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उत्तर प्रदेश UTTAR PRADESH

T 475727

Ghazialbad Development Authority
V Code Number 0211 at Page Number 25

[Signature]



KAILASH PARKASH, Advocate
NOTARY (App. By Govt. of India)
Reg. No-550, GZB (U.P.) INDIA

PREPARED BY ME

(P.K. Gupta)
Pradeep K. Gupta

[Signature]

प्रमोद कुमार
संयुक्त सचिव
गाँव वि० प्रा०

For MKS Infotech Pvt. Ltd.



28251-2

स्टाम्प विज्ञापन की तिथि

14/10/13

स्टाम्प की वसूली करने का दिनांक

स्टाम्प की वसूली

MRS. Sushil Kumar Put. 1886

स्टाम्प की वसूली

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V Code Number 0211 of Page Number 22

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PREPARED BY



GHAZIABAD DEVELOPMENT AUTHORITY

SALE DEED

This sale deed is executed on 21 October month October year 2013

Between **Ghaziabad Development Authority** a body created under provision of the U.P. Urban Planning and Development Act, 1973 hereinafter called Authority (Which expression shall unless the context does not admit includes its successors and assigns) through its officer on special duty **AUTHORISED SIGNATORY –**

.....**VENDOR**

AND

M/s. M.K.S. Infratech Pvt. Ltd., a company registered under THE COMPANIES ACT, 1956 having its registered office at 8/11, Hospital Road, Jungpura Extn. New Delhi through its General Manager authorized representative Sh.Rahul Chaturvedi S/o S.K. Chaturvedi R/o .603, Tower A-5, Olive County Sector-5, Vasundhra, Ghaziabad. which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigns of the other part –

.....**VENDEE**

प्रमोद कुमार
संयुक्त सचिव
गाओ विओ प्राओ

For MKS Infratech Pvt. Ltd.
Authorised Signatory

विक्रय पत्र

261,985,080.00 / **261,985,080.00** 10,000.00 50 10,050.00 2,500

प्रतिफल मालियत
श्री M/s M K S INFRATECH PVT LTD द्वारा राहुल चतुर्वेदी
पुत्र श्री एस0के0चतुर्वेदी
व्यवसाय अन्य
निवासी स्थायी 603 टावर ए 5 से0 5 वसुन्धरा गा0बाद
अस्थायी पता उक्त
ने यह लेखपत्र इस कार्यालय में दिनांक 24/10/2013 समय 3:56PM
बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
उप-निबन्धक द्वितीय

नोएडा

24/10/2013

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

क्रेता

श्री सोनवीर सिंह लिपिक
प्रतिनिधि गाजियाबाद विकास प्राधिकरण द्वारा प्रमोद
कुमार
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी



श्री M/s M K S INFRATECH PVT LTD द्वारा
राहुल चतुर्वेदी
पुत्र श्री एस0के0चतुर्वेदी
पेशा अन्य
निवासी 603 टावर ए 5 से0 5 वसुन्धरा गा0बाद



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री गौरव जिन्दल

पुत्र श्री सुभाष चन्द

पेशा अन्य

निवासी ई 145 स्वरूप नगर न्यू दिल्ली

व श्री अजीत कुमार द्विवेदी

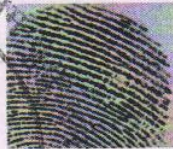
पुत्र श्री शिव दत्त द्विवेदी

पेशा अन्य

निवासी 92 मकदूमपुर दूकसाहा कौशाम्बी गा0बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)
उप-निबन्धक द्वितीय
नोएडा

WHEREAS an agreement to sale was executed between the parties in respect of Group Housing Plot No.GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar measuring area 7607.00 sq.mt. boundaries of which mentioned in the end of deed. The said agreement to sale is registered before Sub-Registrar, Dadri on Bahi No.1 Jild No. 3905 page no. 241 to 254 Sl. No. 18266 dated 29/11/2011. The parties are agree to transfer the Group Housing Plot No. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar area 7607.00 sq.mt. against the premium including lease rent and free hold charge Rs. 26,19,85,080/- (Rupees Twenty Six Crore Nineteen Lac Eighty Five Thousand Eighty only) the vendor acknowledge the receipt the same amount through this deed.

