

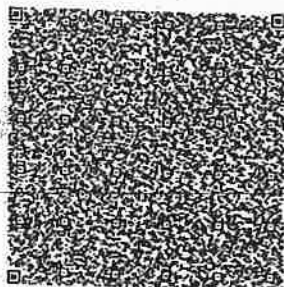


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP016175000126760
Certificate Issued Date : 19-Jan-2016 05:04 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL01019462852951900
Purchased by : COLORCITY HOMES PRIVATE LIMITED
Description of Document : Article 23 Conveyance
Property Description : FSI IN TOWER A AND B BLOCK-2 PLOT NO. GH-3/4 PARK TOWN
INTEGRATED TOWNSHIP VILL SHAHPUR BAMHETA GZB
Consideration Price (Rs.) : 13,47,35,000
(Thirteen Crore Forty Seven Lakh Thirty Five Thousand only)
First Party : SAGACIOUS CONBUILD PRIVATE LIMITED AND OTHERS
Second Party : COLORCITY HOMES PRIVATE LIMITED
Stamp Duty Paid By : COLORCITY HOMES PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 67,04,450
(Sixty Seven Lakh Four Thousand Four Hundred And Fifty only)



Verified By

(Chandra Mohan)
Registration Clerk
Sadar-Ist, Ghazlabad

Locked By

(Sanjay Shrivastava)
Sub-Registrar
Sadar-Ist, Ghazlabad

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

For Colorcity Homes Private Limited
Director/Authorized Signatory

For Sagacious Conbuild Private Limited
Director/Authorized Signatory

For Colorcity Homes Private Limited
Director/Authorized Signatory

0002756174

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

Sale Deed

③

Nature of Property : FSI in Group Housing Plot
Ward/Pargana : Dasna
Mohalla/Village : Shahpur Bamhetta
Description of Property : Permissible FSI of 20,861.87 Sq. Mtr.
(2,24,557.17 Sq. Ft.) (Proportionate to land of
5,563.166 Sq. Mtr.), here-in-after referred to as
"Block-2 FSI (Tower A & B)", being part of total
land of 22,790 Sq. Mtr. (Plot No. GH-3/4) falling
in Khasra Nos. 1565, 1566, 1567, 1568, 1569,
1570, 1572, 1573, 1589, 1598, 1587, 1571,
1571 and 1586 situated at Park Town, Village
Shahpur Bamhetta, Pargana Dasna, Tehsil &
District Ghaziabad, UP

Area of Property : 20,861.87 Sq. Mtr. (2,24,557.17 Sq. Ft.)
(Proportionate to land of 5,563.166 Sq. Mtr.)
Status of Road : 30 Mtr. Wide Road
Sale Consideration : Rs. 13,47,35,000/-
Stamp Duty : Rs. 94,31,450/-

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Authorized Signatory
Director/Authorized Signatory

E Stamp Certificate No. IN-UP016175000126760 dated 19-01-2016

The Stamp Duty for Sale Consideration of Rs. 13,47,35,000/- is Rs. 94,31,450/- out of which the amount of Rs. 27,27,000/- had been paid vide Certificate No. IN-UP01055622545386N dated 05-05-2015 and Certificate No. IN-UP01124821597116N dated 03-06-2015 at the time of registration of Agreement to Sell on 03-06-2015 and balance Stamp Duty of Rs. 67,04,450/- has been paid vide Certificate No. IN-UP016175000126760 dated 19-01-2016.

This **SALE DEED** is executed at **GHAZIABAD** on this 20th day of January, 2016 by the Vendors in favor of the Vendee.

Particulars of Vendors :

M/s. Utility Estates Private Limited (PAN-AAACU5134E), a company registered under the Indian Companies Act, 1956, having its registered office at G-79, Preet Vihar, Delhi - 110092 through its authorized signatory, Mr. Bir Singh Pundir, hereinafter referred to as "**Utility**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns);

M/s. Sagacious Conbuild Private Limited (PAN-AAMCS6368N), a company registered under the Indian Companies Act, 1956, having its registered office at G-79, Preet Vihar, Delhi-110092 through its authorized signatory, Mr. Bir Singh Pundir, hereinafter referred to as "**Sagacious**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns).

