

विकास त्यागी एड्स! INDIA NON JUDICIAL

सर्विच
तहसील बार एसोसिएशन
मो ०९०- ११६८ तहसील सदर गाँवाद
मो ०९०- ९८१८८७००२०

सर्विच

Government of Uttar Pradesh

e-Stamp

Name: RAJEEV SHISHODIA
License Number 268
Signature:
Chamber No. 83,
Tehsil Compound,
Gandhi Nagar, Ghaziabad

S271

Certificate No.

: IN-UP15091566457230V

Certificate Issued Date

: 23-May-2023 12:01 PM

Account Reference

: NEWIMPACC (SV)/ up14000704/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1400070419014946878215V

Purchased by

: MS AIG BUILDCON PRIVATE LIMITED

Description of Document

: Article 23 Conveyance

Property Description

: PLOT NO-GH-3/4 PHASE-1 FSI TOWER-A1 AND B1 KHASRA NO-1565,ETC AT PARK TOWN VILL- BAMHETA GZB

Consideration Price (Rs.)

:

First Party

: MS UTILITY ESTATES PRIVATE LIMITED AND OTHER

Second Party

: MS AIG BUILDCON PRIVATE LIMITED

Stamp Duty Paid By

: MS AIG BUILDCON PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 1,40,00,000

(One Crore Forty Lakh only)



LOCKED BY
S.R.O. Hind
Ghaziabad

Please write or type below this line

For Utility Estates Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Rajeev Shishodia
Director

For Sagacious Conbild Private Limited

Authorized Signatory/Director

JD 0020126921

Sale Deed

Nature of Property : FSI in Group Housing Plot

Ward / Pargana : Dasna

Mohall/Village : Shahpur Bamhetta

Description of Property : Permissible FSI of **31,910.56 Sq. Mtr.** (**Proportionate to land of 8,525.664 Sq. Mtr.**), here-in-after referred to as "**Phase I FSI (Tower A1 & B1)**", 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, 1598, 1587, 1571, 1571, 1586 situated at Park Town, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP

Area of Property Under Sale : **8,525.664 Sq. Mtr.**

Status of Road : 30 Mtr. Wide Road

Sale Consideration : **Rs.20,00,00,000/-**

Stamp Duty : **Rs. 1,40,00,000/-**

Circle Rate : **Rs. 17,000/- Per Sq. Mtr.**

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 Utility Estates Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LTD

Rajeev V

Director

For Sagacious Consult Private Limited

Authorised Signatory/Director

विक्रय पत्र

वर्ष: 2023

प्रही सं: ।

रजिस्ट्रेशन सं: 5271

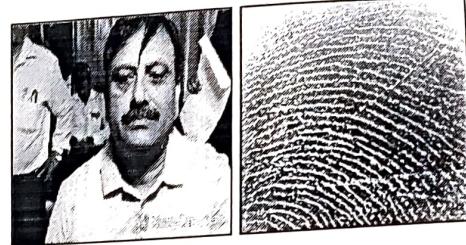
प्रतिफल- 20000000 स्टाम्प शुल्क- 14000000 बाजारी मूल्य- 20000000 पंजीकरण शुल्क- 2000000 प्रतिलिपिकरण शुल्क - 140 योग : 2000140

श्री मैसर्स ए०आई०जी बिल्डकॉन प्रा०लि० द्वारा
राजीव अग्रवाल अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री कुलदीप राज अग्रवाल

व्यवसाय : अन्य

निवासी: म० न०-५४, सै०-८, राजनगर गाजियाबाद।



ग्रा. मैसर्स ए०आई०जी बिल्डकॉन प्रा०लि० द्वारा

राजीव अग्रवाल अधिकृत पदाधिकारी/
प्रतिनिधि

मेरे यह लेखपत्र इस कार्यालय में दिनांक 24/05/2023 एवं

10:31:33 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश राय .

उप निबंधक : सदर द्वितीय

गाजियाबाद

24/05/2023

निबंधक लिपिक

24/05/2023

प्रिंट करें



This **SALE DEED** is executed at **GHAZIABAD** on this **24th day of May, 2023** by the **VENDORS** in favor of the **VENDEE**.