The agreement to sale dated 29/11/2011 was executed on the stamp paper Rs. 1,83,40,000/- which was paid by the vendee and will be adjusted against the stamp duty payable for this deed.

Now both the parties agree as under:

- 1, That the Group Housing Plot No.. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar is measuring total land area 7607.00 Sq.Mtr. is free from all charges, liens and encumbrances and being transfered to the vendee through this deed.

For M/S Infratech Pvt. Ltd.


प्रमोद कुमार
संयुक्त सचिव
गा0 वि0 प्रा0

विक्रेता

Registration No.: 12986

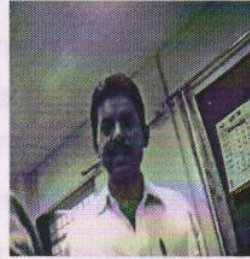
Year : 2,013

Book No. : 1

0101 सोनवीर सिंह लिपिक प्रतिनिधि गाजियाबाद विकास प्राधिकरण ;

गाजियाबाद विकास प्राधिकरण गा0बाद

नौकरी



2. The Possession of the group housing plot in question has already been delivered to the vendee after the execution of the agreement to sale.
3. If the compensation of the land in question is increased by the decision of the court of law, the vendee or its allottee agree to pay the proportionate amount of compensation to the vendor.
4. The vendee has paid Stamp duty on the total premium of land and building including lease rent and free hold charges in the above said sale agreement, now this document is being executed as per the rules.
5. That all the terms and condition mentiion in the above agreement to sale will be the part of this deed..
6. The vendee shall complete the construction of the building in accordance with the plan approved by GDA as per minimum specification prescribed by the Ghaziabad Development Authority within 5-years from the date of Sale deed.
7. The Plot and building thereon shall be used for Group Housing as per building bye-laws.
8. The water supply, sewerage, Drainage and Electricity lines as per specification and standard shall be provided upto the boundary of the property by vendor at his cost. The vendee shall complete the internal work.

