



Shyam Veer Singh  
Advocate  
Tehsil  
Ch. No. 72  
Government of Uttar Pradesh  
Compound.

RAJ KUMAR GUPTA  
LICENSE NO.: 14  
TEHSIL, GAZIABAD

e-Stamp

3772

₹3,29,00,000/-

STAMP CERTIFICATE NO. 3772  
DATE 12-APR-2023  
AMOUNT ₹3,29,00,000/-

Certificate No. : IN-UP82567210719485V  
Certificate Issued Date : 12-Apr-2023 11:17 AM  
Account Reference : NEWIMPACO (SV)/up14000304/GAZIABAD/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1400030458859451387019V  
Purchased by : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
Description of Document : Article 23 Conveyance  
Property Description : PLLOT NO COMMERCIAL-1 SECTOR NO-2 ADITYA WORLD CITY  
GAZIABAD U.P. 201002  
Consideration Price (Rs.) : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
First Party : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
Second Party : AU REAL ESTATE SERVICES PRIVATE LIMITED  
Stamp Duty Paid By : AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
Stamp Duty Amount(Rs.) : 3,29,00,000  
(Three Crores Twenty Nine Lakh only)

Registration Clerk  
Ghaziabad

Locked By

SubRegistrar-V  
Ghaziabad

IN-UP82567210719485V

Please write or type below this line

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory

JD 0040476472

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at [www.stampstamp.com](http://www.stampstamp.com) or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.





# INDIA NON JUDICIAL

## Government of Uttar Pradesh

ANUJ KUMAR GARG  
LICENCE NO. 32  
TEHSIL, GHAZIABAD

e-Stamp

₹100

2023-04-10 12:40:00

Certificate No.  
Certificate Issued Date  
Account Reference  
Unique Doc. Reference  
Purchased by  
Description of Document  
Property Description  
Consideration Price (Rs.)  
First Party  
Second Party  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)

IN-UP80479668286649V  
10-Apr-2023 12:40 PM  
NEWIMPACC (SV)/up14010604/ GHAZIABAD SADAR/ UP-GZB  
SUBIN-UPUP1401060454588804526291V  
AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
Article 23 Conveyance  
PLOT NO.COMMERCIAL-1 SECTOR NO.2 ADITYA WORLD CITY  
GHAZIABAD U.P-201002  
AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
AU REAL ESTATE SERVICES PRIVATE LIMITED  
AGARWAL ASSOCIATES PROMOTERS LIMITED AND OTHERS  
100  
(One Hundred only)

सर्वामिव वापरते Verified By

Registration Clerk  
Ghaziabad

Locked By

Sub-Registrar  
Ghaziabad

IN-UP80479668286649V

Please write or type below this line

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Agarwal Associates Private Limited

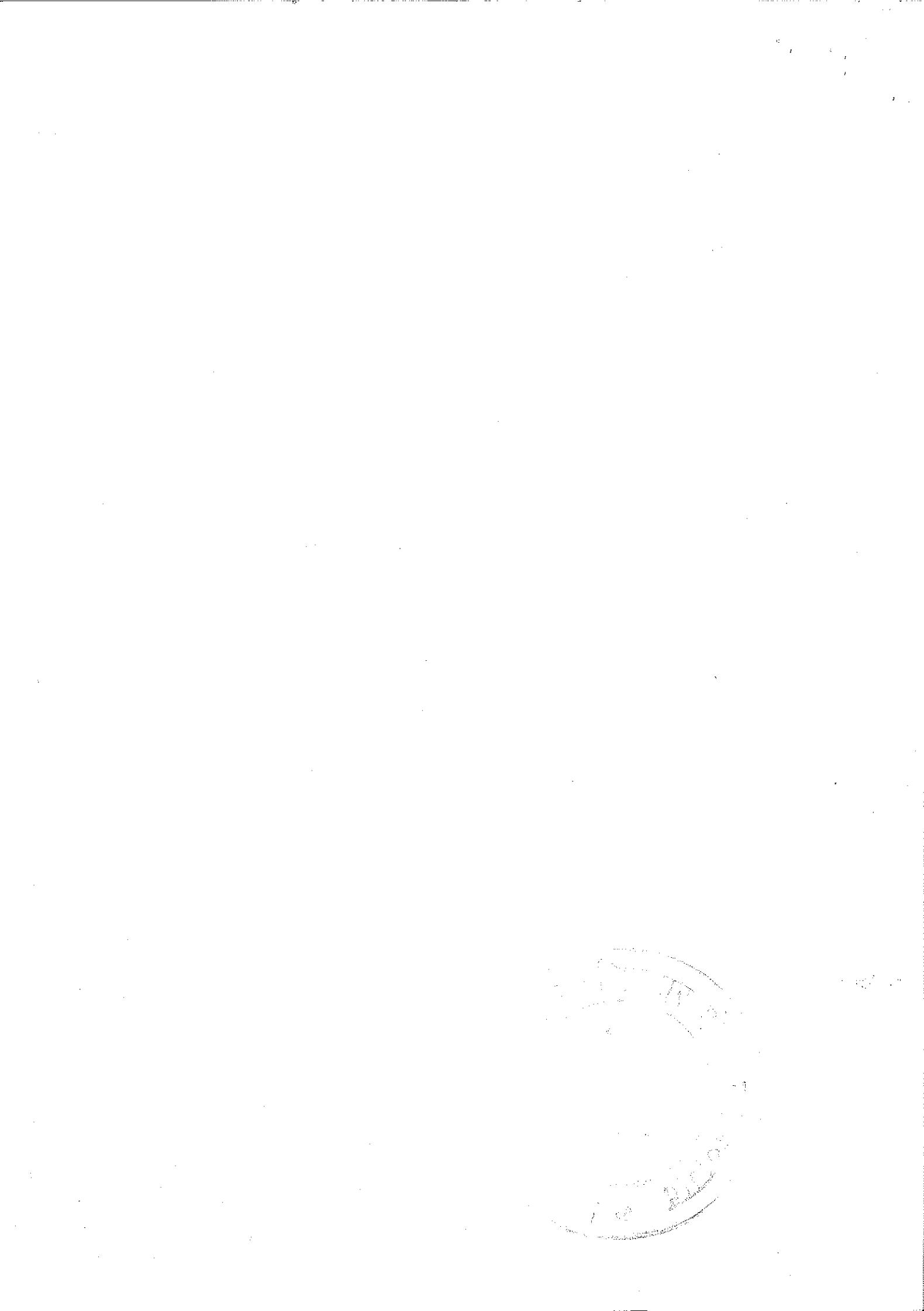
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

*Munir*  
Director/Authorised Signatory

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2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.



**Brief Particulars of Document**

**V Code** :  
**Nature of Property** : Commercial Plot  
**Property Detail** : Plot No. Commercial-1, Sector  
No.2, Aditya World City, Ghaziabad,  
UP  
**Plot Area** : 7,114.53 Sq. Mtr.  
**Status of Road** : 24 Mtr. Wide Road  
**Circle Rate of Land  
(Per Sq. Mtr.)** : Rs. 66,000/-  
**Total Circle Rate Valuation** : Rs. 46,95,59,000/-  
**Total Sale Consideration** : Rs. 47,00,00,000/-  
**Stamp Duty** : Rs. 3,29,00,100/-

The vendor has paid the requisite stamp duty on the Sale Consideration or Circle Rate Valuation, whichever is higher.

Stamp duty @ 7% as per Notification Order No. S.V.K.N.-5-2756/11-2008-500(165)/2007, Lucknow Dt. 30.06.2008 by Uttar Pradesh Government Institution Finance, Tax and Registration Anubhag-5.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

First Party  
Vendor

  
For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

For Agarwal Associates Private Limited

  
Authorized Signatory

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

Fourth Party  
Vendee

विक्रय पत्र

बही सं: 1

रजिस्ट्रेशन सं: 3772

वर्ष: 2023

प्रतिफल- 470000000 स्टाम्प शुल्क- 32900100 बाजारी मूल्य- 470000000 पंजीकरण शुल्क- 4700000 प्रतिलिपिकरण शुल्क- 100 योग: 4700100

श्री मैसर्स ए०य० रियल एस्टेट सर्विसस प्राइवेट लिमिटेड द्वारा  
आशीष अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री ख० बी० बी० अग्रवाल  
व्यवसाय: अन्य  
निवासी: 10 न्यू राजधानी एन्क्लैव विकास मार्ग दिल्ली-110092



श्री, मैसर्स ए०य० रियल एस्टेट सर्विसस प्राइवेट लिमिटेड द्वारा  
आशीष अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि/

ने यह लेखपत्र इस कार्यालय में दिनांक 13/04/2023 एवं 01:34:52

PM बजे

निर्दधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ऋचा पाण्डेय  
उप निबंधक: सदर पंचम  
गाजियाबाद  
13/04/2023

विश्वास वर्मा  
निर्दधन लिपिक  
13/04/2023

प्रिंट करें

**SALE DEED**

**This SALE DEED** is executed at Ghaziabad on this 13<sup>th</sup> Day of April, 2023 by and between :

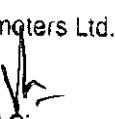
**M/s. Agarwal Associates (Promoters) Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 21-03-2023, hereinafter referred to as "**AAPL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA2789D);

**&**

**M/s. Agarwal Associates Promoters Consortium Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No. 298411773753), authorized vide board resolution dated 03-03-2023, hereinafter referred to as "**AAPCL**" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAICA6265C);

**&**

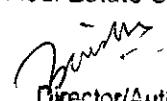
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory

बही सं: 1

रजिस्ट्रेशन सं: 3772

वर्ष: 2023

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

विक्रेता: 1

श्री मैसर्स अग्रवाल एसोसिएट्स (प्रमोटर्स) लिमिटेड के द्वारा प्रहलाद सिंह,  
पुत्र श्री स्व० नाहर सिंह



निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 2

श्री मैसर्स अग्रवाल एसोसिएट्स (प्रमोटर्स) कन्सोर्टियम लिमिटेड के द्वारा प्रहलाद सिंह, पुत्र  
प्रहलाद सिंह, पुत्र श्री स्व० नाहर सिंह



निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-110092

व्यवसाय: अन्य

विक्रेता: 3

श्री मैसर्स अग्रवाल एसोसिएट्स प्राइवेट लिमिटेड के द्वारा प्रहलाद सिंह, पुत्र  
श्री स्व० नाहर सिंह

