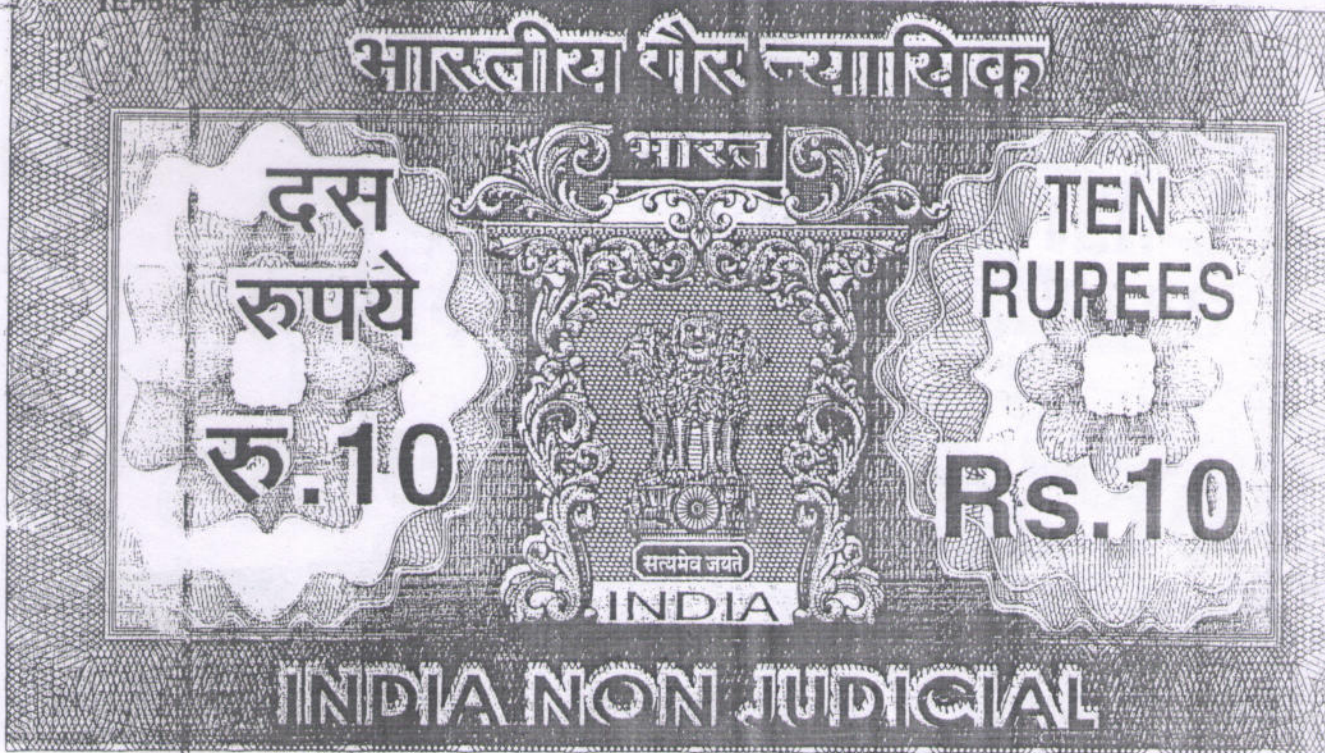


Rakesh Kr. Sharma

ADVOCATE

TEHSIL GHAZIABAD (U.P.)

3493



BRIEF PARTICULAR OF SALEDEED

उत्तर प्रदेश UTTAR PRADESH

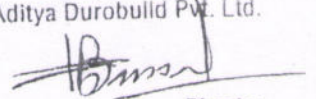
23AA 993542

- | | | |
|--------------------------|----|--|
| 1. Nature of Property | :- | Commercial |
| 2. Ward / Pargana | :- | 035/0186, Loni |
| 3. Mohalla / Village | :- | Govind Puram, Ghaziabad |
| 4. Detail of Property | :- | Freehold Commercial Plot area 4202.89 sq. mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.). |
| 5. Measuring of Property | :- | 4202.89 sq. mtrs. |
| 6. Status of Road | :- | 45 mtr. wide |
| 7. Govt. Circle Rate | :- | Rs. 15,000/- sq. mtrs. |
| 10. Sale consideration | :- | Rs. 6,60,00,000/- |

For Gausons India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director

90

- 5 MAY 2007

महिला 89 तिथि 5 मई

किसी कार्य करने का प्रयोजन

किसी वस्तु का नाम व पूरा पता

वस्तु की संख्या

राज्य सरकार द्वारा जारी किया गया

दस्तावेज का क्रमांक 11

वस्तु की अवधि 30 मास

किसी नंबर 2007 तारीख 5 मई 2007 गांधी

Registration No 3493

Year : 2007

Book No. 1

0101 राहुल गौड एम0 डी0

बी0 एल0 गौड

आर-8/23 राजनगर गा0 बाद

व्यापार

Rahul Gaud





उत्तर प्रदेश

2

BOUNDARIES OF SAID PLOT :-

East	:	Road 24 mtr. wide
West	:	G.D.A. Land
North	:	Road 45 mtr. wide
South	:	Road 9 mtrs. wide

23AA 993543

PARTICULAR OF VENDOR :-

M/S GAURSONS INDIA LIMITED, Registered Office at 305, Arunachal, 19, Barakhamba Road, Connaught Place, New Delhi -110001 through its Managing Director Mr. RAHUL GAUR S/o Sh. B.L. GAUR R/o R-8/23, Raj Nagar, Ghaziabad

PARTICULAR OF VENDEE :-

M/S ADITYA DUROBUILD PVT. LTD, Registered Office 142, Kohat Enclave, Pitampura, New Delhi-110034 through its Director Mr. RAJEEV BANSAL S/o Sh. R.P. BANSAL R/o B-78, Sector-30, Noida. (U.P.)

For Gaursons India Limited

Rahul Gaur
Managing Director

For Aditya Durobuild Pvt. Ltd.

Rajeev Bansal
Director

- 5 MAY 2007

संख्या ११/८९ ताथ बनाम
क्रय करने का प्रयोजन
क्रेता का नाम व पूरा पता आदित्य इम्रो विन्स
स्टाम्प की धनराशि 10/-