PARTICULARS OF VENDORS :

M/s. Utility Estates Private Limited, (PAN-AAACU5134E), a Private Limited Company, registered under the Indian Companies Act, 1956, having its registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, **Shri Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 9031 6987 2461)**, hereinafter referred to as "Utility" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns);

And

M/s. Sagacious Conbuild Private Limited, (PAN-AAMCS6368N), a Private Limited Company, registered under the Indian Companies Act, 1956, having its registered office at 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092 through its authorized signatory, **Shri Bir Singh Pundir S/o Late Shri Kundan Singh (Aadhar Card No. 9031 6987 2461)**, hereinafter referred to as "Sagacious" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns);

PARTICULARS OF VENDEE :

M/s. AIG Buildcon Private Limited, (PAN-AALCA5016G), a Private Limited Company, registered under the Indian Companies Act, 1956, having its registered office at H. NO. WZ 102A, First Floor, Vill Tihar, Near Subhash Nagar, New Delhi – 110018 through its Director, **Mr. Rajeev Aggarwal S/o Shri Kuldip Raj Aggarwal R/o House No. 54, Sector-08, Raj Nagar, Ghaziabad, UP-201002**, hereinafter referred to as "AIG Buildcon" (which expression shall unless repugnant to the subject or context mean and include its representative, successors and permitted assigns) ;

"Utility" may here-in-after be referred to as the "First Party", "Sagacious" may hereinafter be referred to as the "Second Party", and "AIG Buildcon" 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

For Utility Estates Private Limited

For AIG BUILDCON PRIVATE LIMITED

Authorized Signatory/Director
For Sagacious Conbuild Private Limited

Rajeev W
Director

Authorised Signatory/Director

बही सं: 1

रजिस्ट्रेशन सं: 5271

वर्ष: 2023

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

विक्रेता: 1

श्री मैसर्स यूटीलिटी इस्टेट, प्रांलि० के द्वारा बीर सिंह पुण्डर, पुत्र
श्री स्व० कुन्दन सिंह

निवासी: 11, न्यू राजधानी एन्कलेव, विकास मार्ग, दिल्ली-92

व्यवसाय: अन्य

विक्रेता: 2



श्री M/s. Sagacious Conbuild Private Limited, के द्वारा बीर सिंह
पुण्डर, पुत्र श्री स्व० कुन्दन सिंह

निवासी: 11, न्यू राजधानी एन्कलेव, विकास मार्ग, दिल्ली-92

व्यवसाय: अन्य

क्रेता: 1



श्री मैसर्स ए०आई०जी बिल्डकॉन प्रांलि० के द्वारा राजीव अग्रवाल,
पुत्र श्री कुलदीप राज अग्रवाल

निवासी: म० न०-54, सै०-8, राजनन्द गाजियाबाद।

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री धर्मवीर सिंह पंवार, पुत्र श्री मुख्यत्यार सिंह

निवासी: सी-6, आर०के० पुरम, गोविन्द पुरम, गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री हेमन्त कुमार, पुत्र श्री राजवीर सिंह सिरोही

निवासी: ई-123, पटेल नगर-2, गाजियाबाद।

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अब्दनीश राय

उप निबंधक: सदर दिवितीय

गाजियाबाद

24/05/2023

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

टिप्पणी: विक्रेता द्वारा लेखपत्र में अंकित विवरणानुसार प्रतिफल
प्राप्त किये जाने की पुष्टि की गयी।

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".

WHEREAS :

- A. 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 Zild No.858 at Pages from 213 to 236 at Sl.No.289 on 10-09-2013 in the Office of Sub Registrar-1, Ghaziabad, UP 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 Bamhettia, Pargana Dasna, Tehsil & District Ghaziabad, UP and the name of this Integrated Township is Park Town ("Integrated Township");
- B. 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.
- C. 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 Plot bearing no. GH-3/4 by measuring land area 22,790 Sq. Mtr. which were revised vide letter bearing no. 88/Master Plan Zone-5/17 dated 19-07-2017 Revised Map No. 712/Zone-5/2013-14 & further revised vide File No. GDA/BP/22-23/1143 Permit Date 15-05-2023 for Plot No.GH-3/4, situated at Parktown, Village Shahpur Bamhettia, Pargana Dasna, Tehsil & District Ghaziabad, UP, here-in-after referred to and called as "Entire Plot", being part of the Integrated Township and part completion for the Integrated Township has also been obtained.
- D. The entire plot is falling in following Khasra Nos, situated at Village Shahpur Bamhettia, Pargana Dasna, Tehsil & District Ghaziabad, UP :