for M/S Infatech Pvt. Ltd.
Authorized Signatory



प्रमोद कुमार
संयुक्त सचिव
गा० वि० प्रा०

क्रेता

Registration No. : 12986

Year : 2,013

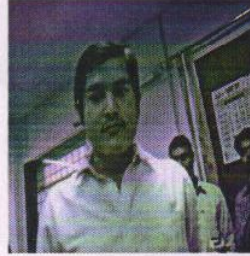
Book No. : 1

0201 M/s M K S INFRATECH PVT LTD द्वारा राहुल चतुर्वेदी

एस0के0चतुर्वेदी

603 टावर ए 5 से0 5 वसुन्धरा गा0बाद

अन्य

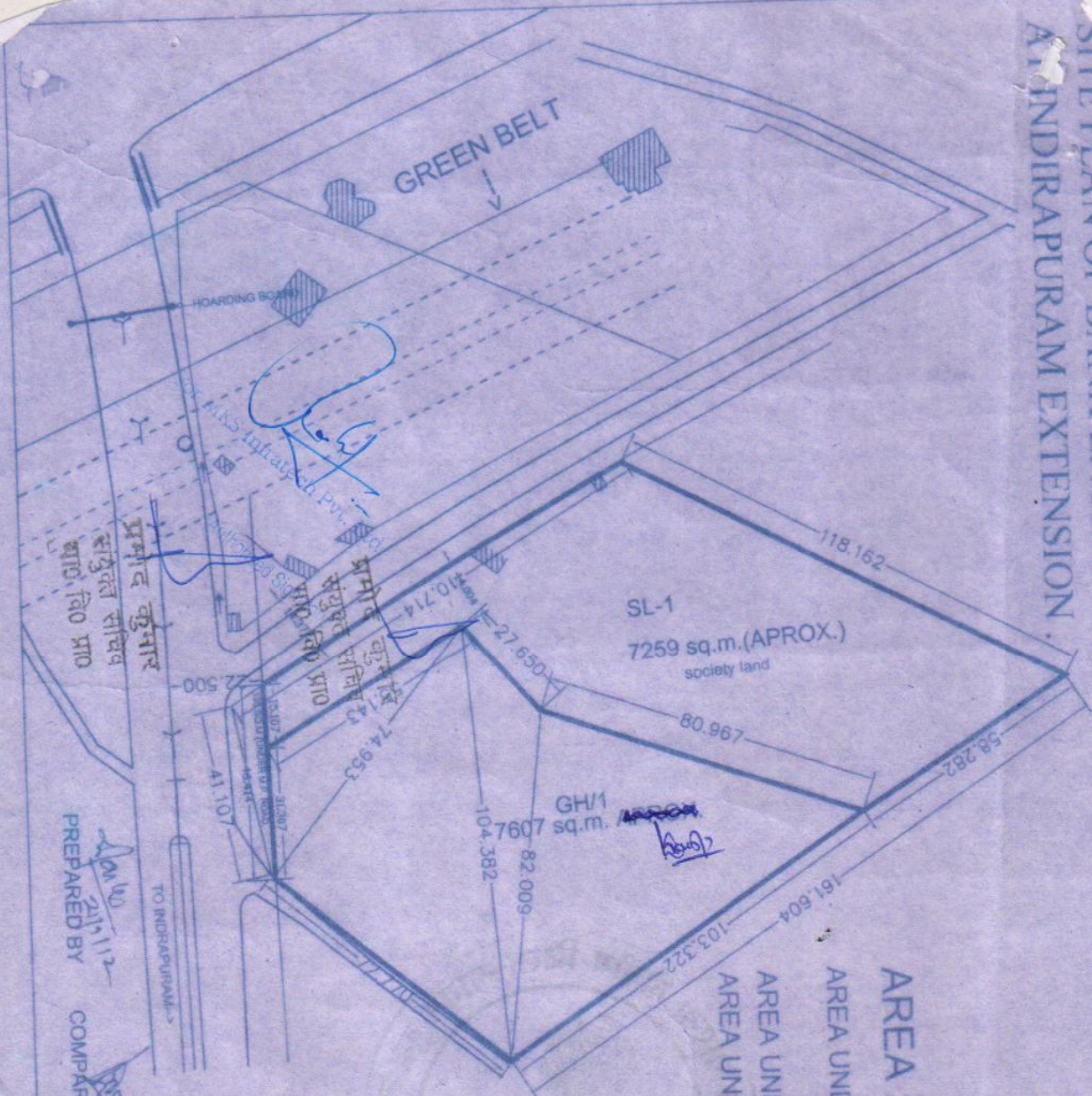


SITE PLAN OF BANK ENCLAVE SAHKARI SAMITI & GH1 AT INDIRAPURAM EXTENSION



AREA :

AREA UNDER BANK IN CLAVE SL-1 = 7259 SQ.M.
 AREA UNDER GH 1 = 7607 SQ.M.
 AREA UNDER M.P. ROAD = 195 SQ.M.



PREPARED BY

COMPARED BY

MEASURED & AREA CALCULATED BY

AE EE TP



9. Details of Group Housing Plot No. GH-1, Indirapuram Vistar Yojna, Ghaziabad, Vill.-Kanavni Pargana & Tehsil Dadri, Distt. Gautambudh Nagar boundaries of which are given below:-

NORTH :
SOUTH :
EAST :
WEST :

AS per site plan

In witness the parties name above have signed this SALE DEED on 21
the day of October-2013 At Ghaziabad, U.P.

Ghaziabad Development Authority

प्रमोद कुमार
सहायक सचिव
गाठ वि० प्रा०

Witness

(1)

Gaurav Jindal
s/o Sh. Subhash Chandra
H/O E-145, Saroop Nagar,
New Delhi

(Vendor)

(2)

Ajeet
Ajeet Kumar Dwivedi
s/o SHIV DUTT DWIVEDI
92. MAKHDOOMPUR DHOKSHA
KAUSHAMBI UP.

(Vendee)

For MKS InfraTech Pvt. Ltd.

आज दिनांक 24/10/2013 को

वही सं. 1 जिल्द सं. 5590

पृष्ठ सं. 301 से 312 पर क्रमांक 12986

रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(एस0 के0 सिंह)

उप-निबन्धक द्वितीय

नोएडा

24/10/2013

लेखपत्र सं० 18266 दिनांक 24/10/2013 पर ऊपरस्थान
कुल 183,40,000 रु. विक्रय के समाप्तोक्ति निम्न
गणित

संपूर्ण नोट
24/10/13