राजकुमार गुप्ता स्टाम्प विक्रेता

लाइसेंस नम्बर 11

लाइसेंस की अवधि 31 मार्च

नं० 26 तहसील कम्पाउन्ड गातिगम

क्रेता

Registration No. 3493

Year : 2007

Book No. 1

0201 राजीव वंसल डायरेक्टर

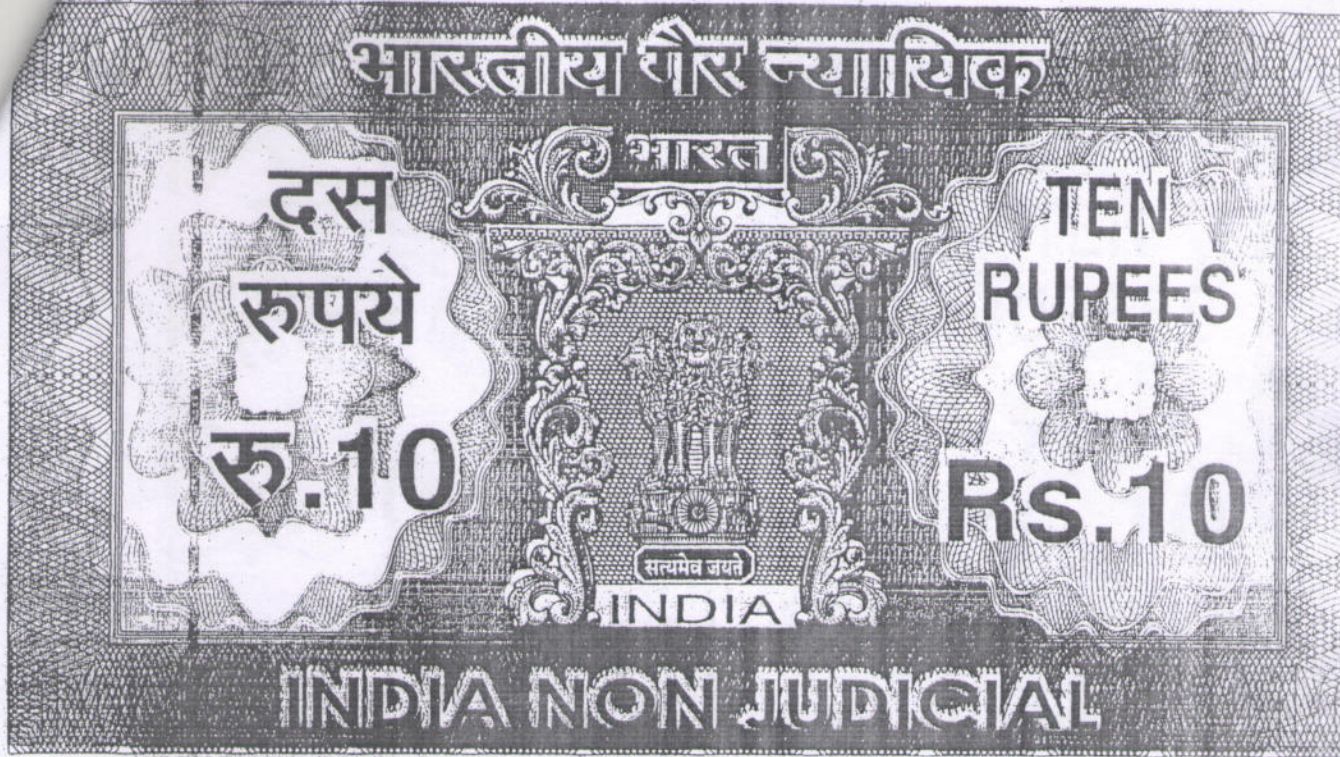
आर० पी० बंसल

बी-78 से०-30 नोएडा

व्यापार

Rajiv





उत्तर प्रदेश UTTAR PRADESH

3

23AA 993544

SALE DEED FOR Rs. 6,60,00,000/-

STAMP DUTY PAID Rs. 66,00,000/-

(Stamp duty has been paid Rs. 66,00,000/- at the time of Agreement To Sell executed on dt. 12.01.2007)

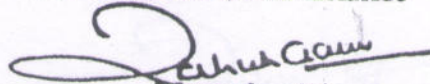
DETAILS OF PROPERTY :-

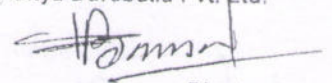
Freehold Commercial Plot area 4202.89 sq.mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.).

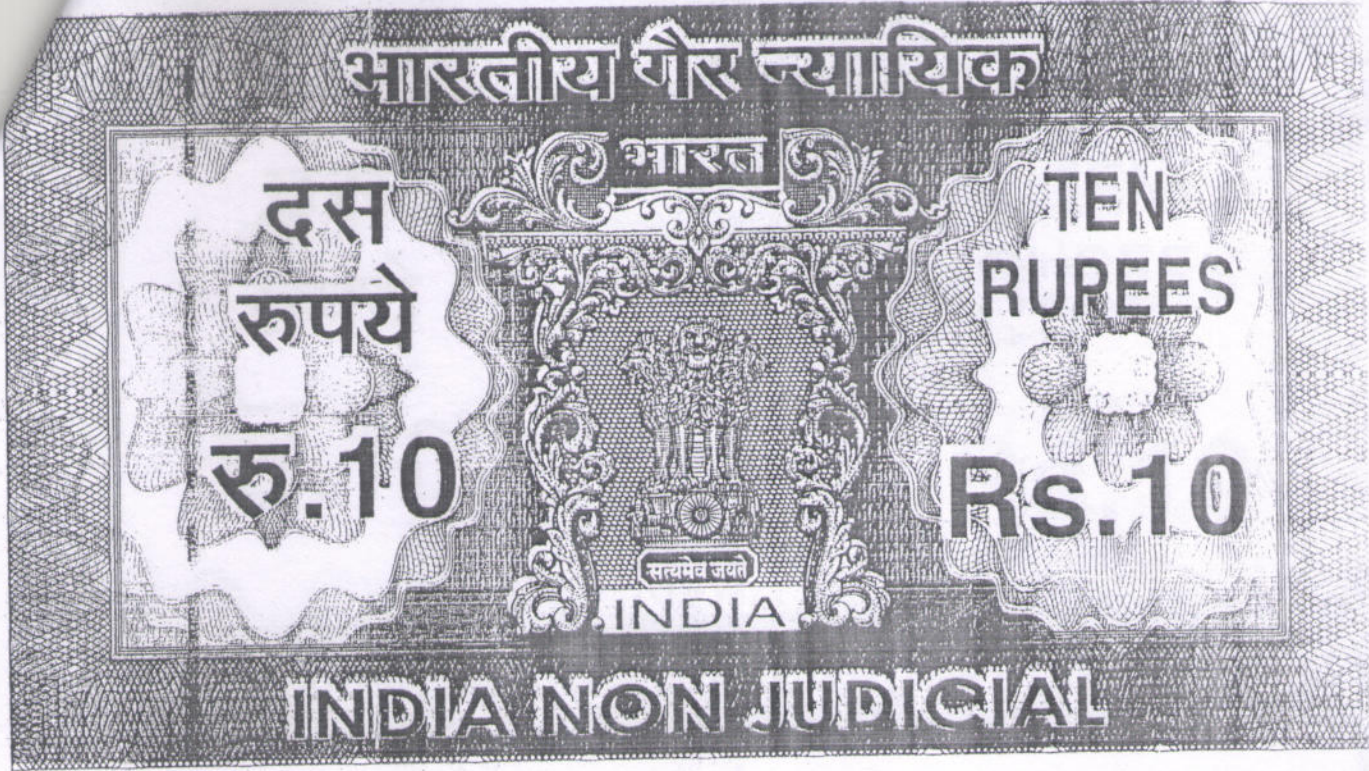
This SALE DEED IS EXECUTED AT GHAZIABAD on this 07th day of May, 2007 by M/S GAURSONS INDIA LIMITED, Registered Office at 305, Arunachal, 19, Barakhamba Road, Connaught Place, New Delhi -110001 through its Managing Director Mr. RAHUL GAUR S/o Sh. B.L. GAUR R/o R-8/23, Raj Nagar, Ghaziabad (hereinafter referred to as Vendor which expression shall include all his heirs, successors, executors representative assigns etc).

For Aditya Durobuild Pvt. Ltd.

For Gaursons India Limited


Managing Director


Director



उत्तर प्रदेश UTTAR PRADESH

4

23AA 993545

IN FAVOUR OF

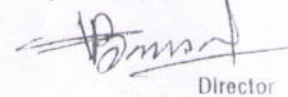
M/S ADITYA DUROBUILD PVT. LTD, Registered Office 142, Kohat Enclave, Pitampura, New Delhi-110034 through its Director Mr. RAJEEV BANSAL S/o Sh. R.P. BANSAL R/o B-78, Sector-30, Noida. (U.P.) (hereinafter referred to as the Vendee which expression shall include consistent with the context, executors, administrators, legal representative, assigns, etc. of the Vendee).