Sl.No.	Khasra Nos.	Area (In Hectare/Sq. Mtr.)
1	1565	0.0670
2	1566	0.4050

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious CorpBuild Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Director

3	1567	0.0668
4	1568	0.2110
5	1569	0.3850
6	1570	0.4050
7	1572	0.1520
8	1573	0.1010
9	1589	0.2400
10	1598	0.0234
11	1598	0.0390
12	1587	0.1290
13	1571	0.0194
14	1571	0.0194
15	1586	0.0160
Total		2.2790 Hectare (22,790 Sq. Mtr.)

The boundaries of the Entire Plot is as per map attached.

E. Out of the above said total FSI, the “**Phase I FSI (Tower A1 & B1)**” is presently being sold by this Sale Deed by the **VENDORS** in favor of the **VENDEE**, being part of total imparable and indivisible land of 22,790 Sq. Mtr./Entire Plot (Plot No.GH-3/4). The remaining FSI has already been sold by the **VENDORS** in favor of other **VENDEES** vide Sale Deed dated 26-06-2015 executed in favor of Park City Infrastructure duly registered at Sl. No. 4228 in Bahi No. 1 Zild No. 13036 at Pages 343 to 384 on 26-06-2015 in the Office of Sub Registrar-First, Ghaziabad and Sale Deed dated 20-01-2016 executed in favor of Color City Homes Private Limited duly registered at Sl. No. 443 in Bahi No. 1 Zild No. 13501 at Pages 87 to 140 on 20-01-2016 in the Office of Sub Registrar-First, Ghaziabad.

F. The location of towers to be constructed in **Phase I FSI (Tower A1 & B1)** is more particularly shown in **Red 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 the parties as correct.

G. 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



Governmental authorities, applicable laws, bye-laws, rules, regulations, notifications etc. which are applicable to the present FSI under sale.

- H. The subject matter of this Sale Deed is the sale of **Phase I FSI (Tower A1 & B1)** 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 **Phase I FSI (Tower A1 & B1)** for the purposes of completion of the Group Housing Project in accordance with the applicable laws/rules/regulations and sanctioned maps;
- I. The **VENDEE** has carried out its due diligence regarding entire Plot; FSI permissible and purchased, sanctioned & revised maps, all applicable laws, rules, regulations, bye laws etc. up to its satisfaction;
- J. The **VENDEE** hereby confirms that it has made independent inquiries and obtained legal opinion/advise and satisfied itself about the title and competence of the **VENDORS** to execute and transfer their rights in favour of the **VENDEE** concerning the **Phase I FSI (Tower A1 & B1)** being sold/transferred under these presents, without influenced on any representations or assurances of the **VENDORS**;
- K. Replying upon the representations, warranties, undertakings, indemnities and assurances of the **VENDEE**, the **VENDORS** have sold the **Phase I FSI (Tower A1 & B1)** in favour 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 CONSIDERATION OF THE MUTUAL
CONVENANTS AND AGREEMENTS SET FORTH HEREIN, THE PARTIES
HERETO AGREE AS UNDER :

1. That, the VENDORS do hereby convey, sell and transfer 31,910.56 Sq. Mtr. of FSI (Proportionate to land of 8,525.664 Sq. Mtr.), as per Schedule-I (Marked in Red Color) and Schedule-II being part of total Permissible FSI of 92,796.51 Sq. Mtr. for construction and development of a group housing project, in favor of the VENDEE upon the terms and condition