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorised Signatory

Particulars of Vendee :

(7)

M/s. Color City Homes Private Limited (PAN-AAFCC4992H), a company registered under the Indian Companies Act, 1956/2013, having its Registered office at 3/4, Park Town, Aditya World City, NH-24, Near Wave City & Wave City Gate, Ghaziabad, Uttar Pradesh-201001 through its Directors, Mr. Akhilesh Chauhan S/o Mr. Yogendra Chauhan R/o Villa No. 19, GH-7, Crossing Republic, Near ABES Engineering College, NH-24, Ghaziabad and Mr. Ayush Gupta S/o Mr. Ajay Kumar Gupta R/o 111, Ansal Garden Enclave, Opposite Govindpuram, Ghaziabad, UP, hereinafter referred to as "**Color City**" (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**", "**Sagacious**" may here-in-after collectively be referred to as the "**Second Party**" and "**Color City**" 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**". The First Party and Second Party may here-in-after be collectively referred to as "**Vendors**". The Third Party may here-in-after be referred to as "**Vendee**".

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

WHEREAS :

⑨

- a) The Vendors and the Vendee had entered into an Agreement to Sell dated 03-06-2015 (ATS) which is registered in Bahi No.1 Jild No.12977 at pages 01-42 at Serial No. 3699 on 03-06-2015 in the office of Sub Registrar-I, Ghaziabad Uttar Pradesh in respect of permissible FSI of 20,861.87 Sq. Mtr. (2,24,557.17 Sq. Ft.) (Proportionate to land of 5,563.166 Sq. Mtr.), here-in-after referred to as Block-2 FSI (Tower A & B). All the terms and conditions of the said ATS are binding upon the Vendors and the Vendee and for the sake of brevity, the same are not being repeated here-in.
- b) The First Party is a Lead Member appointed by all Consortium Members vide Consortium agreement executed on 10-09-2013 and registered in Bahi No.4, Jild No.858 at pages from 213 to 236 at Serial No. 289 on 10-09-2013 in the office of Sub Registrar-I, Ghaziabad, Uttar Pradesh and is solely authorized to represent the consortium and do business in the name and on behalf of the consortium members in respect of an Integrated Township situated at Village Mehrauli & Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP and the name of this Integrated Township is Park Town ("Integrated Township");

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

- c) The consortium members in order to integrate the scattered land parcels to make it useful for the purpose of planned development, have transferred the land to the Second Party.
- d) The First Party has got the Building Plans/Maps approved vide letter bearing No. 04/M.P./2014 dated 31.07.2014, bearing map No. 712/Zone-5/2014-15 issued by Ghaziabad Development Authority (GDA) for the total permissible FSI of 85,462.50 Sq. Mt. on land admeasuring 22,790 Sq. Mt. @ 3.75 FAR which includes permissible FAR of 2.50 and purchased FAR of 1.25 for Plot No. GH-3/4, here-in-after referred to and called as "**Entire Plot**" situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh being part of the Integrated Township and part completion for the Integrated Township has also been obtained.
- e) The entire plot is falling in following Khasra Nos. situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh :

Sl. No.	Khasra Nos.	Area (Sq. Mtr.)
1	1565	670
2	1566	4050
3	1567	668
4	1568	2110
5	1569	3850
6	1570	4050
7	1572	1520
8	1573	1010
9	1589	2400
10	1598	234
11	1598	390
12	1587	1290
13	1571	194
14	1571	194
15	1586	160
Total		22,790

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Consult Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorised Signat