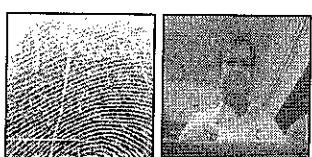


निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-110092

व्यवसाय: अन्य

क्रेता: 1

श्री मैसर्स ए०य० रियल एस्टेट सर्विसस प्राइवेट लिमिटेड के द्वारा आशीष  
अग्रवाल, पुत्र श्री स्व० बी० बी० अग्रवाल



निवासी: 10 न्यू राजधानी एन्क्लेव विकास मार्ग दिल्ली-110092

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कमालुद्दीन खान, पुत्र श्री मो० शाहेदीन खान



निवासी: 320-बी मैन मार्किट ओखला विलेज जामिया नगर दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री संजय, पुत्र श्री राम भजन



निवासी: चैम्बर नंबर 71 तहसील कंपाउंड गाजियाबाद

व्यवसाय: अन्य

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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ऋचा पाठेय

उप निबंधक: सदर पंचम

गाजियाबाद

13/04/2023

विश्वास वर्मा  
निबंधक लिपिक गाजियाबाद

**M/s. Agarwal Associates Private Limited**, a company registered under the Indian Companies Act, 1956, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its authorized signatory, Mr. Prahalad Singh S/o Late Shri Nahar Singh (Aadhar Card No.298411773753), authorized vide board resolution dated 03-03-2023, hereinafter referred to as “**AAPVL**” (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAACA4092K);

**AND**

**M/s. AU Real Estate Services Private Limited**, a company registered under the Indian Companies Act, 2013, having its registered office at 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 through its authorized signatory, Mr. Ashish Agarwal S/o Late Shri B. B. Agarwal (Aadhar Card No. 788747848263), authorized vide board resolution dated 21-03-2023, hereinafter referred to as “**AU Real**” (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) (PAN AAYCA0592J);

The “**AAPL**” may hereinafter be referred to as the “**FIRST PARTY**”, “**AAPCL**” may here-in-after be referred to as the “**SECOND PARTY**”, “**AAPVL**” may here-in-after be referred to as the “**THIRD PARTY**” and “**AU Real**” may hereinafter be referred to as the “**FOURTH PARTY**”. The **AAPL/FIRST PARTY**, the **AAPCL/SECOND PARTY** and the **AAPVL/THIRD PARTY** may hereinafter be collectively referred to as the “**VENDOR**” and the **AU Real/FOURTH PARTY** may hereinafter be referred to as the “**VENDEE**”. The “**FIRST PARTY**”, “**SECOND PARTY**”, “**THIRD PARTY**” and the “**FOURTH PARTY**” may individually be referred to as “**PARTY**” and collectively as “**PARTIES**”.

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

First Party  
Vendor

Second Party

Third Party

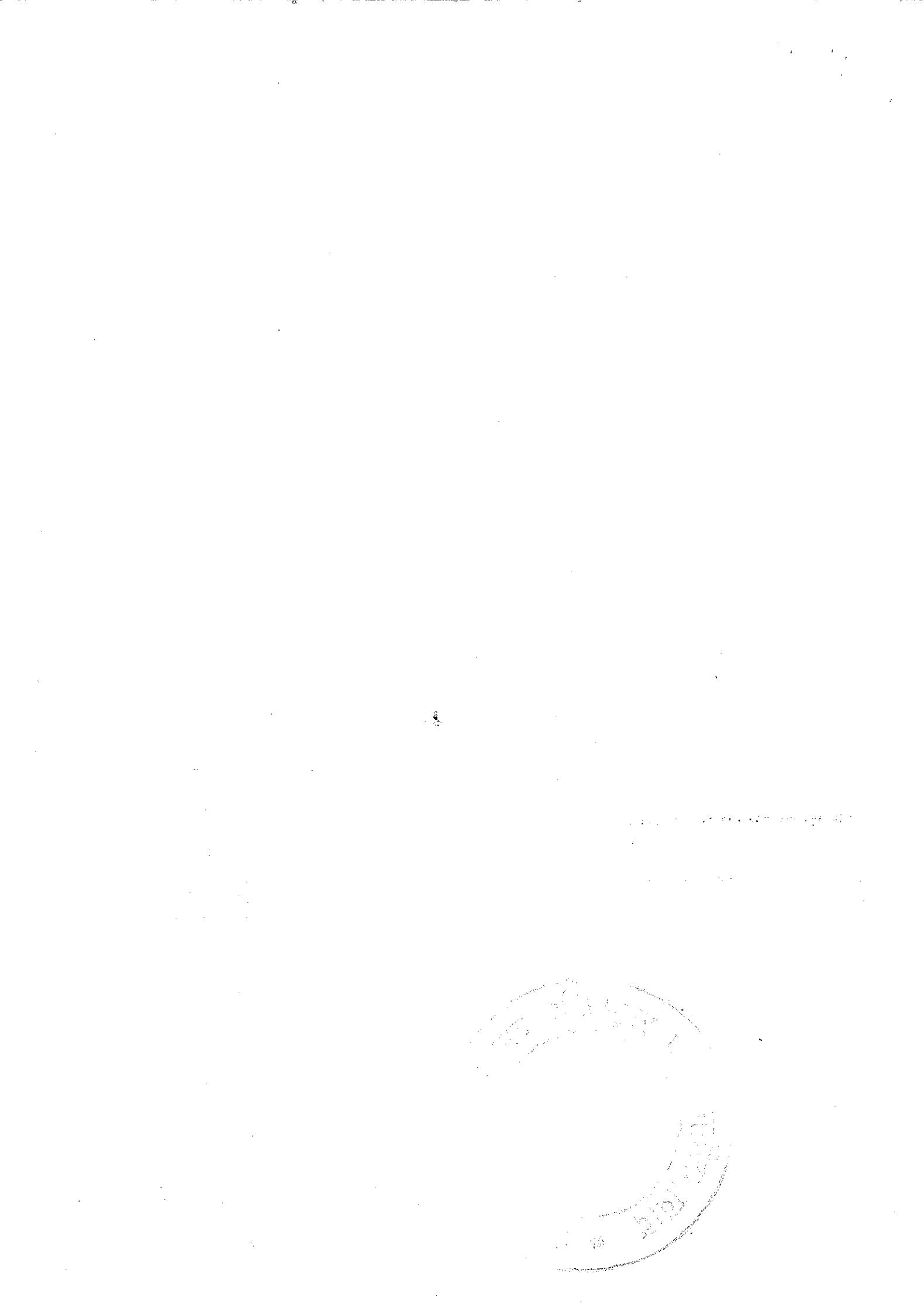
For Agarwal Associates Private Limited

Authorized Signatory

Shyam Veer Singh  
Ch. No. 71, Te  
Compound, G.E.P

For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory  
Fourth Party  
Vendee



**WHEREAS :**

- A. The First Party is a real estate developer engaged in the business of real estate construction and development and is currently a Lead Member of consortium for developing an Integrated Township under the name and style of "Aditya World City", situated at Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP-201002 ("Integrated Township");
- B. The Consortium Agreement is registered with the Sub Registrar-1, Ghaziabad as Document No. 77 in Bahi No. 4 Zild No. 824 at Pages 65 to 82 on 17-03-2011;
- C. The First Party on its own and through its consortium companies is constructing and developing the Integrated Township as per the Policy of State Government of Uttar Pradesh issued vide Government Order bearing no. 2711/8-1-05-34VIVIDH/2003 dated 21-05-2005;
- D. The Lay Out of the Integrated Township has already been approved by the Ghaziabad Development Authority (GDA) vide Map No. 742/Zone-5/2013-14 dated 16-04-2014;
- E. The Vendor are jointly owning the Plot No. Commercial-1 admeasuring 7,114.53 Sq. Mtr. situated at Sector-2, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP-201002, here-in-after referred to as "Said Plot" (As per Site Plan Attached);

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorized Signatory/Director

First Party  
Vendor

Second Party

Third Party

For Agarwal Associates Private Limited

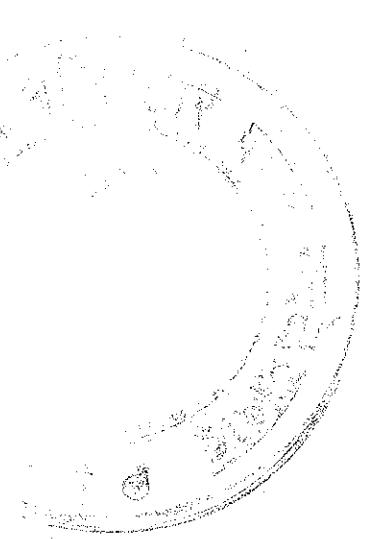
Authorized Signatory

Shyam Ven Singh  
Ch. No. A 1, 2  
Compound, 325



For A U Real Estate Services Pvt. Ltd.

Director/Authorised Signatory  
Fourth Party  
Vendee



F. Boundaries of the Said Plot are as under :

North-East : 12.00 Mtr. Wide Road  
 South- East : 24.00 Mtr. Wide Road  
 North-West : 12.00 Mtr. Wide Road  
 South-West : Other property

G. The Land of the Said Plot is falling in Khasra Nos. 1761, 1762, 1764, 1766, 1832 and 1833 Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP which came in to the ownership of the Vendor vide following registered Sale Deeds :

Si. No.	Khasra No.	Total Area of Khasra (In Hect.)	Total Area Under Plot Commercial -1 (In Sq. Mtr.)	Name of Vendor	Regd. Deed No.	Regn. Date
1	1761	0.3670	1200.00	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
2	1761	0.1010		Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
3	1762	0.3290	1700.00	Agarwal Associates (Promoters) Ltd.	3789	05.06.2015
4	1833	0.5060	39.53	Agarwal Associates (Promoters) Ltd.	4552	18.07.2005

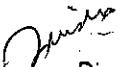
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 Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
 Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
 Director/Authorised Signatory

First Party  
Vendor

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Third Party

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Vendee

For Agarwal Associates Private Limited

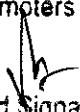
  
 Authorized Signatory



5	1766	0.3540	340.00	Agarwal Associates (Promoters) Ltd.	4688	22.07.2005
6	1766		986.00	Agarwal Associates Pvt. Ltd.	5277	18.08.2005
7	1766		337.00	Agarwal Associates Pvt. Ltd.	6165	11.07.2006
8	1766		1037.00	Agarwal Associates Promoters Consortium Ltd.	5195	12.08.2005
9	1832	0.3160	1175.00	Agarwal Associates Promoters Consortium Ltd.	6187	12.07.2006
10	1764	0.3290	300.00	Agarwal Associates Promoters Consortium Ltd.	1803	01.04.2008
		Total	7,114.53			

The Second Party i.e. Agarwal Associates Promoters Consortium Limited (AAPCL) obtained the title of the above said land parcels due to merger of its wholly owned subsidiary companies in to AAPCL vide Orders Dated 21-10-2010 and 30-08-2013 passed by the Hon'ble High Court of Delhi in Company Petition No. 229/2010.