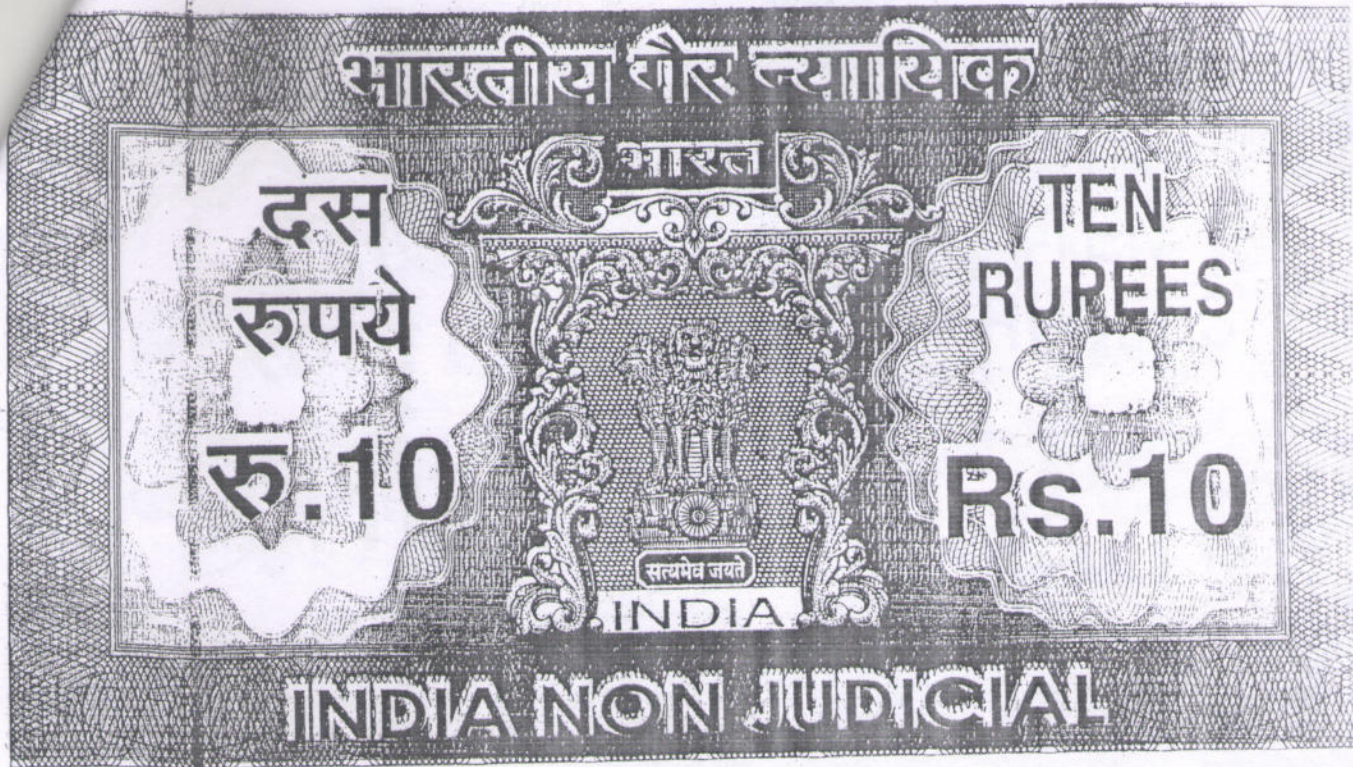
Whereas Ghaziabad Development Authority has allotted the Commercial Complex covered area 3556.93 sq. mtr & Plot area 4202.89 sq.mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) to M/S GAURSONS INDIA LIMITED, Registered Office at 305, Arunachal, 19, Barakhamba Road, Connaught Place, New Delhi-110001 through its Joint Managing Director Mr. MANOJ KUMAR GAUR S/o Sh. B.L. GAUR R/o R-8/23, Raj Nagar, Ghaziabad on the basis of auction held on dt. 28.12.2005

For Gaursons India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director



उत्तर प्रदेश

UTTAR PRADESH

6

23AA 993547

And Whereas M/S GAURSONS INDIA LIMITED, have executed Agreement to Sale for the said Freehold Commercial Plot area 4202.89 sq. mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) in favour of M/S ADITYA DUROBUILD PVT. LTD, Registered Office 142 Kohat Enclave, Pitampura, New Delhi-110034 through its Director Mr. RAJEEV BANSAL S/o Sh. R.P. BANSAL R/o B-78, Sector 30, Noida. (U.P.) on dt. 12.01.2007 entered in book no. 1 volume no. 2652 pages 1/312 serial no. 256 on dt. 12.01.2007 in the office of Sub Registrar-II, Ghaziabad. And the said Vendor has demolished the above said Commercial Complex at his own cost.

And whereas the Vendor has agreed to sell his Freehold Commercial Plot area 4202.89 sq.mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) with his all rights title and interest to the Vendee and Vendee have agreed to purchase the same for consideration amount of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lac Only).

For Gaursons India Limited

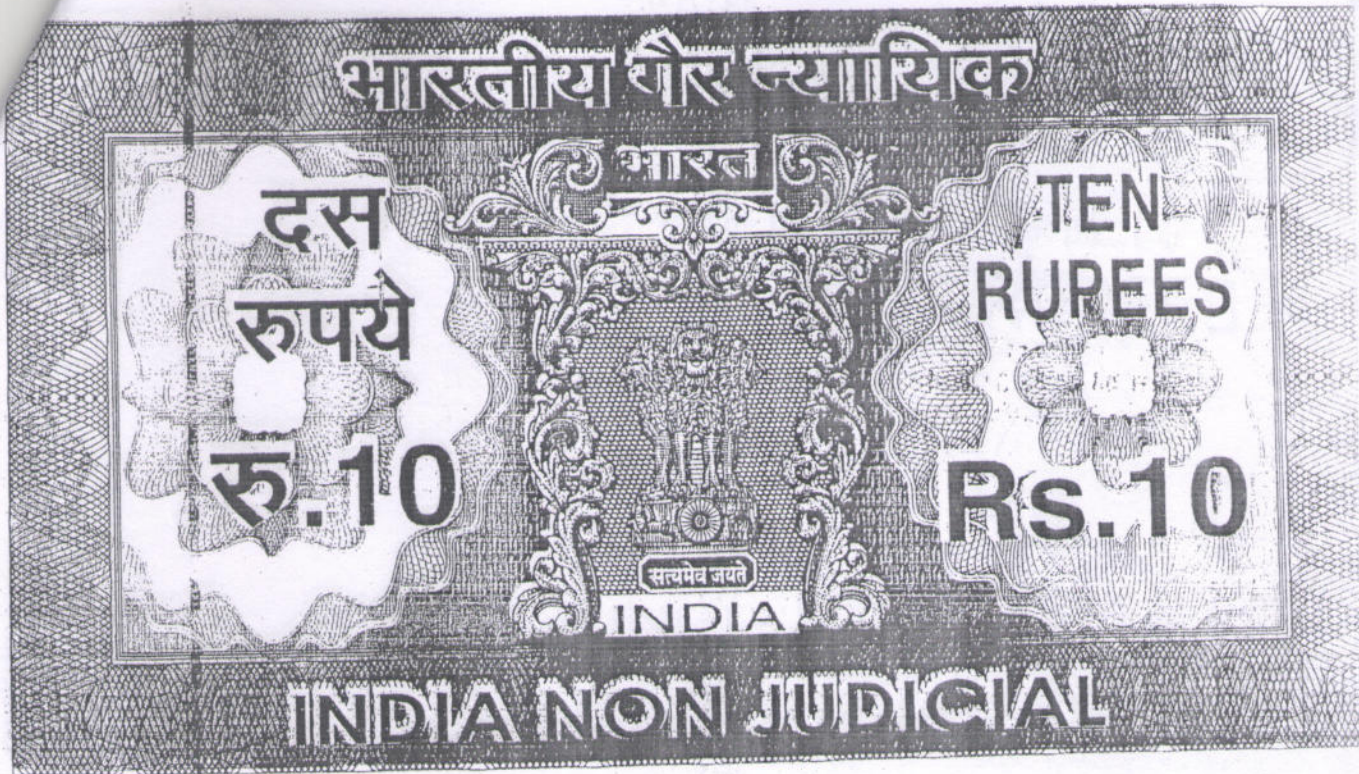
Rajesh Gaur
Managing Director

For Aditya Durobuild Pvt. Ltd.

Rajesh Bansal
Director

Rakesh K. Sharma
ADVOCATE
TEHSIL GHAZIABAD





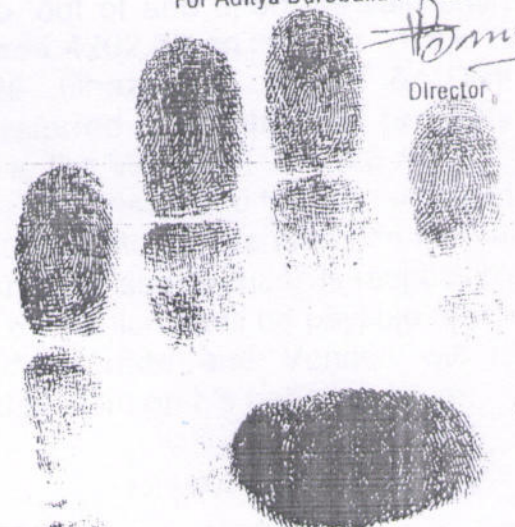
उत्तर प्रदेश # 5 # 23AA 993546
 And Whereas Ghaziabad Development Authority has executed a
 saledeed for the said Commercial Complex covered area 3556.93 sq.
 mtr & Plot area 4202.89 sq.mtr in Block-'G' situated at GOVINDPURAM
 Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) in favour of M/S
GAURSONS INDIA LIMITED, Registered Office at 305, Arunachal,
 19, Barakhamba Road, Connaught Place, New Delhi-110001
 through its Joint Managing Director Mr. **MANOJ KUMAR GAUR S/o**
Sh. B.L. GAUR R/o R-8/23, Raj Nagar, Ghaziabad on dt. 09.06.2006
 entered book no. 1 volume no. 2551 pages 319/343 serial no. 9760 on
 dt. 19.09.2006 in the office of Sub-Registrar-II, Ghaziabad.