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- f) The Vendee alongwith two other entities namely, Park City Infrastructures (A Partnership Firm) and Seema Housing Private Limited had also formed a Consortium vide **Consortium Agreement dated 29-05-2015** to jointly apply for allotment of above said FSI. The Vendors have agreed to allot the above said FSI to the Vendee and other consortium members of the Vendee.
- g) Out of the above said Total FSI, the "**Block-2 FSI(Tower A & B)**" is presently being sold by this Sale Deed by the Vendors in favor of the Vendee, being part of total impartible and indivisible land of 22,790 Sq. Mt./Entire Plot (Plot No. GH-3/4). The remaining FSI would be allotted/sold/transferred to other consortium members as & when they would complete their respective commitments.
- h) The location of towers to be constructed in **Block-2 FSI(Tower A & B)** is more particularly shown in **Green Color** in the map attached herewith as **Schedule-I** and area to be constructed in the said towers is more particularly described in **Schedule-II** attached herewith and signed by both of the parties as correct.
- i) The Vendee has represented to the Vendors that it is executing this Sale Deed with full knowledge of all the terms and conditions of concerned Government Authorities, applicable laws, bye laws, rules, regulations, notifications etc. which are applicable to this FSI.
- j) The subject matter of this Sale Deed is the sale of **BLOCK-2 FSI(Tower A & B)** and development & construction of the same by the Vendee as per the terms agreed herein. The Vendee has assured the Vendors that it has technical, professional and financial competence for completion of the above said Group Housing Project and the Vendee shall be required to undertake the development and construction of **Block-2 FSI(Tower A & B)** for the purposes of completion of the Group Housing Project in accordance with the applicable laws/rules/regulations and sanctioned maps;

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorised Signatory



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- k) The Vendee has carried out its due diligence regarding Entire Plot, FSI permissible and purchased, sanctioned maps, all applicable laws, rules, regulations, bye laws etc. up to its satisfaction;
- l) The **VENDEE** hereby confirms that it has made independent inquiries and obtained legal option/advise and satisfied itself about the title and competence of the **VENDORS** to execute and transfer their rights in favor of the **VENDEE** concerning the **Block-2 FSI(Tower A & B)** being sold/transferred under these presents, without influenced on any representations or assurances of the **VENDORS**;
- m) Replying upon the representations, warranties, undertakings, indemnities and assurances of the Vendee, the Vendors have sold the **Block-2 FSI(Tower A & B)** in favor of the Vendee and granted development rights to the Vendee for the development and construction of the Group Housing Project, in such manner and on such terms and conditions as contained in this Sale Deed.

NOW THEREFORE, IN CONSIDRATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES HERETO AGREE AS UNDER:

1. That the Vendors do hereby convey, sell and transfer **20,861.87 Sq. Mtr. (2,24,557.17 Sq. Ft.)** of FSI as per **Schedule-I (Marked in Green Color)** and **Schedule-II** being part of total Permissible FSI of **85,462.50 Sq. Mt.** for construction and development of a Group Housing Project, in favor of the Vendee upon the terms and conditions set forth in this Sale Deed on as is where is basis for the consideration reserved herein and in accordance with the terms and conditions as set forth hereinafter in this Sale Deed.
2. That, the total consideration for the allotment of the FSI and for the grant of the development rights thereto, is **Rs. 13,47,35,000/- (Rupees Thirteen Crore Forty Seven Lakh Thirty Five Thousand Only) ("Consideration")**.

For Utility Estates Private Limited

Authorized Signatory/D

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

For Sagacious Conbuild Private Limited

Director/Authorized Signatory



3. That, out of the total consideration as mentioned above, the Vendee has paid Rs. 12,06,03,586/- (Rupees Twelve Crore Six Lakh Three Thousand Five Hundred Eighty Six Only) to the Vendor/on behalf of the Vendor in the following manner :