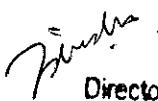
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Authorized Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

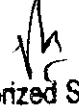
First Party  
Vendor

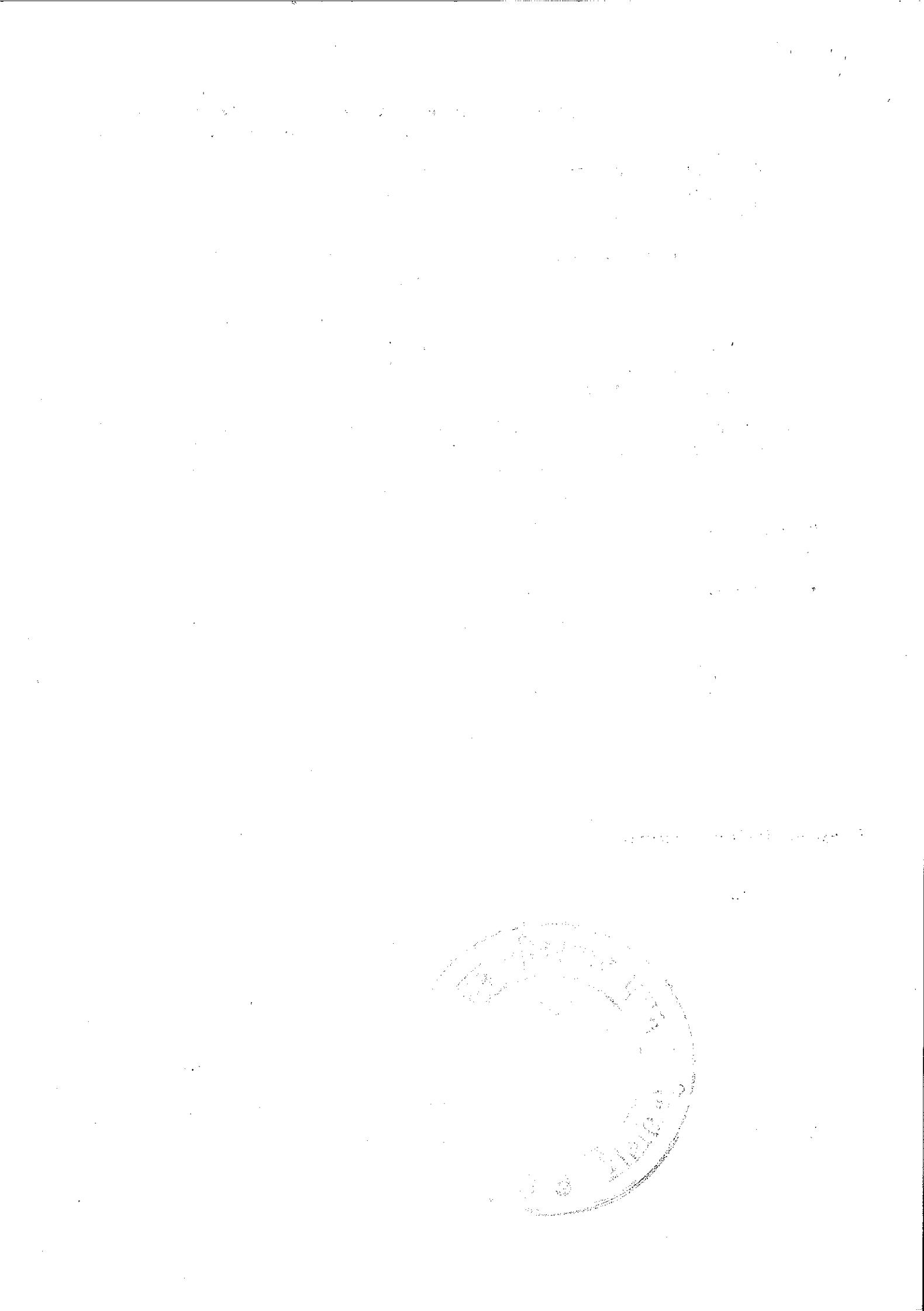
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



H. The GDA has also issued Completion Certificate in respect of Sector-2 of Aditya World City wherein the Said Plot is situated vide its letter bearing no. 409/Pravartan (Zone-5)/2016 dated 20-12-2016;

I. The Vendee has approached the Vendor for purchase of the Said Plot for the purpose of development of Commercial Project;

J. The Vendee has assured the Vendor that it has technical, professional and financial competence for development and completion of the above said Commercial Project in accordance with the applicable policy/laws/rules/regulations/bye-laws; and

K. Relying upon the representations, warranties, undertakings, indemnities and assurances of the Vendee, the Vendor have agreed to sell the Said Plot in favor of the Vendee and the Vendee has agreed to Purchase the Said Plot on such terms and conditions as contained in this Sale Deed.

**NOW THEREFORE**, in consideration of the mutual covenants and terms & conditions set forth herein, the parties hereto agree as under:

**1. Scope of the Sale Deed and Sale Consideration**

1.1 The Vendor has the ownership, marketable title and in possession of the Said Plot and are entitled to sell the Said Plot as per its choice. The Vendor hereby declare that the Said Plot is free from all encumbrances, charges, liens and mortgages.

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

*Praveen*  
Director/Authorised Signatory

First Party  
Vendor

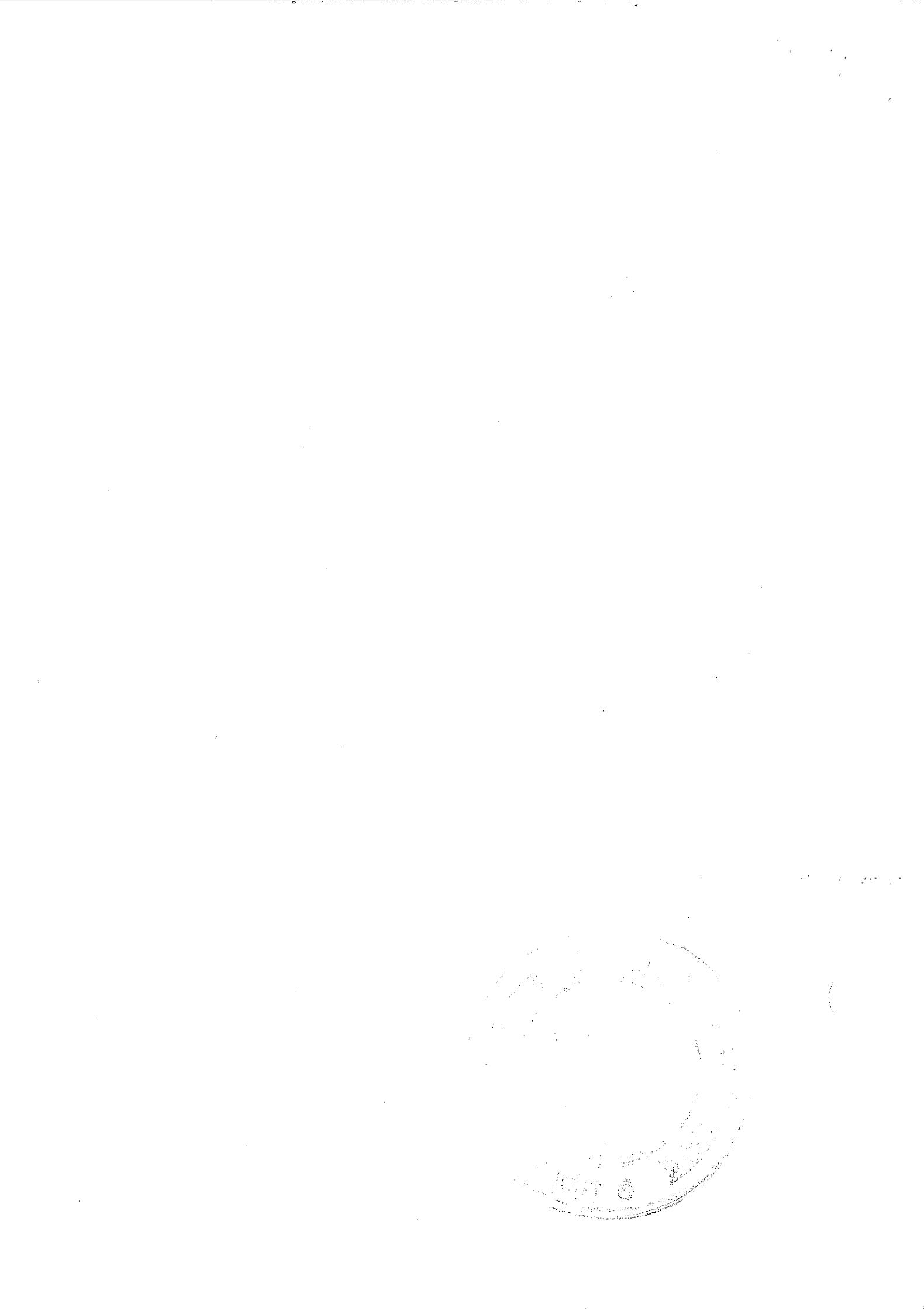
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

Authorized Signatory



1.2 Relying on the representations, declarations, confirmations, warranties, covenants and undertakings of the Vendee as contained herein, the Vendor hereby sells the Said Plot bearing no. Commercial-1 admeasuring 7,114.53 Sq. Mtr. situated at Sector-2, Aditya World City, Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP for a Sale Consideration of **Rs. 47,00,00,000/- (Rupees Forty Seven Crore Only)** for construction and development of a Commercial Project thereon, in favor of the Vendee upon the terms and condition set forth in this Sale Deed on as is where is basis and the Vendee has purchased the same. The sale consideration will be paid by the Fourth Party (Vendee) to the First Party, Second Party and the Third Party in the ratio of their ownership of land as mentioned above explicitly.