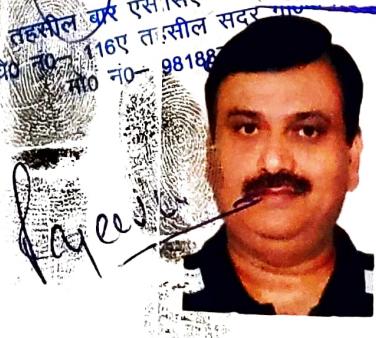
For AIG BUILD-ON PRIVATE

For Utility Estates Private Limited

~~Authorized Signatory/Director~~

For Sagacious Conbuild Private Limited

Authorised Signatory/Director



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.20,00,00,000/- (Rupees Twenty Crore Only)** ("Consideration").
3. That the Vendee has handed over the following cheques for payment of total Consideration to the **VENDORS** on or before execution of sale deed:

Sl. No.	Date	Amount (In Rs.)	Ch. No.	Cheque Issued In Favor of
1	13.01.2023	5,00,000	000594	Sagacious Conbuild Private Limited
2	11.01.2023	10,00,000	000593	Sagacious Conbuild Private Limited
3	02.02.2023	5,00,000	000596	Sagacious Conbuild Private Limited
4	03.02.2023	5,00,000	000598	Sagacious Conbuild Private Limited
5	04.02.2023	5,00,000	000597	Sagacious Conbuild Private Limited
6	07.02.2023	5,00,000	000599	Sagacious Conbuild Private Limited
7	15.02.2023	5,00,000	000601	Sagacious Conbuild Private Limited
8	16.02.2023	5,00,000	000602	Sagacious Conbuild Private Limited
9	20.02.2023	5,00,000	000603	Sagacious Conbuild Private Limited
10	12.03.2023	5,00,000	000604	Sagacious Conbuild Private Limited
11	12.03.2023	5,00,000	000605	Sagacious Conbuild Private Limited
12	20.03.2023	5,00,000	000608	Sagacious Conbuild Private Limited

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Rajeev W
Director

13	20.03.2023	5,00,000	000606	Sagacious Conbuild Private Limited
14	03.04.2023	5,00,000	000614	Sagacious Conbuild Private Limited
15	12.04.2023	5,00,000	000613	Sagacious Conbuild Private Limited
16	11.05.2023	10,00,000	000621	Sagacious Conbuild Private Limited
17	11.05.2023	10,00,000	000623	Sagacious Conbuild Private Limited
18	22.05.2023	8,00,00,000	RTGS	Sagacious Conbuild Private Limited
19	24.05.2023	80,00,000	000625	Sagacious Conbuild Private Limited
20	24.05.2023	1,00,00,000	000626	Sagacious Conbuild Private Limited
21	24.05.2023	1,00,00,000	000627	Sagacious Conbuild Private Limited
22	24.05.2023	1,00,00,000	000628	Sagacious Conbuild Private Limited
23	24.05.2023	1,00,00,000	000629	Sagacious Conbuild Private Limited
24	24.05.2023	1,00,00,000	000630	Sagacious Conbuild Private Limited
25	24.05.2023	1,00,00,000	000631	Sagacious Conbuild Private Limited
26	24.05.2023	1,00,00,000	000632	Sagacious Conbuild Private Limited
27	24.05.2023	1,00,00,000	000633	Sagacious Conbuild Private Limited
28	24.05.2023	1,00,00,000	000634	Sagacious Conbuild Private Limited
29	24.05.2023	1,00,00,000	000635	Sagacious Conbuild Private Limited
30	19.05.2023	20,00,000	TDS	Sagacious Conbuild Private Limited
	TOTAL	20,00,00,000		

For Utility Estates Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Director

For Sagacious Conbuild Private Limited

Authorized Signatory/Director

All of the above said cheques are drawn on Bank of Baroda, Raj Nagar Branch, Ghaziabad-201002. The **VENDORS** hereby acknowledge the receipt of the above said cheques from the **VENDEE**. The **VENDEE** has also declared that it has deposited the amount of TDS as mentioned above in favor of the **VENDORS** with the Government Treasury. The **VENDEE** has handed over TDS Payment Challans to the **VENDORS** and also hereby assure, confirm and declare that it will handover TDS Certificates in respect of above said TDS Payments to the **VENDORS** as per the Income Tax Act/Rules. The **VENDEE** also hereby declare and assure to the **VENDORS** that all of the above said cheques will cleared irrespective of any circumstances. On the basis of above assurance, confirmation and declaration, the **VENDORS** are executing this Sale Deed and execution & registration of this sale deed is subject to clearance of all of the above said cheques. Until & unless, all of the above said cheques are cleared, the **VENDEE** will not create any third party's right in respect of the above said property.