Sl. No.	Date	Amount (in Rs.)	Ch. No./RTGS	Payment in favor of
1	30.01.2015	19,80,000/-	RTGS	Sagacious Conbuild Private Limited
2	02.02.2015	19,80,000/-	RTGS	
3	09.02.2015	39,60,000/-	RTGS	
4	14.02.2015	20,00,000/-	RTGS	
5	24.04.2015	49,00,000/-	RTGS	
6	27.04.2015	49,00,000/-	RTGS	
7	29.04.2015	49,80,000/-	RTGS	
8	06.05.2015	69,80,000/-	RTGS	
9	26.05.2015	3,50,000/-	RTGS	
10	26.05.2015	31,50,000/-	RTGS	
11	26.05.2015	50,00,000/-	RTGS	
12	27.05.2015	50,00,000/-	RTGS	
13	27.05.2015	50,00,000/-	RTGS	
14	27.05.2015	50,00,000/-	RTGS	
15	27.05.2015	50,00,000/-	RTGS	
16	29.05.2015	38,00,000/-	RTGS	
17	29.05.2015	50,00,000/-	RTGS	
18	08.09.2015	49,50,000/-	RTGS	
19	08.09.2015	49,50,000/-	RTGS	
20	09.09.2015	43,62,302/-	RTGS	
21	30.11.2015	10,00,000/-	RTGS	
22	01.12.2015	29,60,000/-	RTGS	
23	05.12.2015	10,00,000/-	RTGS	
24	13.01.2016	30,00,000/-	RTGS	
25	19.01.2016	10,00,000/-	RTGS	
26	Various Payments	2,84,01,284/-	DD/Challans	Ghaziabad Development Authority
	Total	12,06,03,586/-		

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory



The Vendors hereby acknowledge the receipt of the above said amount from the Vendee. The Vendee has also declared that it has deposited the following amount as TDS in favor of the Vendors with the Government Treasury:

Sl. No.	Date of Deposit	Amount (In Rs.)	Nature of payment	TDS Deposited in favor of
1	05.05.2015	1,00,000/-	TDS Deposited	Sagacious Conbuild Private Limited
2	05.05.2015	2,20,000/-	TDS Deposited	Do
3	02.01.2016	10,27,350/-	TDS Deposited	Do
	Total	13,47,350/-		

The Vendee has also handed over the following cheques total amounting to Rs. 1,27,84,064/- (Rupees One Crore Twenty Seven Lakh Eighty Four Thousand Sixty Four Only) at the time of execution of present sale deed :

Sl. No.	Date	Amount (in Rs.)	Ch. No.	Payment in favor of
1	25.01.2016	2,84,064/-	179633	Sagacious Conbuild Private Limited (All the Cheques mentioned herein are drawn on State Bank of Patiala, Shastri Nagar, Ghaziabad, UP)
2	30.01.2016	12,50,000/-	179623	
3	30.01.2016	12,50,000/-	179624	
4	15.02.2016	12,50,000/-	179625	
5	15.02.2016	12,50,000/-	179626	
6	29.02.2016	12,50,000/-	179627	
7	29.02.2016	12,50,000/-	179628	
8	15.03.2016	12,50,000/-	179629	
9	15.03.2016	12,50,000/-	179630	
10	28.03.2016	12,50,000/-	179631	
11	28.03.2016	12,50,000/-	179632	
	Total	1,27,84,064/-		

For Utility Estates Private Limited For Sagacious Conbuild Private Limited

Authorized Signatory/Director

Director/Authorized Signatory

For Coloccity Homes Pvt. Ltd.

Director/Authorised Signatory

The Vendee has promised, assured, confirmed and declared to the Vendors that irrespective of any circumstances in the future, the above said cheques would be cleared on its presentation by the Vendors in their respective bank and none of the cheque would be 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** and the **VENDEE** would be maintaining sufficient balance in their Bank Accounts.

If any of the cheque mentioned above is not cleared on its presentation by the Vendors in their respective bank, the present sale deed would be automatically deemed as null, void, cancelled and without consideration and would not have any value in the eyes of law and whole of the amount paid by the Vendee to the Vendors would be deemed as forfeited by the Vendors without having any claim remained at the end of the Vendee against the Vendors. If the Vendors further suffer any liability/loss/expenses/obligations due to non encashment of any of the above said cheque and/or cancellation of the present sale deed and/or for availing any of the above said relief against the Vendee, the Vendee would be liable to compensate all sorts of expenses/losses to the Vendors. In case of such cancellation, the Vendee would be exclusively liable to meet all sorts of liabilities and expenses for all sorts of third party interest created by the Vendee.

Only on the basis of above said promise, assurance, confirmation and declaration, the Vendors are executing this Sale Deed in favor of the Vendee and this is the essence of this sale deed having overriding effect upon all other terms and conditions mentioned in the said Agreement to Sell executed among the parties and this sale deed.