1.3 The Vendee shall be the absolute owner of the said plot and any such structure, buildings and appurtenants etc as maybe constructed on the said plot by the Vendee.

## **2. Payment Terms of Sale Consideration**

2.1 The Vendee has made an advance payment of **Rs. 11,00,000/- (Rupees Eleven Lacs Only)**, being part of the Sale Consideration in favor of the First Party/AAPL.

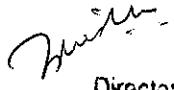
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

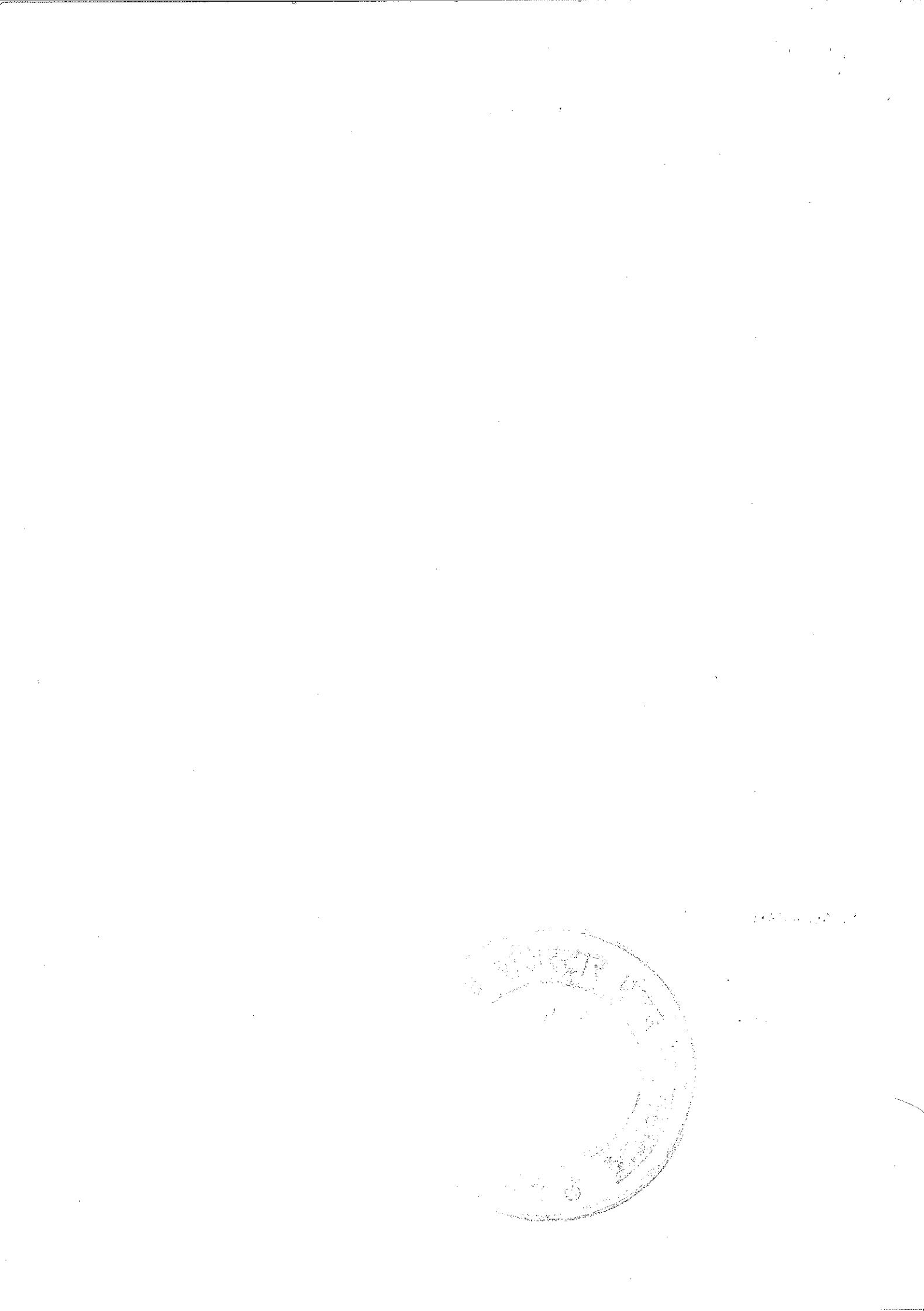
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



2.2 The remaining Sale Consideration of **Rs. 46,89,00,000/- (Rupees Forty Six Crore Eighty Nine Lakh Only)** will be paid by the Vendee to the Vendor in 8 equal half yearly installments and first installment will fall due in December, 2023 and last installment will fall due in June, 2027. The above said advance payment of Rs. 11,00,000/- will be adjusted against the installment due. The remaining sale consideration will be paid by the Fourth Party (Vendee) to the First Party, Second Party and the Third Party.

The Vendee has deducted the amount of applicable TDS of Rs. 47,00,000/- and has deposited the same with the Income Tax Authorities in favor of the Vendor. The Vendee will issue TDS Payment Challan/Certificate to the Vendor as per Income Tax Act & Rules.

### 3. Execution of Sale Deed

3.1 The Vendor are executing Sale Deed in respect of the Said Plot in favor of the Vendee only subject to sale consideration as mentioned above. The Vendor has also handed over the actual physical possession of the Said Plot to the Vendee simultaneously with the execution of Sale Deed. The full amount of stamp duty, registration charges and deed writing/advocate charges for the execution and registration of this Sale Deed have been paid and borne by the Vendor.

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

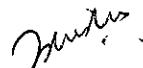
First Party  
Vendor

Second Party

Third Party

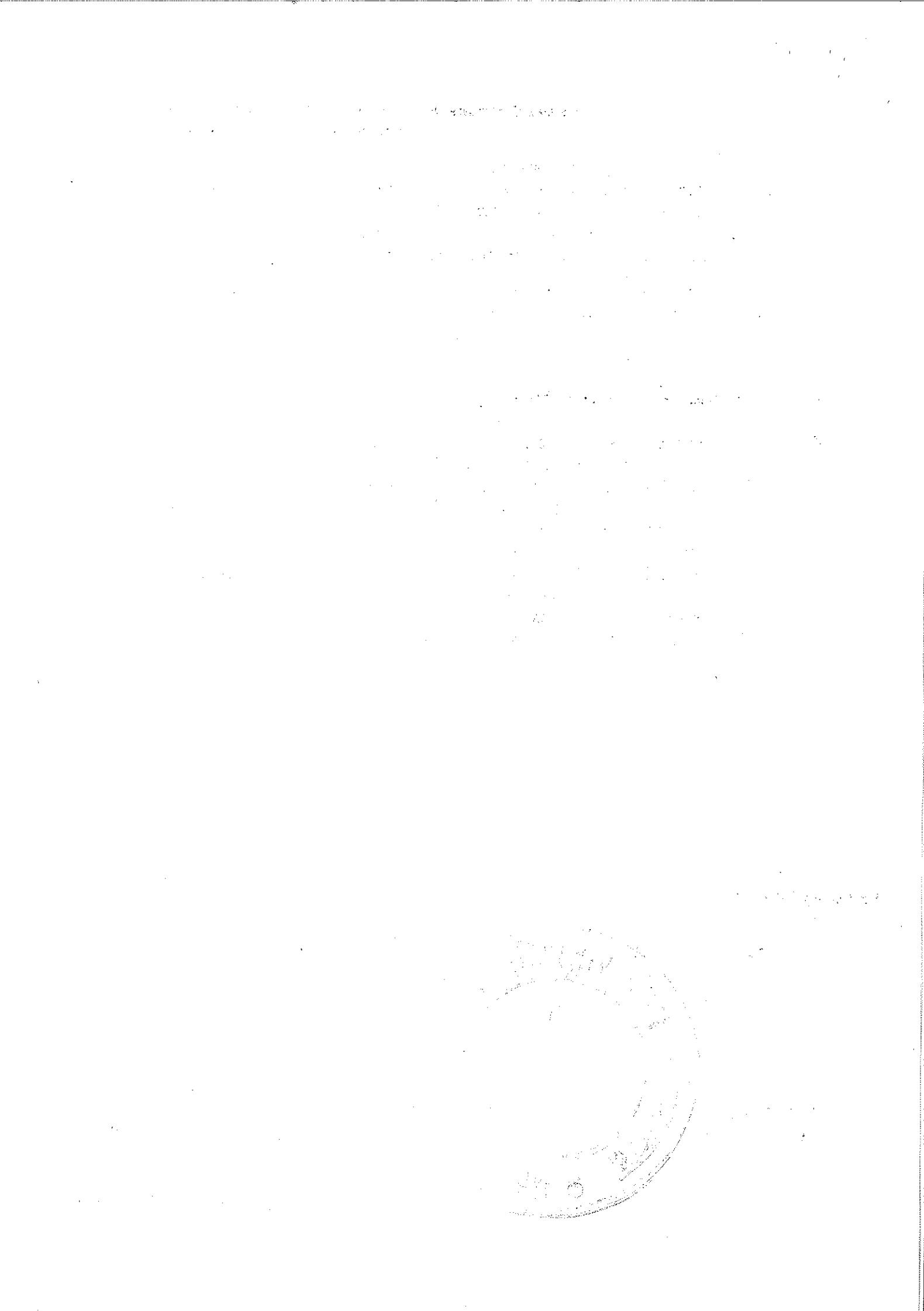
Fourth Party  
Vendee

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

For Agarwal Associates Private Limited

  
Authorized Signatory



3.2 If any deficiency in stamp duty is found by the Government Department/Authority and/or if any notice for short stamp is received in respect of execution/registration of this Agreement to Sell, the Vendee will be exclusively liable and responsible for the same and will always keep the Vendor harmless and indemnified in this regard.

3.3 This Sale Deed is irrevocable and if the Vendee defaults in making payment of the Sale Consideration, the Vendor will have only right to recover the amount of Sale Consideration and will not have any sort of right on the Said Plot.