For Gaursons India Limited

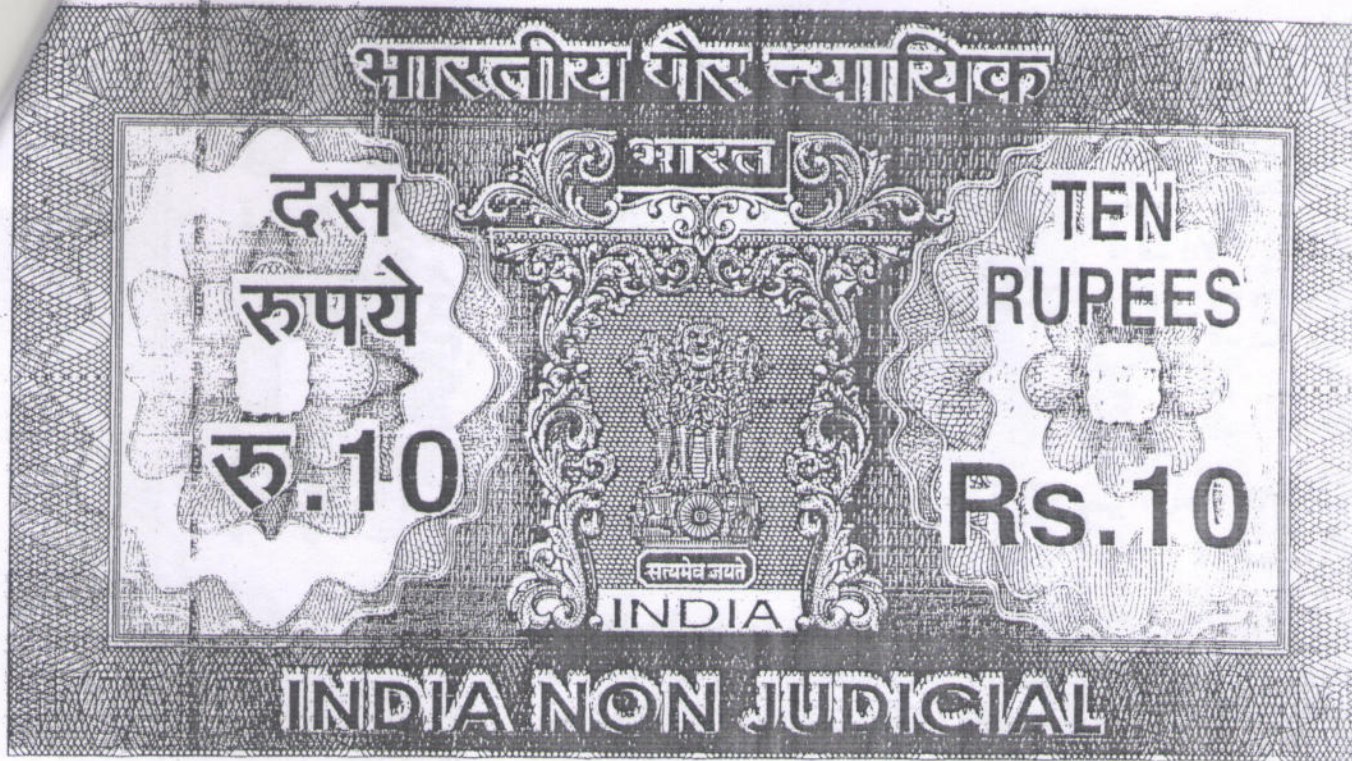
Manoj Kumar Gaur
 Managing Director

For Aditya Durobuild Pvt. Ltd.

Aditya Durobuild
 Director



Rakesh K. Sharma
 ADVOCATE



उत्तर प्रदेश UTTAR PRADESH

7

23AA 993548

NOW THIS SALE DEED WITNESSETH AS UNDER :-

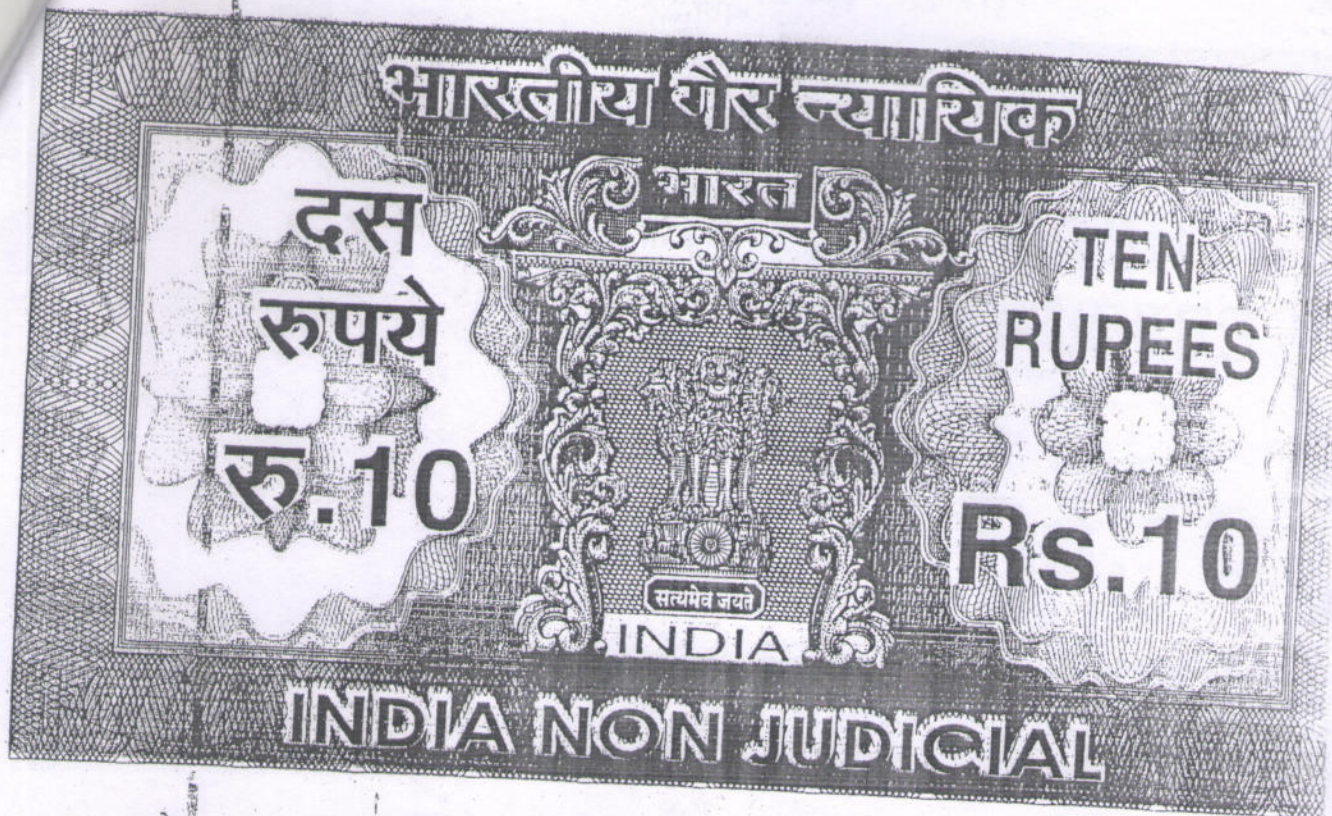
1. That in consideration of a sum of Rs. 6,60,00,000/- the Vendor doth hereby conveys, transfers, assign and assures unto the Vendee the entire Freehold Commercial Plot area 4202.89 sq. mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) together with the rights, title and interest, liberties, privileges, easements, benefits, advantages, and appertaining thereto belonging or in any way appertaining to or therewith usually held, occupied, enjoyed, reputed or known as part and parcel thereof or appertenant AND ALSO all the estate, right, title and interest, property, claim and demand whatsoever of the Vendor into, out of and upon the said entire Freehold Commercial Plot area 4202.89 sq.mtr in Block-'G' situated at GOVINDPURAM Ghaziabad Tehsil & Distt. Ghaziabad (U.P.) hereinafter referred to as 'the said property' hereby conveyed and granted to the Vendee TO HAVE AND TO HOLD the said property herein comprised and hereby conveyed, transferred, assigned and assured unto the Vendee free from all encumbrances whatsoever. And the said Vendor is responsible to pay all taxes, duties, dues, etc. which shall be payable for the said property for the period till date and Vendee will be reimburse for the same, if paid by him, on his behalf in future.