4. That, the Vendors have handed over actual physical possession of area as mentioned in **Schedule-I (Marked in Green Color) and Schedule-II** in favor of the Vendee. The stamp duty, registration

For Utility Estates Private Limited For Sagacious Conbuild Private Limited

Authorized Signatory/Director

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorised Signatory

and other charges payable on such sale deed has been and shall be solely borne by the Vendee.

5. That, the **VENDORS** as on date have not mortgaged, hypothecated, charged or otherwise alienated any interest in the **Block-2 FSI(Tower A & B)** in favor of anyone and the **VENDORS** have neither given any security or surety for any one on the basis of the said **Block-2 FSI(Tower A & B)** nor entered into any Agreement to sell of the said **Block-2 FSI(Tower A & B)** with anyone except agreement to sell dated 03-06-2015 executed among the parties nor court case or arbitration or any other legal proceeding is pending at any place in respect of the **Block-2 FSI(Tower A & B)**.
6. That, the said **Block-2 FSI(Tower A & B)** sold herein on as is where is basis and is free hold property and also free from all sorts of encumbrances, charges, liens, mortgages, litigations, disputes, legal defects and the Vendors have full right, power, competence and authority to sell and transfer the said **Block-2 FSI(Tower A & B)** in favor of the Vendee.
7. That, as the Vendee has already carried out its due diligence regarding the entire Plot, Group Housing Project, FSI permissible and purchased, sanctioned maps, all applicable laws, rules, regulations, bye laws etc. up to its satisfaction, therefore, if the Vendee is prohibited or prevented to carry on its work at the project site due to any agitation/protest or otherwise, the Vendee will directly deal with these type of problems and the Vendors will not have any concern in this regard.
8. That, the **VENDEE** had satisfied itself through its partners and principal officers that the **VENDORS** have clear and marketable title and possession in respect of the said property.
9. That, the copies of all previous documents and papers relating to the **Block-2 FSI(Tower A & B)** have been handed over by the **VENDORS** to the **VENDEE** on or before the execution of this sale deed and the **VENDEE** hereby accepts that the same are in order and nothing remains to be obtained.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

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10. That, the Vendee and other FSI owners will be severally responsible for the successful implementation of their own part of project and none of the FSI owners would be liable and responsible for the acts and liabilities of other FSI owners.
11. The Complete responsibility of development and construction of EWS/LIG units in respect of entire plot i.e. GH-3/4 is of the another consortium member, Park City Infrastructures as the entire Commercial Area and Incentive FAR Area in respect of the entire plot is being utilized by Park City Infrastructures only. If due to any reason, the Vendee faces any liability, problem due to non compliance of any of the provisions in respect of development and disposal of EWS/LIG units, the Vendee will directly deal in this matter with Park City Infrastructures and the Vendors will not have any concern in this regard.
12. That, the **VENDEE** has clearly understood and admitted, that it has perused the existing layout plan of the Township Project to ensure the position of the **Block-2 FSI(Tower A & B)** sold to it. The **VENDEE** is also well aware that the surroundings of the Entire Plot as well as the **Block-2 FSI(Tower A & B)** 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**.
13. That, the **VENDEE** shall abide by all the terms and conditions, bye-laws, rules and regulations of the Ghaziabad Development Authority, State Government of Uttar Pradesh and any other relevant authorities as applicable in respect of **Block-2 FSI(Tower A & B)** at present and in the future.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

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14. That, the **VENDEE** will obtain all sorts of permission, approvals, No Objections Certificates from the relevant government department/agencies/authorities on its own initiative and out of its own expenses and sources without any recourse to the **VENDORS**.
15. That, the **VENDEE** will arrange for electricity/water/sewer/other required facilities and will install its own Sewage Treatment Plant (STP) for the development of **Block-2 FSI(Tower A & B)** and its proposed residents on its own without any recourse to the **VENDORS**.
16. That, the **VENDEE** would develop and construct the **Block-2 FSI(Tower A & B)** at its own cost and efforts in accordance with the approved maps and by complying all provisions of the laws of land. If due to non compliances of any law by the **VENDEE**, any sort of liability falls upon the **VENDORS**, the **VENDEE** will be liable to pay for all those liabilities and will keep the **VENDORS** fully indemnified in all respects.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Authorized Signatory
Director/Authorized Signatory