#### **4. Approval of Maps and Other Approvals**

4.1 The Vendor had submitted and has got the building plans/maps approved in its own name from GDA vide file number GDA/BP/22-23/1483. The Vendor hereby provides its No Objection and Vendee shall have the absolute rights and interests over the said plot approved building plans/maps for construction of the project on the above said plot in the name of Vendee and shall be free to obtain registration with Uttar Pradesh Real Estate Regulatory Authority as the sole promoter on the basis of the title, ownership and the approved Building Plans /maps etc. The Vendee shall have absolute right, interest (including acceptance of booking, collection of monies/proceeds/incomes from the land and/or

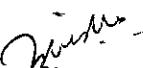
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

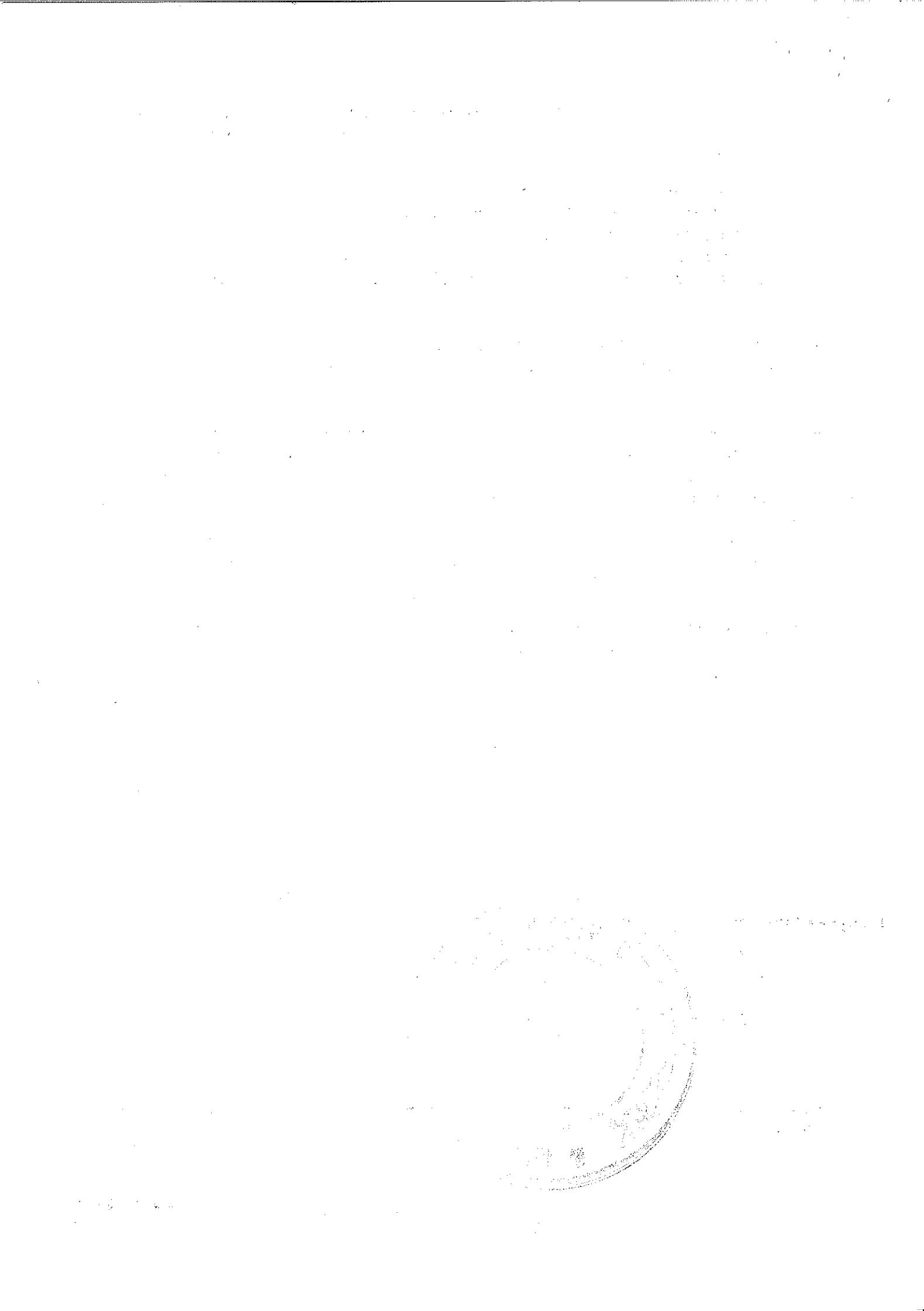
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



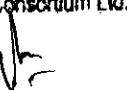
project thereon), obligation in the land and the project thereon as sole promoter. The Vendor shall cooperate at all times (including execution of any related document, if required) for enabling the Vendee to complete the project in its own name and fulfill all its obligations under the Real Estate (Regulation and Development) Act, 2016 and UPRERA Rules made thereunder.

- 4.2 The Vendee will be entitled to get its name mutated in the revenue records/municipal records/authority records on the basis of this Sale Deed.
- 4.3 The Vendee on its initiative, cost and expenses will be independently entitled and responsible to apply to the competent/appropriate authority for obtaining required approvals/sanctions/NOCs/licenses for developing, marketing, selling and completing the Commercial Project on the Said Plot including fulfilling all its obligations towards allottees/buyers of the units in the said plot/project including conveying the title thereof. However, the Vendor will facilitate the Vendee to obtain necessary approvals, if required.
- 4.4 The Vendee will follow all rules, regulations, bye laws, laws applicable in respect of development of Commercial project upon the Said Plot.

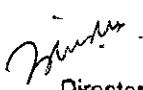
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

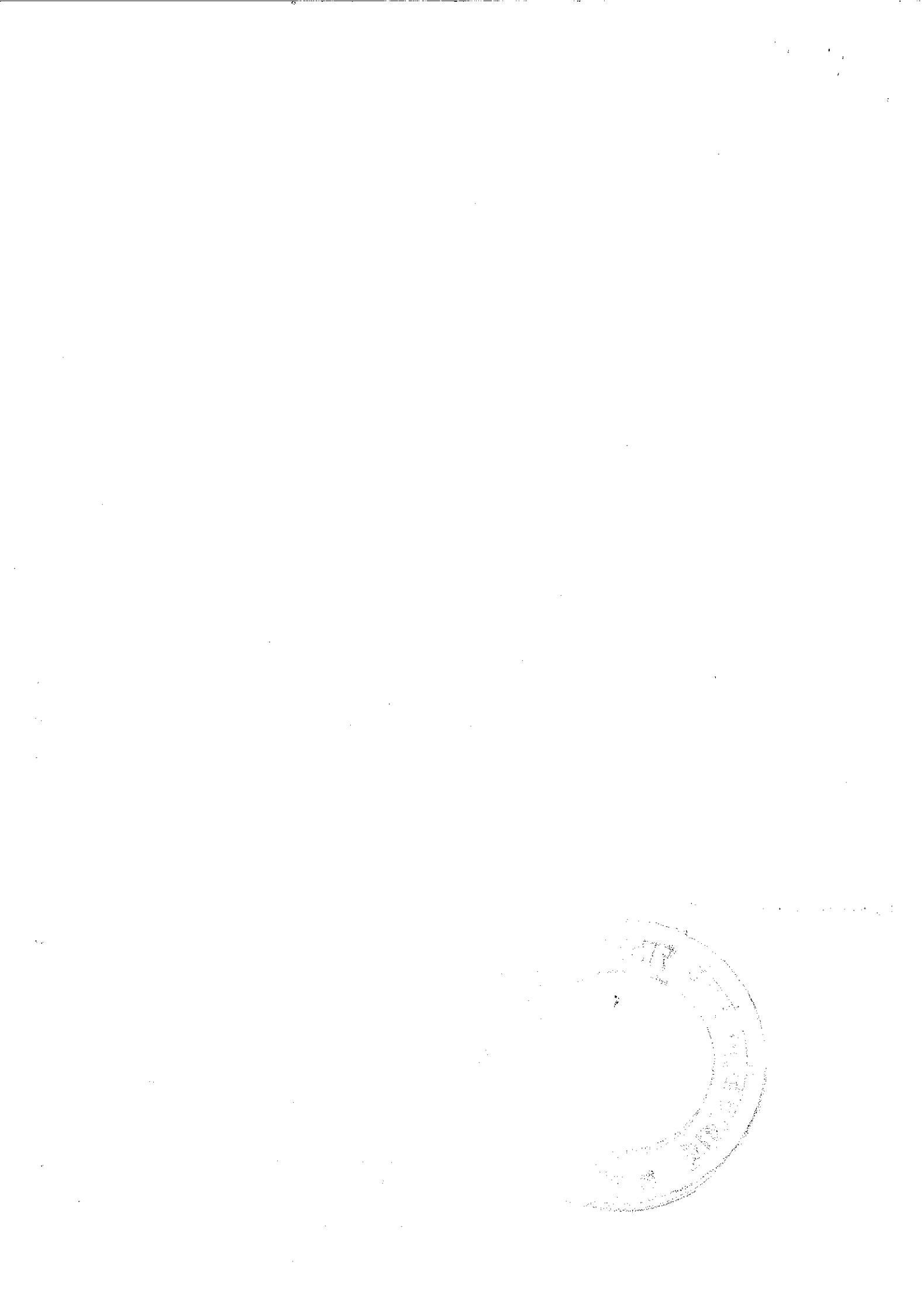
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



4.5 The Vendee has understood and agreed that development of Commercial Project on the Said Plot and its completion and development of all infrastructural facilities/services/amenities are independent and not in any way related or dependent upon the development of area/infrastructural facilities/services/amenities outside the boundary of the Said Plot.

4.6 The Vendee will abide by and install all safety measures and systems for construction and development of Commercial Project on the above said Commercial Plot in accordance with and in full compliance with all standards, codes and regulations applicable in the State of Uttar Pradesh.

4.7 The Vendor hereby assure to the Vendee that there will be no interference by the Vendor for movement of Raw Material (Construction Material/Labour etc.)