For Gaussons India Limited

Managing Director

For Aditya Durobuild Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

8

That the total sale consideration of Rs. 6,60,00,000/- (Rupees Six Crore Sixty Lac Only) the Vendor has already been received from the Vendee.

DETAIL OF PAYMENTS :

Ch. No.336217	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336218	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336219	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336220	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336221	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336222	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336223	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336224	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336225	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.336226	dt. 20.12.2006	Rs. 30,50,000/-
Ch. No.849277	dt. 26.12.2006	Rs. 2,50,00,000/-
Ch. No.849278	dt. 29.12.2006	Rs. 1,05,00,000/-

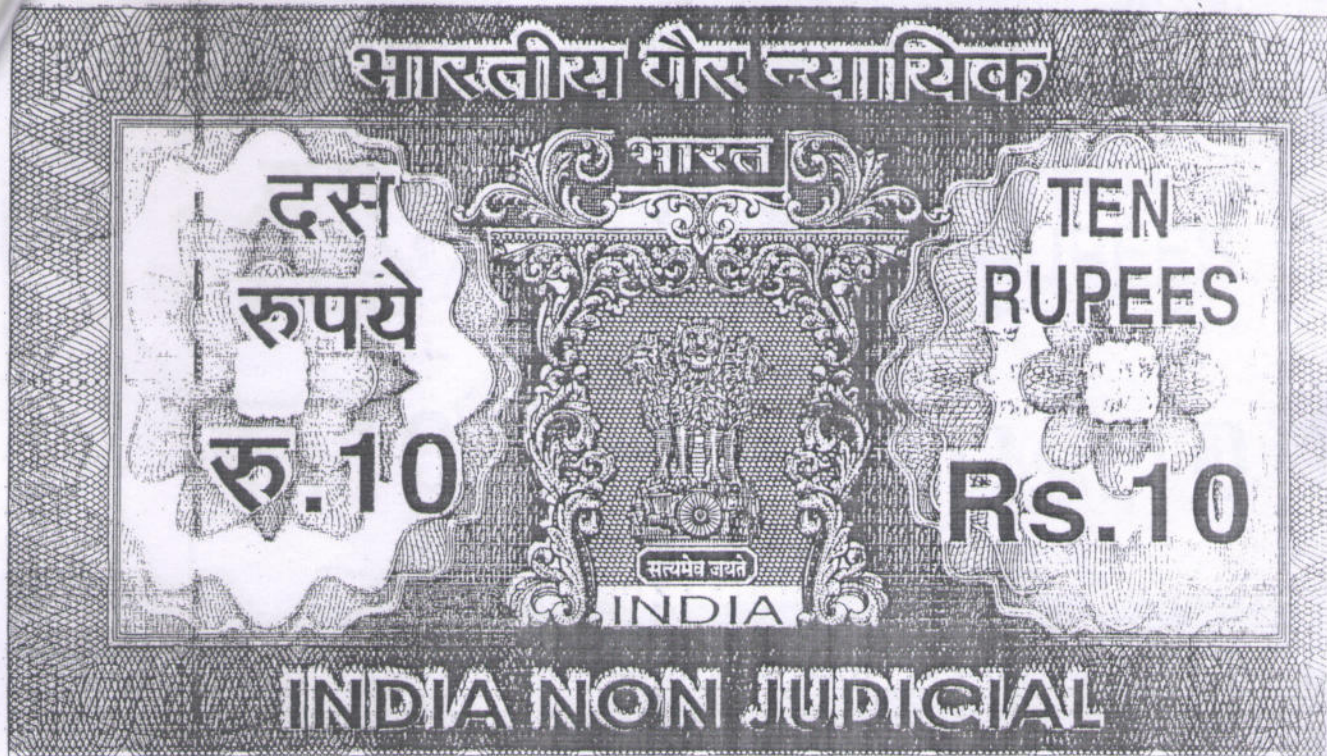
Of Punjab National Bank, Chandni Chowk, Delhi.

For Gaursons India Limited

[Signature]
Managing Director

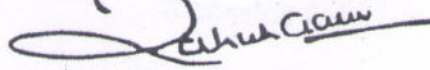
For Aditya Durobuild Pvt. Ltd.

[Signature]
Director

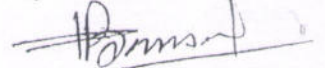


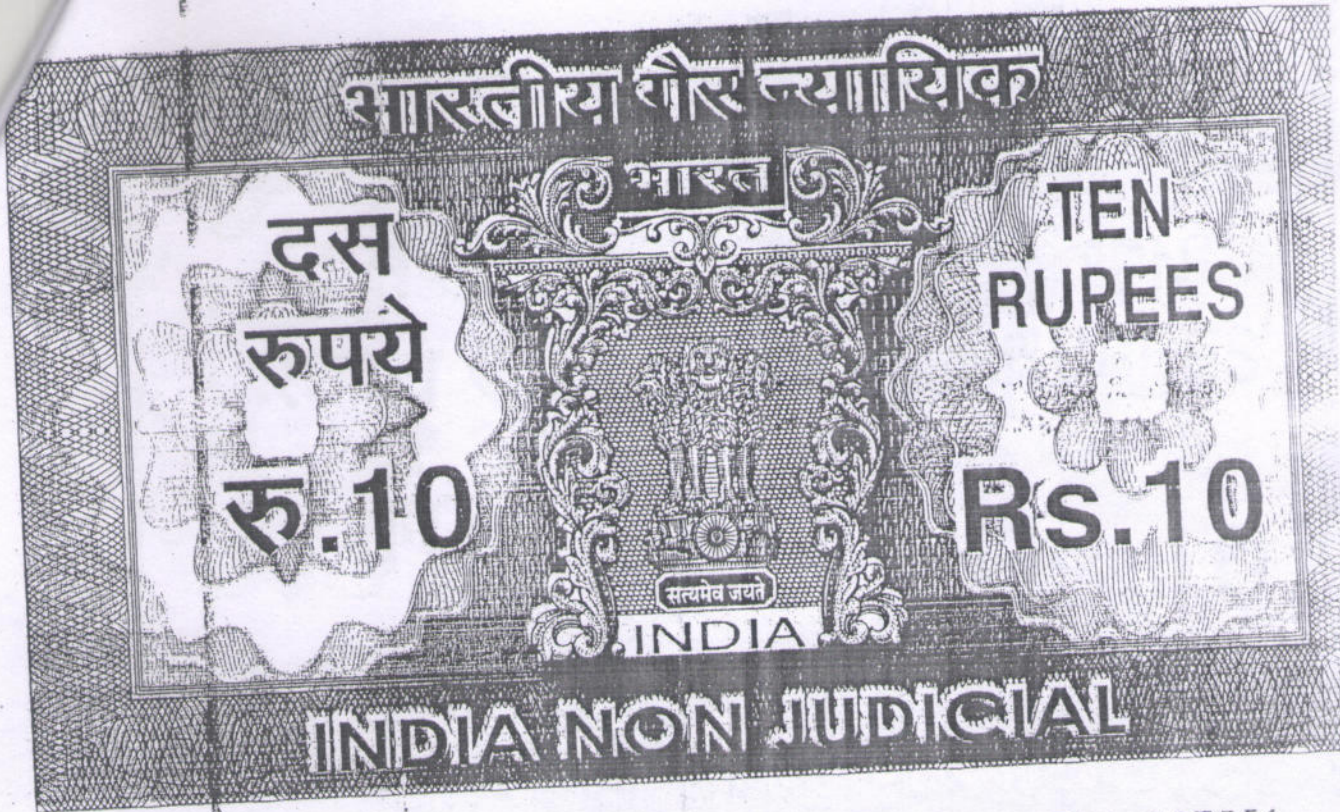
उत्तर प्रदेश # 9 # 23AA 993550
UTTAR PRADESH
That the Vendor hereby assures the Vendee and declare that they are the sole & absolute owner of the abovementioned property, which is himself purchased property and the said freehold property under sale is free from all kinds of encumbrances till now i.e. charges sale, gift, lien, litigations, court attachment, injunction, stay order, acquisition proceedings etc. loan from any department and there is no defect of any kind in the title of the Vendor and if proved otherwise or due to any legal defect in the title of the Vendor if the said property under sale in whole or any part thereof, goes out of the possession of the Vendee or the Vendee sustain any loss in this regard then the Vendor shall be liable to indemnify the Vendee to the extent of loss sustained by the Vendee along with all other expenses incurred by the Vendee in this regard.