4. That, the **VENDORS** have handed over the actual Physical Possession of area as mentioned in **Schedule-I (Marked in Red Color) and Schedule-II** in favor of the **VENDEE**. The stamp duty, registration and other charges payable on such sale deed has been and shall be solely borne by the **VENDEE**.
5. That, the said **Phase I FSI (Tower A1 & B1)** 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 **Phase I FSI (Tower A1 & B1)** in favor of the **VENDEE**.
6. That, as the **VENDEE** has already carried out its due diligence regarding the Entire Plot, Group Housing Project, FSI permissible and purchased, sanctioned and revised 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.
7. The **VENDEE** shall be free to obtain registration for the said project with the Uttar Pradesh Real Estate Regulatory Authority under Real Estate (Regulation and Development) Act, 2016 and UPRERA Rules made there under as the sole

For Utility Estates Private Limited

Authorized Signatory/Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Director

promoter on the basis of this sale deed and on the basis of approved maps. The **VENDEE** shall have the absolute right, interest (including acceptance of booking, collection of monies/proceeds/incomes from the land and/or project thereon) and obligation in respect of the said land and the project to be developed thereon as the sole promoter thereof. The **VENDORS** shall not have any interference, involvement in the said project to be developed by the **VENDEE** on the said land presently being sold under this sale deed, therefore, the **VENDORS** will not have any sort of liability in respect of the said project towards proposed customers, UPRERA Authority etc. If due to any action or non-action of the **VENDEE** in respect of the said project, any liability financial or otherwise falls upon the **VENDORS**, the **VENDEE** will own the complete responsibility of such liability and will always keep the **VENDORS** harmless and indemnified.

8. That, the **VENDEE** had satisfied itself by themselves and/or through its counsels, consultants etc. without having been influenced by the **VENDORS** 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 **Phase I FSI (Tower A1 & B1)** have been handed over by the **VENDORS** to the **VENDEE** at the time of execution of this sale deed and the **VENDEE** hereby accepts that the same are in order and nothing remains to be obtained.
10. That, the **VENDEE** and other FSI owners of the said plot 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. 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 **Phase I FSI (Tower A1 & B1)** sold to it. The **VENDEE** is also well aware that the surroundings of the Entire Plot as well as the **Phase I FSI (Tower A1 & B1)** 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**.

For Utility Estates Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

12. 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 **Phase I FSI (Tower A1 & B1)** at present and in the future.
13. That, the **VENDEE** would develop and construct the **Phase I FSI (Tower A1 & B1)** at its own cost and efforts in accordance with the approved/revised maps and by complying all provisions of the laws of land. If due to non-compliance of any law by the **VENDEE**, any sort of liability falls upon the **VENDORS**, the **VENDEE** will be liable to pay all those liabilities and will keep the **VENDORS** fully indemnified in all respects.
14. 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.
15. That, the **VENDEE** has clearly understood and accepted that it would confine its rights to the aforesaid **Phase I FSI (Tower A1 & B1)** and shall have no right to use, occupy or otherwise keep any building materials etc. outside the area of **Phase I FSI (Tower A1 & B1)**.
16. That, all Taxes, cesses, dues or demands in respect of above said **Phase I FSI (Tower A1 & B1)** like Property Tax, House Tax, Electrical Charges, Water charges, Maintenance Charges, Non-Construction Charges, any levy by Government of U.P. or any other unpaid dues of the Ghaziabad Development Authority etc. or any other expenses in respect of **Phase I FSI (Tower A1 & B1)**, 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**.

For Utility Estates Private Limited

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED

Rajeev W
Director

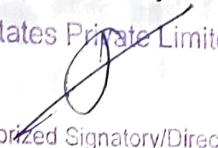
For Sagacious Conbuild Private Limited

Authorised Signatory/Director

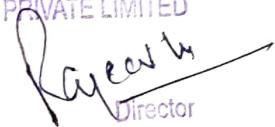
17. That, the **VENDEE** shall be bound to inform and apprise the covenants of the present Sale Deed to its intending allottees, purchasers, third parties, stakeholders, prior to offering or creating any third party interest in the **Phase I FSI (Tower A1 & B1)** under sale. In case of any breach, the **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.