## 5 Other Covenants

5.1 The Vendee acknowledges that the Vendor will undertake development/construction activities as per its own scheme, discretion and planning in the entire area outside the said Commercial Project and that the Vendee/AOA of Said Project/Allottees of Said Project shall not create any obstruction or raise any objections or make any claims or default in payment of any installment on pretext of any inconvenience, which may be suffered by the Vendee/AOA of Said Project/Allottees of

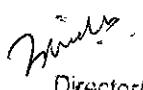
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

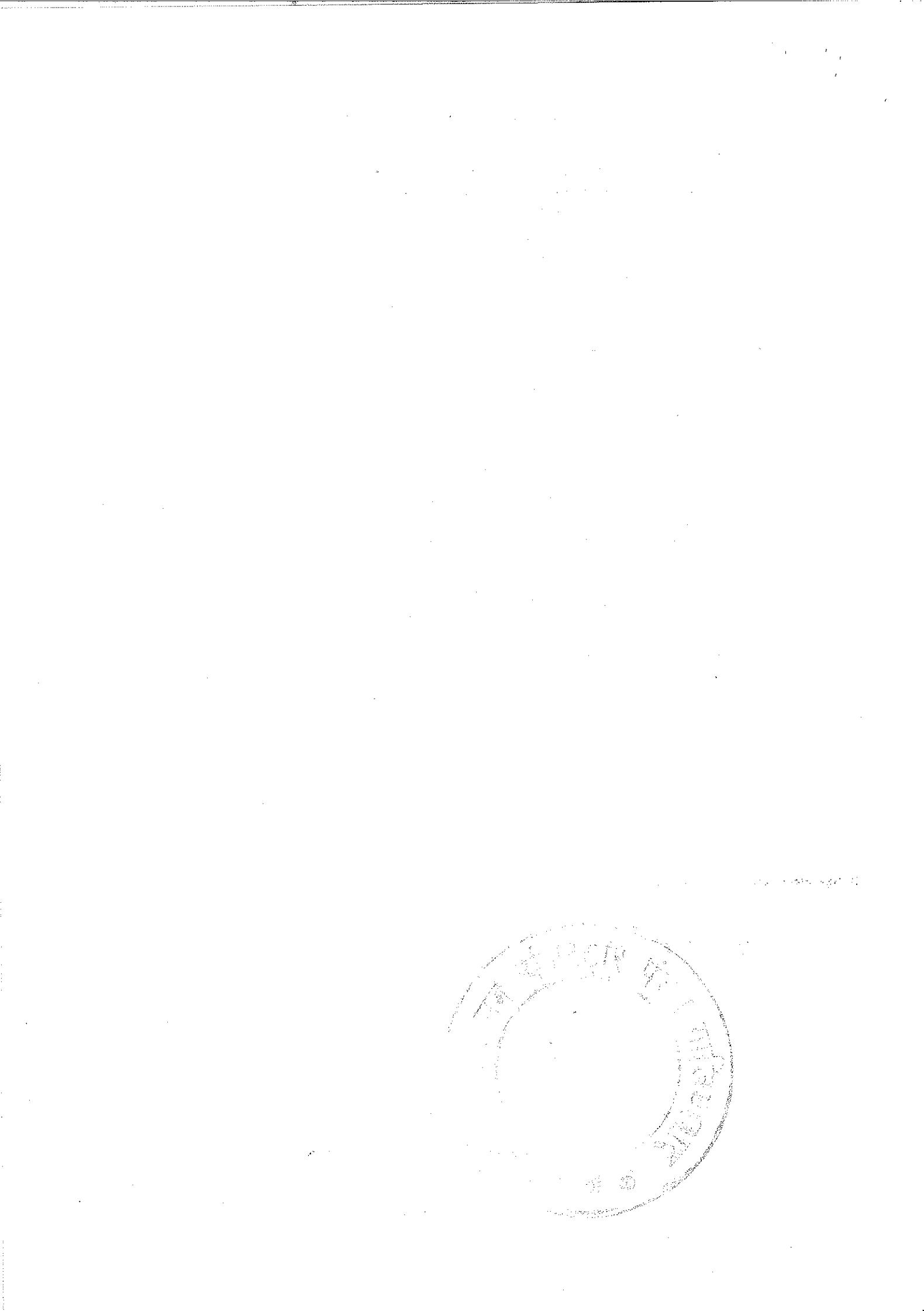
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

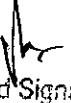
  
Authorized Signatory



Said Project due to such development/construction or incidental/related activities. Notwithstanding anything contained herein, the Vendor will have the right to effect suitable and necessary alterations in the layout plan of the township and building plans in the township at its own discretion outside the boundary of the Said Plot.

- 5.2 The Vendee shall pay and bear all property and/or municipal taxes after the date of Sale Deed and up to the date of Sale Deed, such charges will be borne by the Vendor.
- 5.3 The vendee / allottee (s) of vendee shall be entitled to obtain electricity connection from vendor's authorized nominated agency of township or directly from government agency as the case maybe on payment of applicable charges
- 5.4 The Vendee will be entitled to get sewer, drainage, other services connection from Vendor/ it's nominated agency for the said plot, However usage charges for the same will have to be paid by Vendee/ its allottee (s).
- 5.5 That the Vendee shall make all arrangement which are necessary for the maintenance of the common areas and services for the Commercial Project within the Said Plot, however the maintenance of common areas outside the boundary of the Said Plot and within the boundary of the Integrated Township are being carried out by the maintenance agency appointed by the First Party. The Vendee, AOA of Said Project and

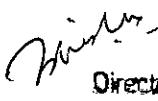
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorized Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party  
Vendor

Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



Allottees of the Said Project shall be obliged to bear and pay for proportionate maintenance charges for the common areas and services situated outside the boundary of the Said Plot and within the boundary of the Integrated Township as and when the same are demanded by such maintenance agency from the Vendee, AOA of Said Project or Allottees of the Said Project.

## **6 Miscellaneous Terms**

- 6.1 The Vendee may assign any of its rights, liabilities and obligations under this Sale Deed to any other person/entity, before or after making above said complete sale consideration to the Vendor subject to providing intimation to the Vendor and assignee following all the terms and conditions of this Sale Deed.
- 6.2 The Vendee will be entitled to obtain project loan/other loans/obtain finance/avail limits etc. from the Banks/Financial Institutions/Others on the basis of security/mortgage of the Said Land/Present Sale Deed/Units to be developed on the Said Land. Further, the allottees of the Vendee will also be entitled to obtain finance from the Banks/Financial Institutions/Others to purchase the units situated on the said plot subject to the condition of Permission of Mortgage provided to them by the Vendee.

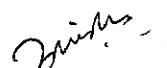
For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

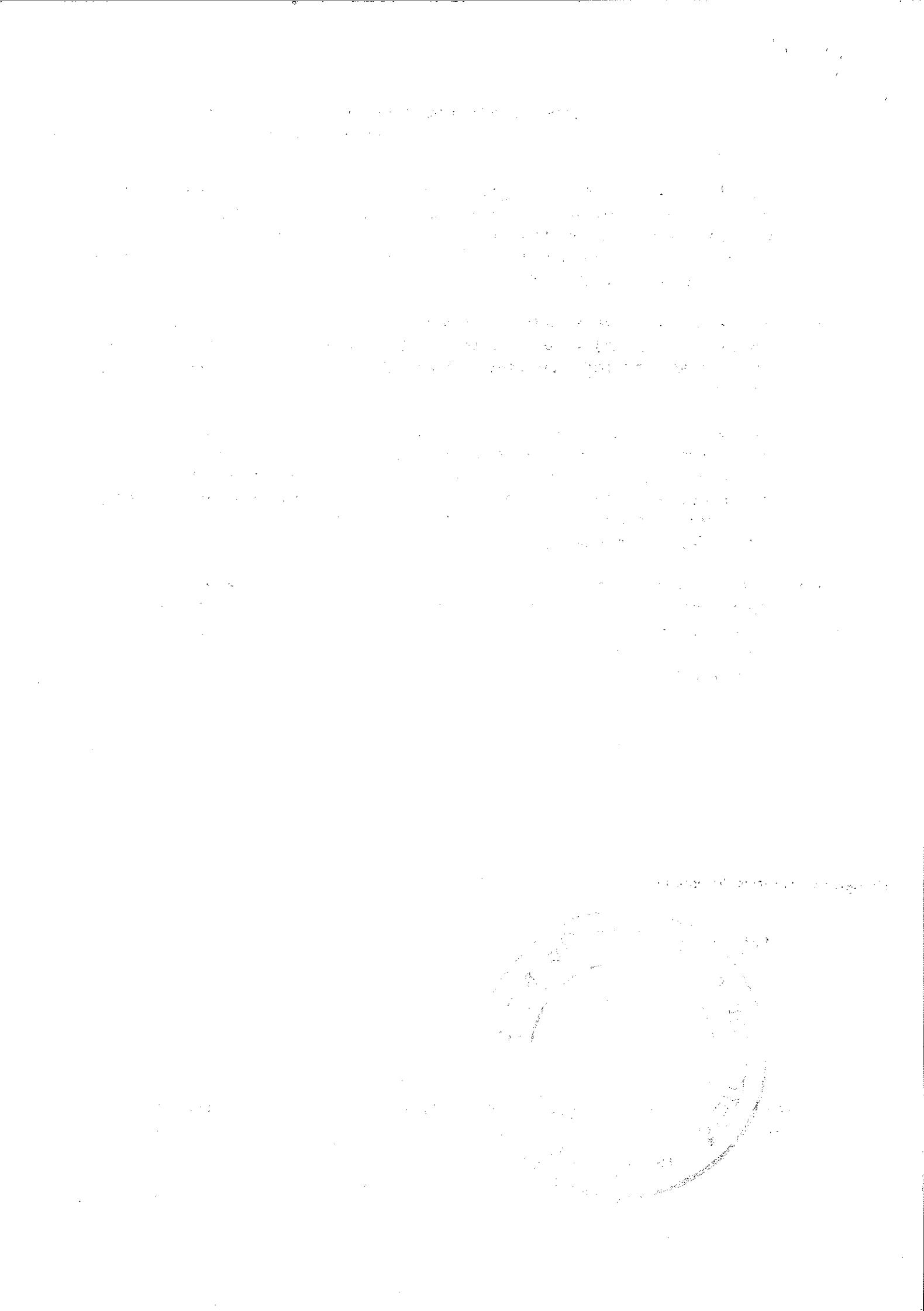
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



6.3 This Sale Deed constitutes and represents the entire understanding between the Parties and cancels and supersedes all prior arrangements, agreements or understandings, if any, whether oral or in writing, between the Parties on the subject matter hereof or in respect of matters dealt with herein only in respect of the said plot.

6.4 No modification, alteration or amendment of this Sale Deed or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing and duly executed and registered by or on behalf of all the Parties.