For Gaurang India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director



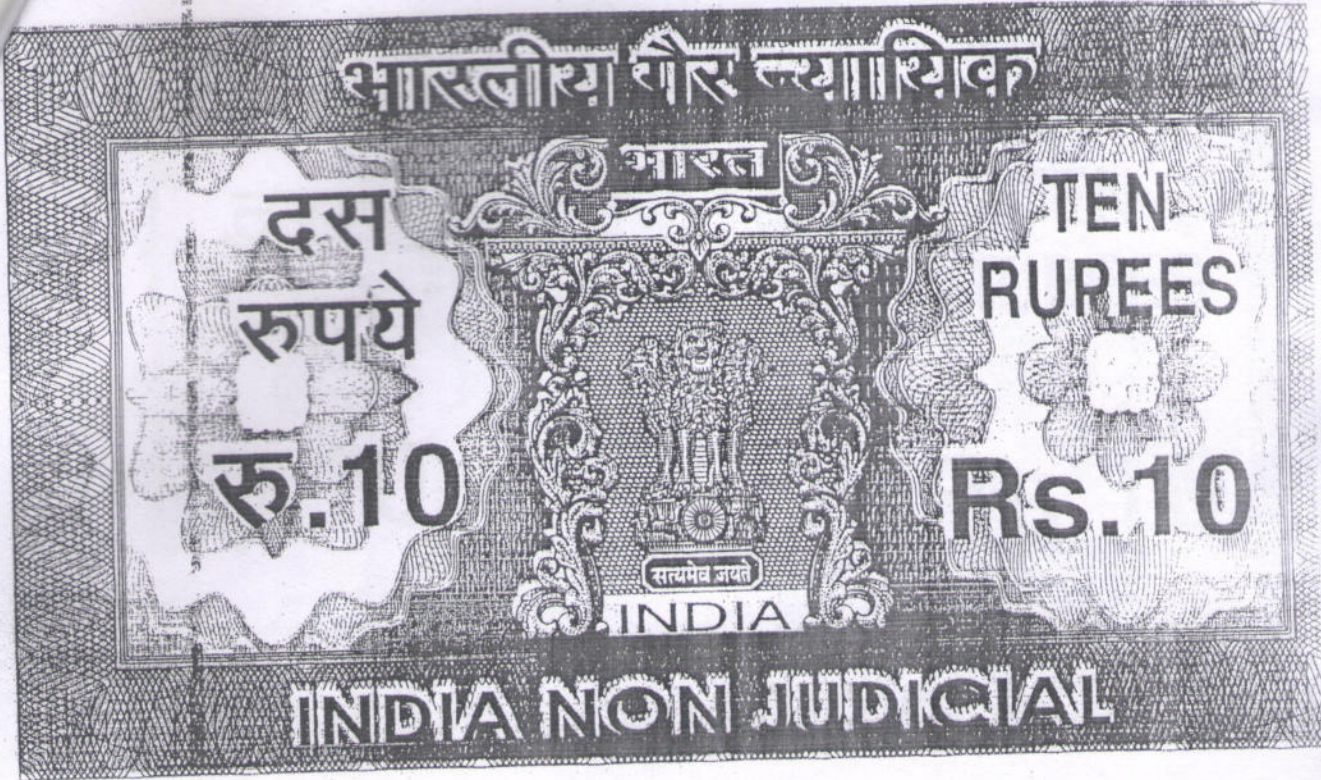
- उत्तर प्रदेश # 10 # 23AA 993551
4. That the Vendor with his free will, sound mind, good health and without any pressure of anyone, hereby sells, conveys, transfers and assign the above said property in the name of the Vendee free from all encumbrances, to have and to hold the same by the Vendee absolutely.
5. That the actual physical and peaceful vacant possession of the said property has been given by the Vendor to the Vendee at the spot.
6. That the expenses of this sale, including the cost of stamp paper as well as the registration charges of this sale deed have been paid and borne by the Vendee.

For Gaursons India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director



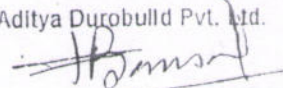
उत्तर प्रदेश # 11 # 23AA 993552
UTTAR PRADESH
That all the original previous documents in respect of the above said freehold property shall be handedover by the Vendor to the Vendee.

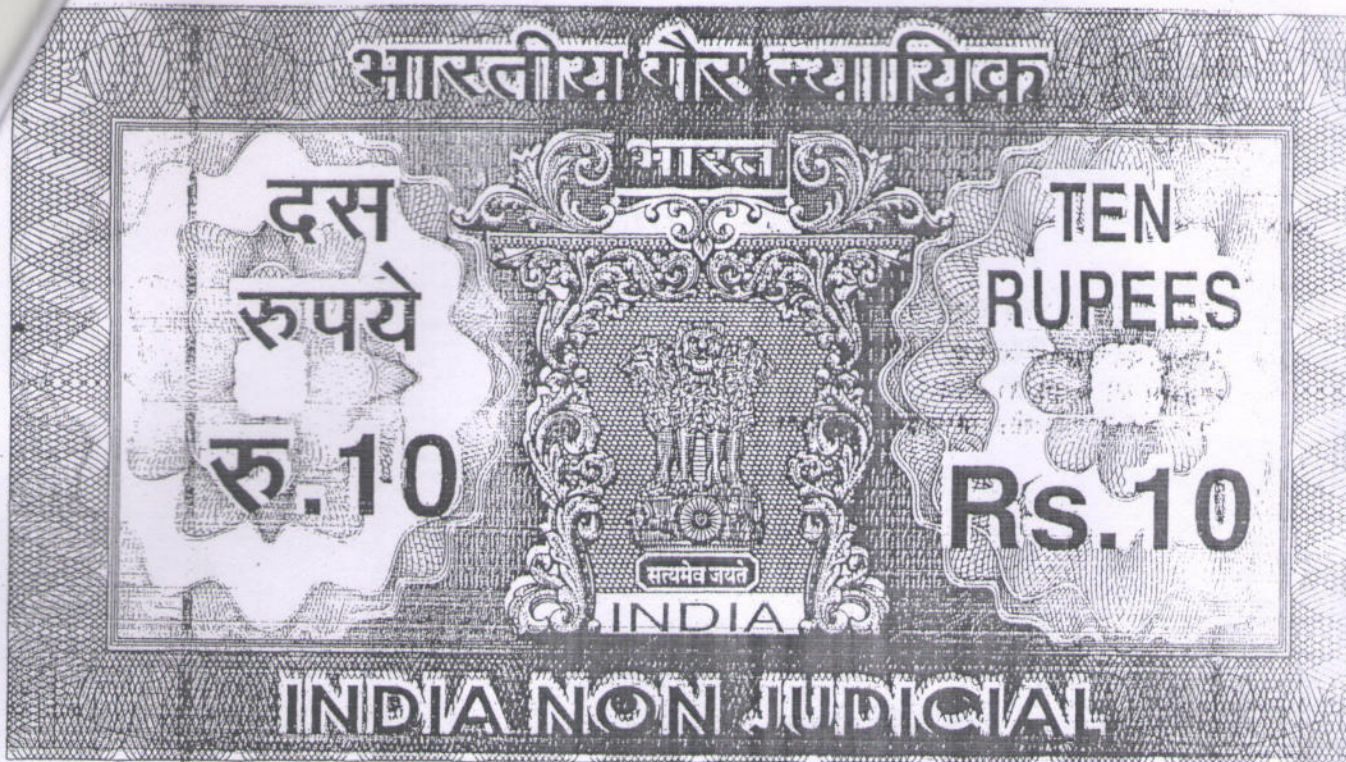
8. That all the due, demand, revenue charges, taxes including property tax if any up to the date of execution and registration of this sale deed are the liabilities of and have been paid by the Vendor. Now onwards all these charges will be payable by the Vendee.