17. That, the **VENDEE** hereby assures the **VENDORS** that it will develop common areas, services and facilities in respect of its own share and wherever it would be necessary, the **VENDEE** in active coordination and cooperation with the other owners of FSI will develop the common areas, services and facilities falling in Plot No. GH-3/4 and will share expenses therefore in proportion to the area constructed by each FSI owner. The Vendee alongwith other FSI owners will ensure that the whole of the project proposed to be developed on Plot No. GH-3/4 looks like a single integrated project and no party will create/construct the partition wall/gates/etc. in between the project so as to hinder/prevent entry/exit/right of passage/way of any other person.
18. That, the **VENDEE** has clearly understood and accepted that it would confine its rights to the aforesaid **Block-2 FSI(Tower A & B)** and shall have no right to use, occupy or otherwise keep any building materials etc., on the unsold part of the Entire Plot described above.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorised Signatory

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19. That, all Taxes, cesses, dues or demands in respect of the above said **Block-2 FSI(Tower A & B)**, like Property tax, House tax, Electrical charges, Water charges, Maintenance charges, Non-Construction charges, any levy imposed by Government of U.P. or any other unpaid dues of the Ghaziabad Development Authority etc. or any other expenses in respect of **Block-2 FSI(Tower A & B)**, including but not limited to **any expenses/charges**, which are not specified herein, shall be paid, cleared and shall be the sole and absolute responsibility of the **VENDEE**.
20. That, the **VENDEE** shall be bound to inform and apprise the covenants of the Registered Agreement to Sell dated 03-06-2015 as well as the present Sale Deed to its intending allottees, purchasers, third parties, stake holders, prior to offering or creating any third party interest in the **Block-2 FSI(Tower A & B)** under sale. 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.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Control Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

21. That, the **VENDORS & VENDEE** undertake to strictly abide/observe/adhere to all the terms and conditions mentioned in the aforesaid registered agreement to sell which shall be deemed to be incorporated in this sale deed and as such form an integral part of this sale deed.
22. That, the **VENDEE** has 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.
23. That, the **VENDORS** and the **VENDEE** have read and understood all the terms and conditions of the present Sale Deed through its respective Authorised Signatories and Counsels in vernacular language and none of the parties has any objection in any of the terms and conditions.

For Utility Estates Private Limited

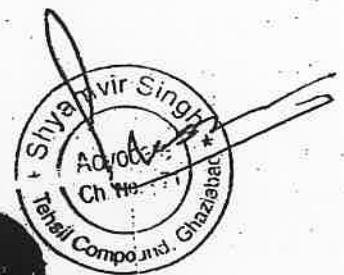
Authorized Signatory/Director

For Sagacious Compound Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory



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AREA STATEMENT OF COLOR CITY HOMES PRIVATE LIMITED

SCHEDULE-II

S. NO.	BLOCK NO.	TOWER NAME	F.A.R. SQM.	INCENTIVE F.A.R. SQM.	F.A.R. AREA (SANCTIONED) SQM.	F.A.R. AREA (SANCTIONED) SQ.FT.	FREE OF F.A.R. SQM.	TOTAL F.A.R. SQM.	TOTAL F.A.R. SQ.FT.	NO. OF UNITS NOS.	INCENTIVE UNITS NOS.	TOT NO.
1	2	A	10552.58	-	10552.58	113587.99	-	10552.58	113587.97	160.00	-	160.
		B	10309.48	-	10309.48	110971.26	-	10309.48	110971.24	114.00	-	114.
	Total		20862.06	0.00	20862.06	224559.26	0.00	20862.06	224559.21	274.00	-	274.

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Consult Private Limited

Director/Authorized Signatory

For Colorcity Homes Pvt. Ltd.