6.5 In the event of any dispute arising between the parties relating to this Sale Deed or any part thereof, the same shall be referred to a single arbitrator mutually appointed by the Vendor and the Vendee. The arbitration shall be held in accordance with the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

6.6 If any provision of this Sale Deed shall be held to be illegal, invalid or unenforceable, in whole or in part, under applicable Law, such provision or part thereof shall, to that extent be deemed not to form part of this Sale Deed, and the legality and enforceability of the remainder of this Sale Deed shall not be affected. In the event of the invalidity or

For Agarwal Associates Promoters Ltd.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

  
Authorised Signatory/Director

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorised Signatory

First Party  
Vendor

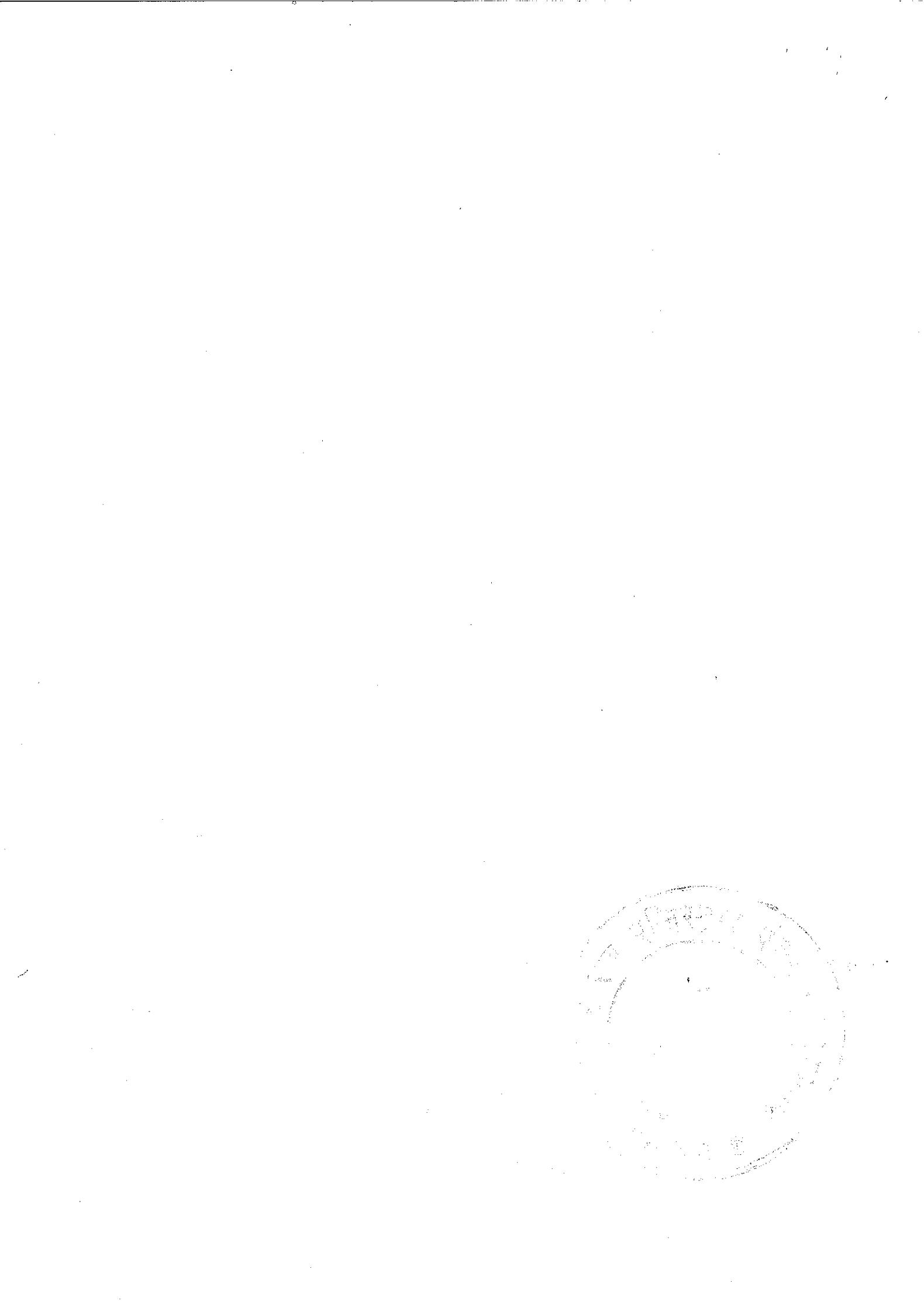
Second Party

Third Party

Fourth Party  
Vendee

For Agarwal Associates Private Limited

  
Authorized Signatory



unenforceability of any provision of this Sale Deed or any provision is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, the Parties will immediately negotiate in good faith so as to agree and replace one or more provisions with another, which is not prohibited or unenforceable under applicable Law and has, as far as possible, the same legal and commercial effect as that which it replaces.

**IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS SALE DEED AS OF THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.**

Signed & Delivered By the First Party/Vendor

Authorised Signatory

Signed & Delivered By the Second Party/Vendor

Authorised Signatory

Signed & Delivered By the Third Party/Vendor

Authorised Signatory

For Agarwal Associates Promoters Ltd.

Authorized Signatory

For Agarwal Associates Private Limited

Authorized Signatory

For A U Real Estate Services Pvt. Ltd.

  
Director/Authorized Signatory

First Party  
Vendor

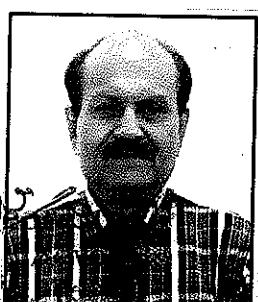
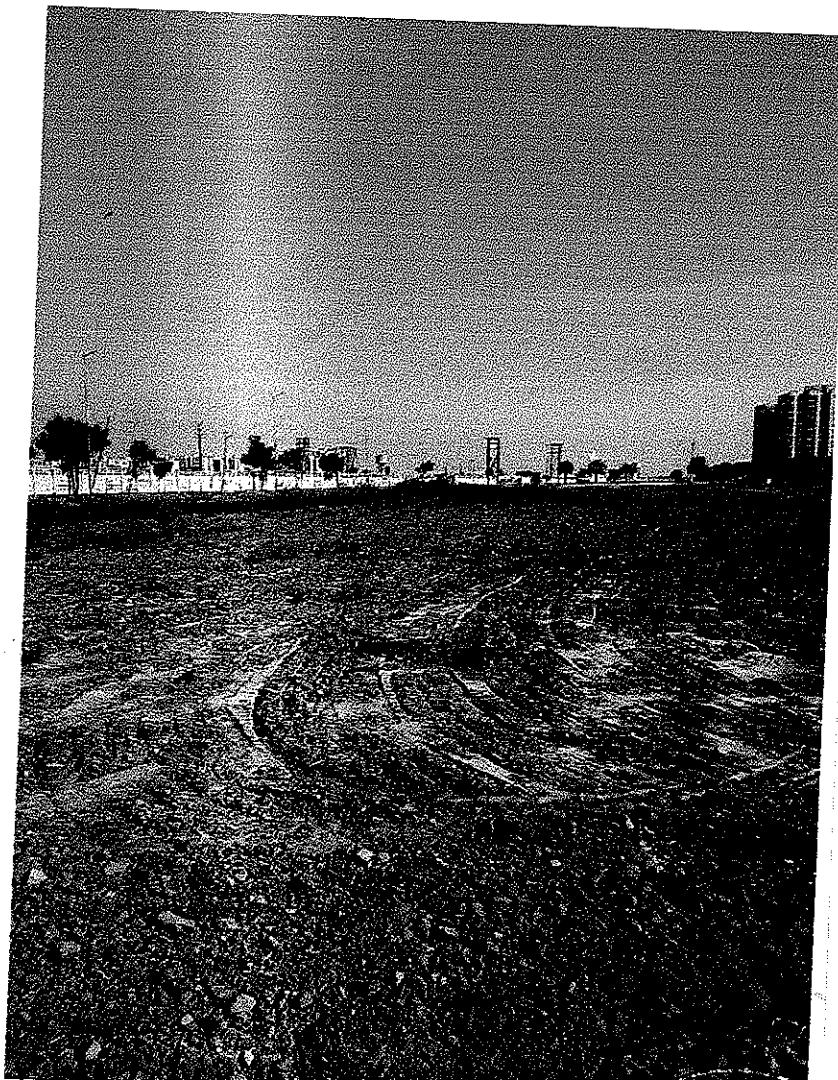
Second Party

Third Party

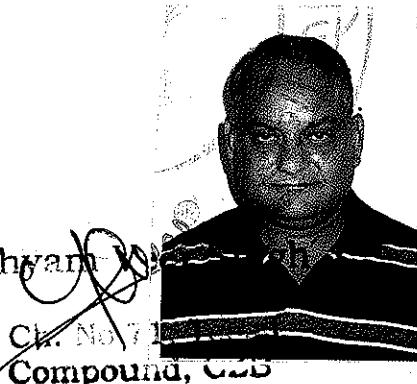
Fourth Party  
Vendee

  
For Agarwal Associates Consortium Ltd.