For Gaursons India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director



उत्तर प्रदेश UTTAR PRADESH

12

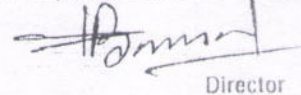
23AA 993553

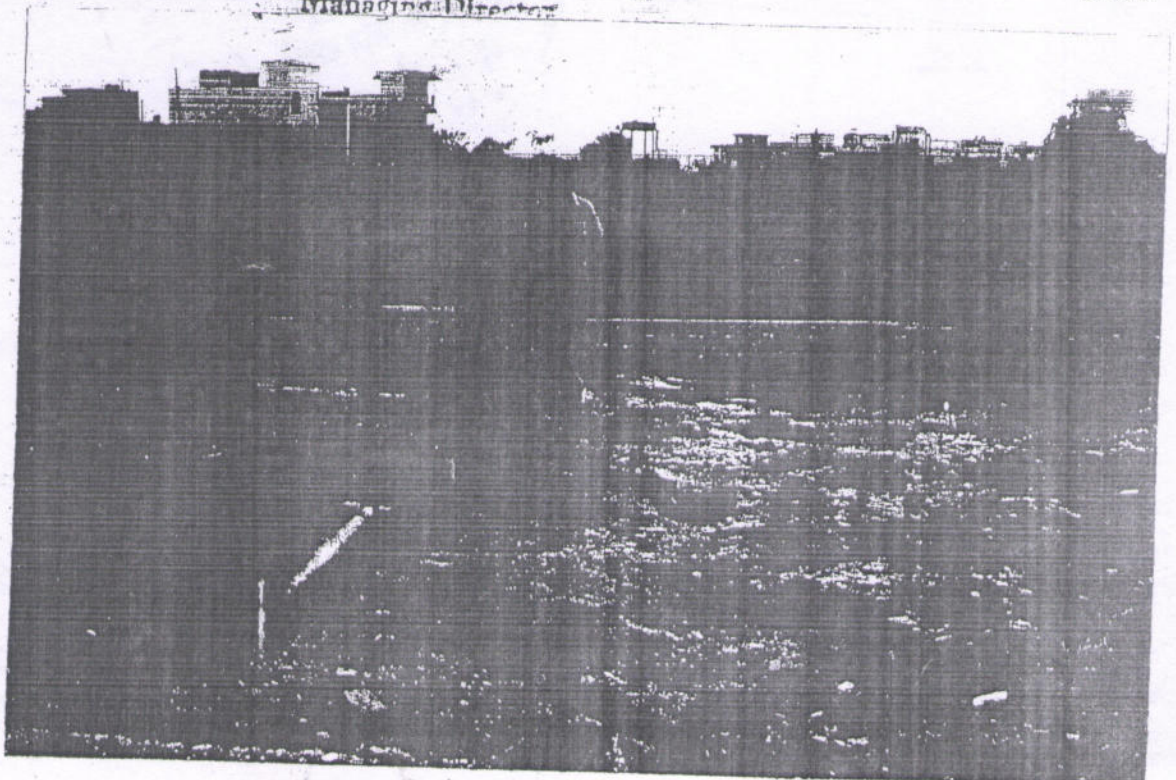
That the Vendee shall get the above said property mutated in their own name in the records of the concerning authorities at their own expenses. The Vendor shall be liable to sign on all such papers in connection with the transfer proceedings of the said property in name of the Vendee in the records of the concerned departments. All the expenses of the transfer proceedings shall be borne by the Vendee.

For Gaursons India Limited

For Aditya Durobuild Pvt. Ltd.

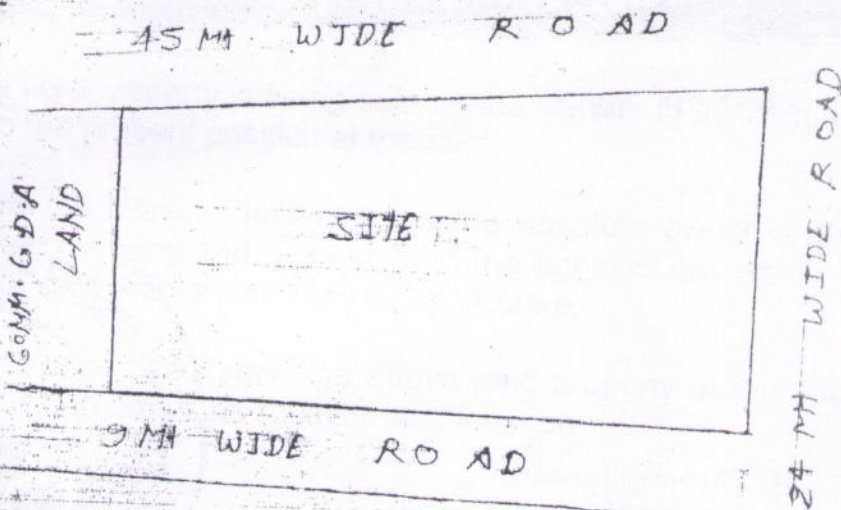
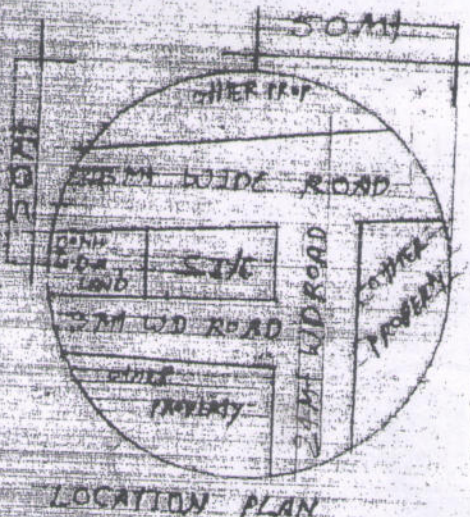

Managing Director


Director



SITE PLAN OF COMMERCIAL COMPLEX
BLOCK-G SITUATED AT GOVIND PURAM
GHAZIABAD (U.P.)

TOTAL AREA - 4202.89 Sq. M



For Gaursons India Limited

[Signature]
Managing Director

SELLER

For Aditya Durobuild Pvt. Ltd.

[Signature]
Director

PURCHASER

[Signature]

SETH PAL SINGH

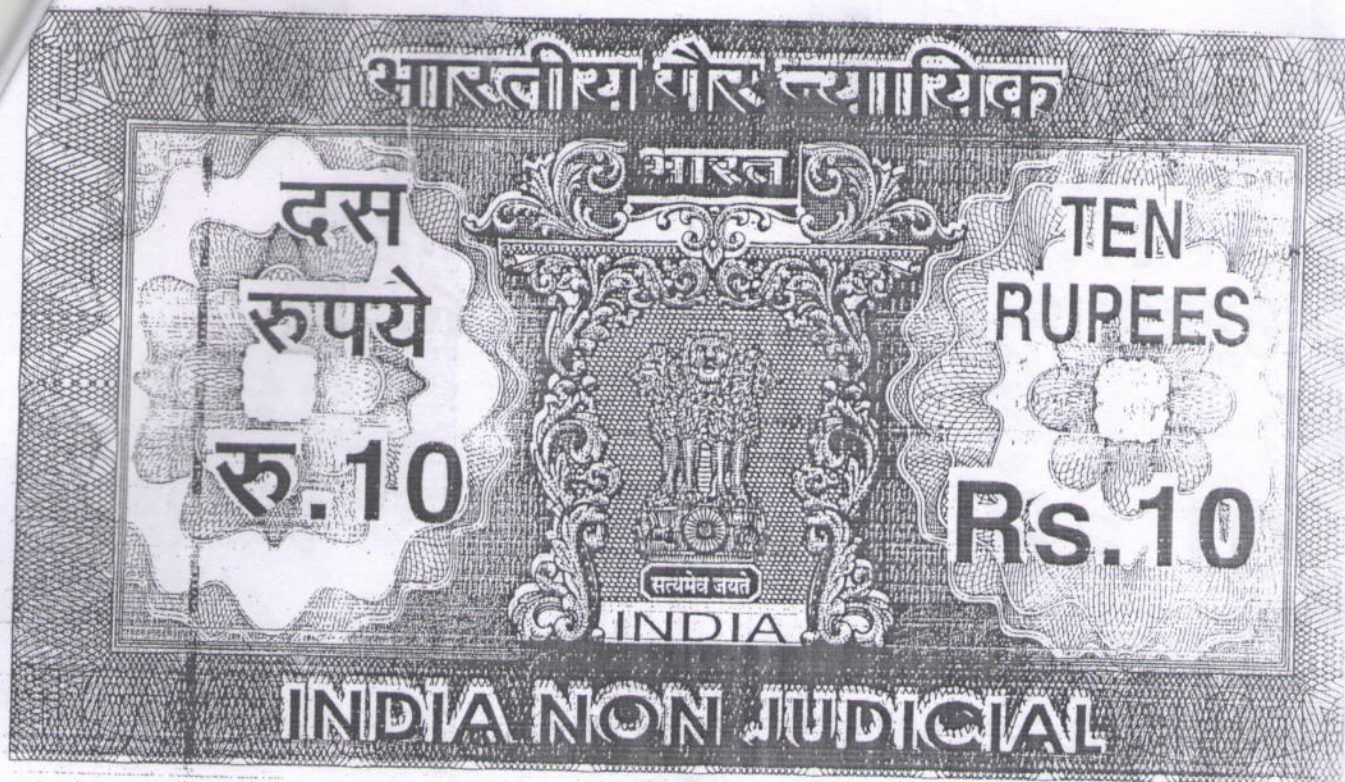
A. Architect Engineer

H.P.E.A. Lic. No. 22

14, Tek. Comp. Ghaziabad

MOB. - 9210125136

ARCHITECT

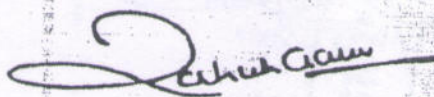


13

उत्तर प्रदेश 10. That the said property is being sold by the Vendee as it is in the present position at the spot. 23 MAR 1975

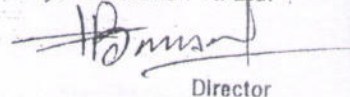
11. That now the Vendee has become the absolute owner of the above said property and has acquired the rights of ownership in the above said property as desired by Vendee.