18. That, the **VENDORS** and the **VENDEE** have entered into this sale transaction being of sound mind by their free will, without any pressure, coercion, inducement etc. of any kind from any corner.

For Utility Estates Private Limited

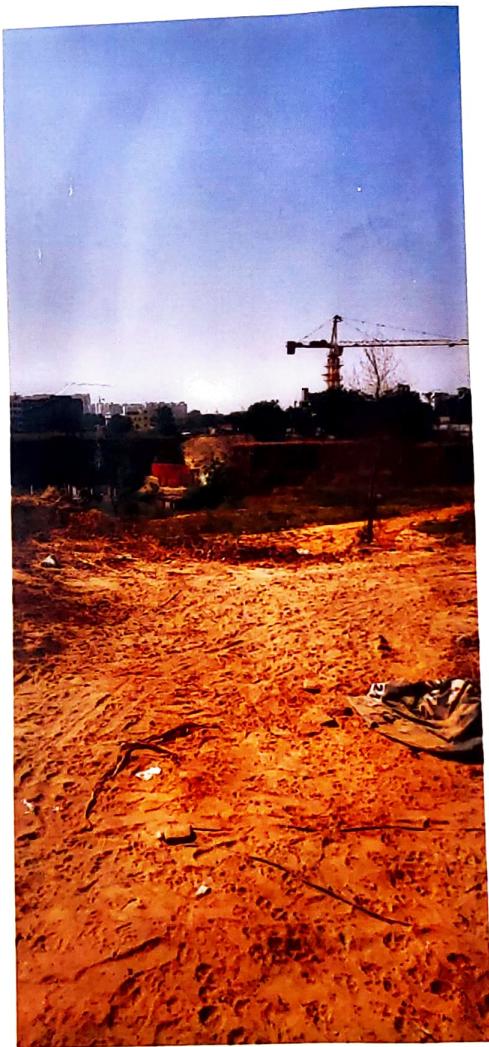

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED


Rakesh
Director

For Sagacious Conbuild Private Limited


Authorised Signatory/Director



**Area Statement of Phase-I FSI (Tower-A1 & B1),
Plot No. GH-3/4, Park Town, Shahpur Bamheta,
Ghaziabad, Uttar Pradesh**

SCHEDULE-II

S. NO.	BLOCK NO.	TOWER NAME	F.A.R.	F.A.R. AREA (SANCTIONED)	FREE OF F.A.R.
			SQM.	SQM.	SQM.
		A1	14,375.40	14,375.40	2,389.69
1	PHASE-I	B-1	17,013.02	17,013.02	2,899.84
		Community	522.14	522.14	
		Total	31,910.56	31,910.56	5,289.53

For Utility Estates Private Limited

For AIG BUILDCON PRIVATE LIMITED
Director

For Sagacious Conbuild Private Limited

Authorised Signatory/Director

UTILITY ESTATES PRIVATE LIMITED

CIN : U45202DL2001PTC113391

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Email: utilityestates1979@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. UTILITY ESTATES PRIVATE LIMITED HELD ON TUESDAY, 23RD DAY OF MAY, 2023 AT 12.00 PM (NOON) AT ITS REGISTERED OFFICE SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI 110092

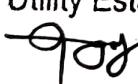
"RESOLVED THAT the Board of Directors of the Company do hereby approve to sell land situated at Phase-1 FSI (Tower- A1 & B1), Plot No. GH-3/4, Park Town, Shahpur Bamheta, Ghaziabad, Uttar Pradesh to M/s AIG Buildcon Private Limited.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir, Director of the company be and is hereby authorized to sign & execute sale deed and other relevant documents and get the sale deed registered in the office of concerned Sub Registrar, Ghaziabad for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