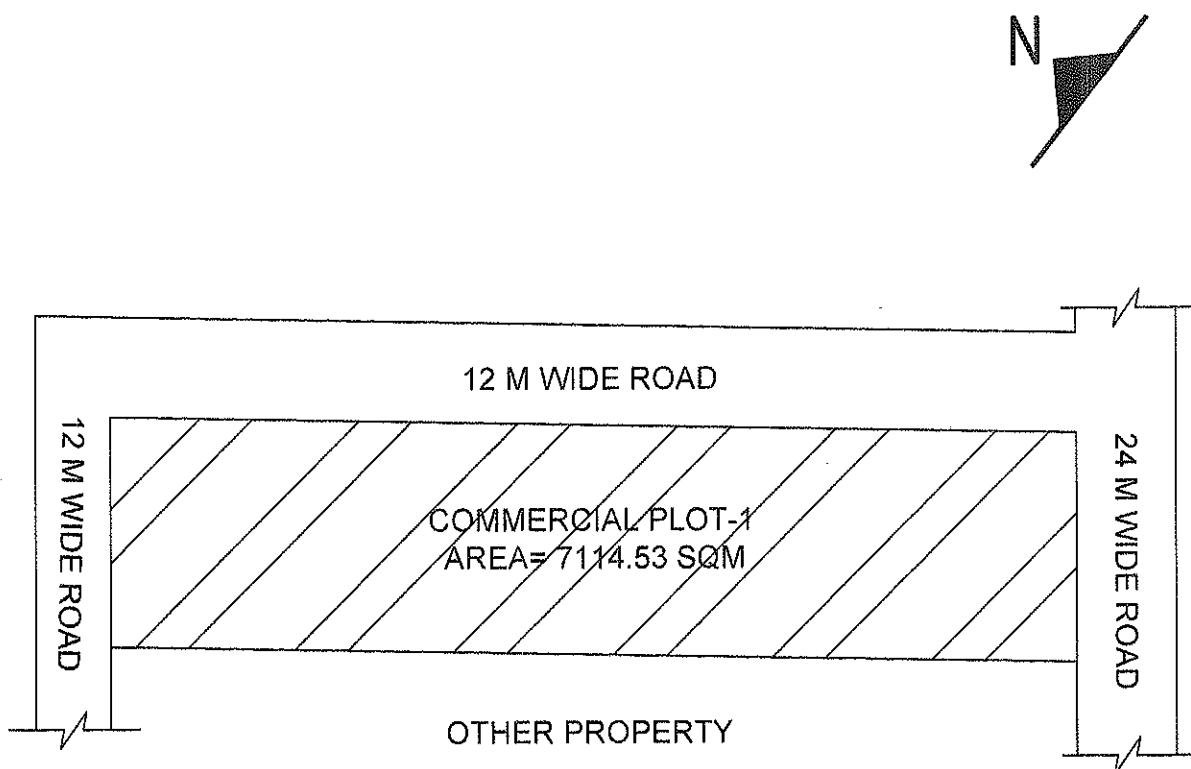
Authorised Signatory/Director



Shivaji  
Ch. No. 1  
Compound, GZB



## SITE PLAN



SCALE: - N.T.S.

PROPERTY ADDRESS:- COMMERCIAL PLOT-1, SECTOR-02 ADITYA WORLD CITY, VILLAGE SHAHPUR BAMHETTA, GHAZIABAD,U.P	SELLER:-  For Agarwal Associates Promoters Ltd.  Authorized Signatory  For Agarwal Associates Promoters Consortium Ltd.  Authorised Signatory/Director  For Agarwal Associates Private Limited  Authorized Signatory	PURCHASER:-  For A U Real Estate Services Pvt. Ltd.  Director/Authorised Signatory
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# **AGARWAL ASSOCIATES (PROMOTERS) LIMITED**

CIN : U51909DL1986PLC023729

Regd. Office : 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones : 011-43432222/43432210

Email : aaplimited1979@gmail.com

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF  
BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES (PROMOTERS)  
LIMITED HELD ON TUESDAY, 21<sup>ST</sup> DAY OF MARCH, 2023 AT 10.00 AM AT THE  
REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI  
ENCLAVE, VIKAS MARG, DELHI-110092**

---

**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land falling under Commercial Plot No.-01, Aditya World City, Village Shahpur Bamhetta, Dist.- Ghaziabad, UP in favour of M/s AU Real Estate Services Private Limited, having its office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**Certified True Copy  
For Agarwal Associates (Promoters) Limited**

For Agarwal Associates Promoters Ltd.

  
Managing Director

**(Uma Agarwal)**

**Managing Director**



**AGARWAL ASSOCIATES PROMOTERS CONSORTIUM LIMITED**

CIN: U70102DL2009PLC190557

Regd. Office: Bharat Bhawan, 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones: 011-43432222/43432210

Email: aapcl1979@gmail.com

---

**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING  
OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES PROMOTERS  
CONSORTIUM LIMITED HELD ON FRIDAY, 3<sup>RD</sup> DAY OF MARCH 2023, AT  
11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT  
BHARAT BHAWAN, 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-  
110092**

---

**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land falling under Commercial Plot No.-01, Aditya World City, Village Shahpur Bamhetta, Dist.- Ghaziabad, UP in favour of M/s AU Real Estate Services Private Limited, having its office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**Certified True Copy**

**For Agarwal Associates Promoters Consortium Limited**

*For Agarwal Associates Promoters Consortium Ltd.*

  
**(Aditya Agarwal)**

Authorised Signatory/Director

Director



# AGARWAL ASSOCIATES PRIVATE LIMITED

CIN: U45201DL1982PTC013858

Regd. Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone : 011-43432222/43432210

Email: agarwalpvt1979@gmail.com

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE  
MEETING OF THE BOARD OF DIRECTORS OF M/S. AGARWAL  
ASSOCIATES PRIVATE LIMITED HELD ON FRIDAY, THE 3<sup>rd</sup> DAY OF  
MARCH, 2023 AT 2.30 P.M. AT THE REGISTERED OFFICE OF THE  
COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG,  
DELHI – 110092**

---

**“RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Prahalad Singh (Aadhar No. 2984 1177 3753) S/o Late Shri Nahar Singh to sign & execute sale deed for Sale of land falling under Commercial Plot No.-01, Aditya World City, Village Shahpur Bamhetta, Dist.- Ghaziabad, UP in favour of M/s AU Real Estate Services Private Limited, having its office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company.”

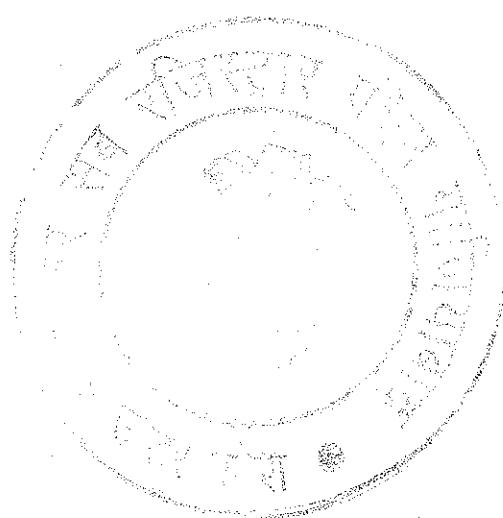
**Certified True Copy**  
**For Agarwal Associates Private Limited**  
**For Agarwal Associates Pvt. Ltd.**

  
**(Uma Agarwal)**

**Director**

Director/Auth. Signatory

23/24



# AU REAL ESTATE SERVICES PRIVATE LIMITED

CIN: U70109DL2022PTC408405

Regd. Office: Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi -110092

Email:ashish@agarwalassociatesgroup.com, Phone: 011-43432222

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S AU REAL ESTATE SERVICES PRIVATE LIMITED HELD ON TUESDAY, 21<sup>ST</sup> DAY OF MARCH, 2023 AT 9.00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BHARAT BHAWAN, 10 NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI -110092**

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**"RESOLVED THAT** the Board of Directors of the company do hereby authorize Mr. Ashish Agarwal (Aadhar No.7887 4784 8263) S/o Late Shri Bharat Bhushan Agarwal to sign & execute sale deed for purchase of Commercial Plot No.-01, Aditya World City, Village Shahpur Bamhetta, Dist.- Ghaziabad, UP admeasuring 7114 Sq. Mtr. approximate from M/s Agarwal Associates (Promoters) Limited, having its Registered Office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, M/s Agarwal Associates Promoters Consortium Limited, having its Registered Office situated at Bharat Bhawan 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 & M/s Agarwal Associates Private Limited, having its Registered Office situated at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 and to get the Sale Deed registered with the Sub Registrar, Ghaziabad for and on behalf of the company."

**For Certified True Copy**

**For AU Real Estate Services Private Limited**

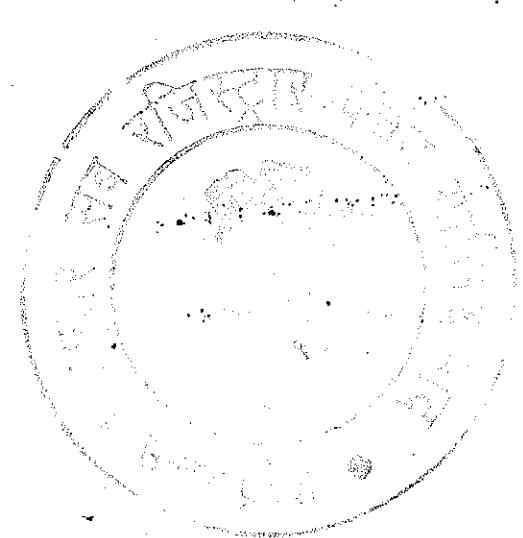
For A U Real Estate Services Pvt. Ltd.



Director/Authorised Signatory

**(Uma Agarwal)**

**Director**



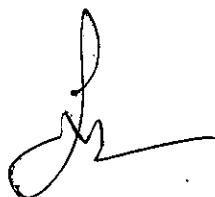
Signed & Delivered By the Fourth Party/Vendee

Authorised Signatory

Witnesses :

1. Mr. Kamaluddin Khan S/o Shri Shaheddin Khan, 320 B Main Market, Okhla Village Jamia New Delhi

2. Mr. Sanjay S/o Shri Ram Bhajan, Chamber Number 71, Tahseel Compound, Ghaziabad



For Agarwal Associates Promoters L.L.C.

  
Authorized Signatory

For Agarwal Associates Promoters Consortium Ltd.

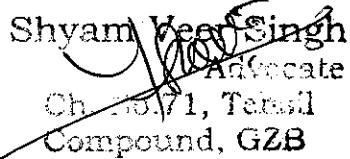
  
Authorized Signatory/Director

First Party  
Vendor

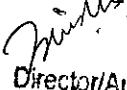
Second Party

Third Party

For Agarwal Associates Private Limited

  
Shyam Veer Singh  
Advocate  
Ch. No. 71, Tenzil  
Compound, GZB

  
Authorized Signatory

For A U Real Estate Services Pvt. Ltd.  
  
Director/Authorized Signatory  
Fourth Party  
Vendee

आवेदन सं०: 202300739027962

बही संख्या 1 जिल्द संख्या 9917 के पृष्ठ 1 से 32 तक क्रमांक 3772 पर दिनाँक  
13/04/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Disha*

ऋचा पाण्डेय

उप निबंधक : सदर पंचम

गाजियाबाद

13/04/2023

प्रिंट करें