Director/Authorized Signatory

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 विक्रय पत्र फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

प्रतिफल मालियत
 श्री मै0 कलर सिटी होम्स द्वारा अखिलेश चौहान
 पुत्र श्री योगेन्द्र चौहान PAN-AAFCC4992H
 व्यवसाय व्यापार/अन्य/स्त्री

निवासी स्थायी विला नं0 19 क्रासिंग डूडाहेडा गाबाद
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय में दिनांक 20/1/2016 समय 4:43PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव
 उप निबन्धक, प्रथम
 गाजियाबाद

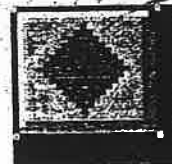
20/1/2016

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

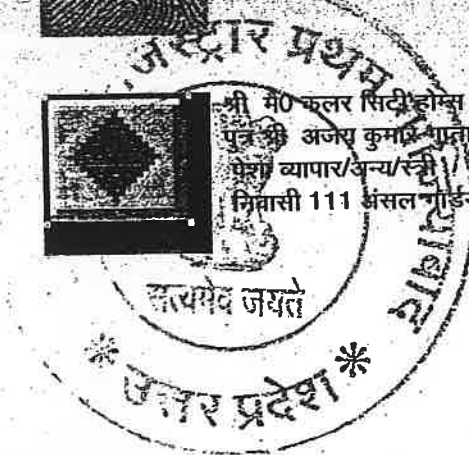
श्री मै0 यूटिलिटी व सेवेशियस द्वारा बीर सिंह
 पुन्डीर
 पुत्र श्री कुन्दन सिंह PAN-AAACU5134E
 पेशा व्यापार/अन्य/स्त्री
 निवासी जी-79 प्रीत विहार दिल्ली



श्री मै0 कलर सिटी होम्स द्वारा अखिलेश चौहान
 पुत्र श्री योगेन्द्र चौहान PAN-AAFCC4992H
 पेशा व्यापार/अन्य/स्त्री
 निवासी विला नं0 19 क्रासिंग डूडाहेडा गाबाद



श्री मै0 कलर सिटी होम्स द्वारा अखिलेश चौहान
 पुत्र श्री अजय कुमार गुप्ता PAN-AAFCC4992H
 पेशा व्यापार/अन्य/स्त्री
 निवासी 111 असल गार्डन एनक0 गाबाद



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ने निष्पादन स्वीकार किया ।

जिनकी पहचान अनुराग गर्ग आधारकार्ड

एस0 पी0 गर्ग

पेशा व्यापार/अन्य/स्त्री

निवासी 417/7 नेहरूनगर गढ़ रोड मेरठ

व अमित सिंह तोमर DL

शिवनाथ सिंह तोमर

पेशा व्यापार/अन्य/स्त्री

निवासी ए-306 हड्डो मदनपुर खादर दिल्ली

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव
उप निबन्धक, प्रथम
गाजियाबाद
20/1/2016



विक्रेता

Registration No.:

443

Year:

2,016

Book No.:

1

0101 मै0 यूटिलिटी व सेग्रेसियस ड्रम बोर सिंह पुन्डीर

कुन्दन सिंह PAN-AAASU5134E

जी-79 प्रीत विहार दिल्ली

व्यापार/अन्य/स्त्री



क्रेता

Registration No. : 443

Year : 2,016

Book No. : 1

0201 मै0 कलर सिटी होम्स द्वारा अखिलेश चौहान

योगेन्द्र चौहान PAN-AAFCC4992H

विला नं0 19 कासिंग दूडाहेडा गाबाद

व्यापार/अन्य/स्त्री

Amil Chauhan



0202 मै0 कलर सिटी होम्स द्वारा आयुष गुप्ता

अजय कुमार गुप्ता PAN-AAFCC4992H

111 अंसल गार्डन एनक0 गाबाद

व्यापार/अन्य/स्त्री

Ajith



गवाह

Registration No.: 443

Year: 2016

Book No.: 1

W1 अनुराग गर्ग आधारकार्ड

एस0 पी0 गर्ग

417/7 नेहरुनगर गड रोड मेरठ

व्यापार/अन्य/स्त्री



W2 अमित सिंह तोमर DL

शिवनाथ सिंह तोमर

ए--306 हड्डो मदनपुर खादर दिल्ली

व्यापार/अन्य/स्त्री

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