12. That the Vendee has seen the above said property at the spot and is satisfied above as situation and location.



VENDOR

For Aditya Durobuild Pvt. Ltd.


Director

VENDEE

WITNESSES :-

1.



Rakesh Sharma
ADVOCATE
TEHSIL GHAZIABAD

2.



Rakesh Sharma
ADVOCATE
TEHSIL GHAZIABAD



SANJAY SINGH S/o
Sh Harsauroop Singh
Ch. No-12 Tehsil
Compound G7B.



ROSHAN LAL
S/o Ashok Kumar
Ch. No. 12 Tehsil
Compound GZB.

102/89 - 5 MAY 2007

स्टाम्प क्र. 102/89
स्टाम्प क्र. 102/89
स्टाम्प क्र. 102/89

राजकुमार गुप्ता स्टाम्प विक्रेता

लाइसेंस नम्बर 11

लाइसेंस की अवधि 31 मार्च

नं. 26 तहसील कम्हातुण्ड गाँव

प्रलेख सं. 256

सं. 07

स्टाम्प शुल्क

66,00,000/-

प्रलेख

व्याजित

Handwritten signature

राजकुमार गुप्ता

कृत

कलेक्टर गाँजियाबाद

7/5/07

आज दिनांक 07/05/2007 को

वही सं. 1 जिल्द सं. 2770

पृष्ठ सं. 314 से 328 पर कमांक 3493

रजिस्ट्रीकृत किया गया।

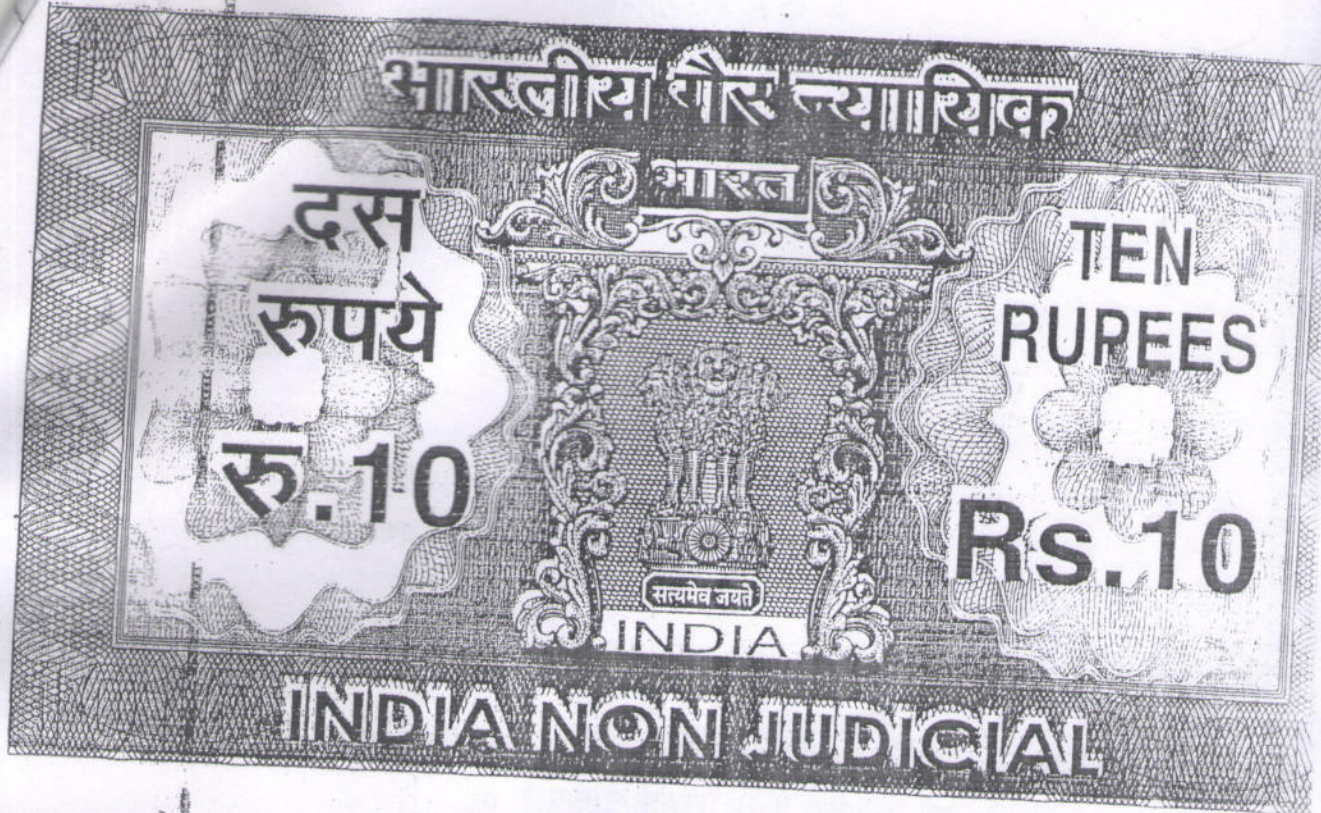


एसओ केओ सिंह

उप निबन्धक द्वितीय

गाँजियाबाद

7/5/2007



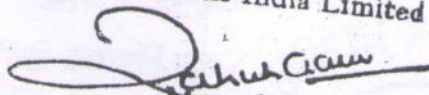
उत्तर प्रदेश UTTAR PRADESH

14

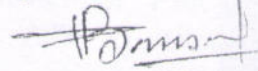
23AA 993555

IN WITNESS WHEREOF, the above said Vendor and Vendee have put their respective signatures on this sale deed on the date, month and year first above written.

For Gaursons India Limited


Managing Director

For Aditya Durobuild Pvt. Ltd.


Director

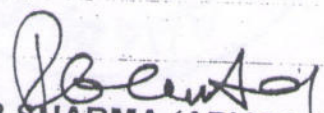
VENDOR

PAN - (AACCG-3895Q)

VENDEE

(PAN-AAECA)

DRAFTED BY :-


RAKESH KUMAR SHARMA (ADVOCATE)
Registration No. 5294/86, Chamber No. 12,
TEHSIL COMPOUND GHAZIABAD (U. P.).

- 5 MAY 2007

संख्या 102/69 जिला बंगाल
स्टाम्प क्रय करने का प्रयोजन
स्टाम्प क्रेता का नाम व पूरा पता भागीरथ प्रसन्न रोदी लु
स्टाम्प की धनराशि 10000

राजकुमार गुप्ता स्टाम्प विक्रेता
लाइसेंस नम्बर 11
लाइसेंस की अवधि 31 मार्च
नं० 26 तहसील कम्हातुन्ड गाजियाबाद

पृष्ठ प्रलेख सं 256 सन 07 पर प्रदत्त
स्टाम्प शुल्क रु० 66,00,000/- 65,000

इस प्रलेख पर

स्थापित किया गया

हस्ताक्षर
रजिस्ट्रार गाजियाबाद
कृत

रजिस्ट्रार गाजियाबाद

7/5/07

आज दिनांक 07/05/2007 को

बही सं 1 जिल्द सं 2770

पृष्ठ सं 314 से 328 पर क्रमांक 3493

रजिस्ट्रीकृत किया गया।



एस० के० सिंह

उप निबन्धक द्वितीय

गाजियाबाद

7/5/2007