Certified True Copy

For Utility Estates Private Limited

For Utility Estates Private Limited


(Uma Agarwal)
Authorized Signatory/Director

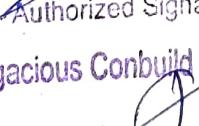
Director

DIN: 01206401

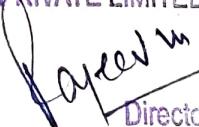
For Utility Estates Private Limited


Authorized Signatory/Director

For Sagacious Conbuild Private Limited


Authorised Signatory/Director

For AIG BUILDCON PRIVATE LIMITED


Rayee
Director

SAGACIOUS CONBUILD PRIVATE LIMITED

CIN : U45400DL2008PTC185662

Regd. Office : 15, New Rajdhani Enclave, Delhi-110092

Email : sagaciousconbuild@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S SAGACIOUS CONBUILD PRIVATE LIMITED HELD ON TUESDAY, THE 23RD DAY OF MAY 2023, AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 15, NEW RAJDHANI ENCLAVE, DELHI-110092

"RESOLVED THAT the Board of Directors of the Company do hereby approve to sell land situated at Phase-1 FSI (Tower- A1 & B1), Plot No. GH-3/4, Park Town, Shahpur Bambheta, Ghaziabad, Uttar Pradesh to M/s AIG Buildcon Private Limited.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir, Director of the company be and is hereby authorized to sign & execute sale deed and other relevant documents and get the sale deed registered in the office of concerned Sub Registrar, Ghaziabad for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter."

Certified True Copy

For Sagacious Conbuild Private Limited

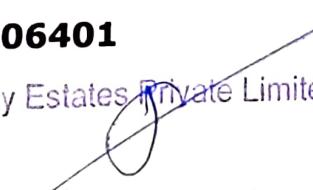
For Sagacious Conbuild Private Limited



Authorised Signatory/Director
(Uma Agarwal)

Director

DIN: 01206401

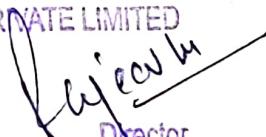

For Utility Estates Private Limited

Authorized Signatory/Director


For Sagacious Conbuild Private Limited

Authorised Signatory/Director

For AIG BUILDCON PRIVATE LIMITED


Director



प्रधानमंत्री सरकार
GOVERNMENT OF INDIA



धर्मवीर सिंह पांवर
Dharmveer Singh Panwar
जन्म तिथि / DOB: 03/08/1988
जुलूस / MALE

2524 6276 5464

आधार - आम आदमी का अधिकार



मानवीक निश्चयनहारन प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आपका नाम: मुख्यार सिंह, सी-
6, आरक पुस्तक
गोविन्दपुरम, गाजियाबाद
उत्तर प्रदेश - 201013

Address:
S/O: Mukheyar Singh, C-6, R.K.
Puram, Govindpuri, Ghaziabad,
Uttar Pradesh - 201013

2524 6276 5464

Aadhaar - Aam Admi ka Adhikar

AIG BUILDCON PRIVATE LIMITED

Regd. Office: H No.- WZ 102 A, First Floor, Vill Tihar, Near Subhash Nagar, New Delhi-110018 India

CIN: U45400DL2012PTC241473

E-Mail: - aiginfratec@gmail.com

BOARD RESOLUTION

Certified True Copy of the Resolution Passed by the Board of Directors at its Meeting held on 22nd May 2023 at H No.- WZ 102 A, First Floor, Vill Tihar, Near Subhash Nagar, New Delhi-110018 India.

“RESOLVED that for the purpose of purchase and performing other duties in regard to Permissible FSI of 31,910.56 Sq. Mtr. (Proportionate to land of 8,525.664 Sq. Mtr.), here-in-after referred to as “Phase I FSI (Tower A1 & B1)”, 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, 1598, 1587, 1571, 1571, 1586 situated at Park Town, Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP from the seller M/s Utility Estates Private Limited & M/s Sagacious Conbuild Private Limited., Mr. Rajeev Aggarwal S/o Shri Kuldeep Raj Aggarwal, on behalf of company Director of the Company, be and is hereby authorized to sign necessary documents/ execute sale deed.

“RESOLVED that Mr. Rajeev Aggarwal S/o Shri Kuldeep Raj Aggarwal, Director of the Company, be and is hereby authorized to execute, sign and present the sale deed before the Sub- Registrar Office, Ghaziabad for Registration & to execute all documents and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the aforesaid resolutions.

RESOLVED FURTHER THAT a copy of the above resolution duly certified as true by Directors of the company be furnish such other parties as may be required from time to time in connection with the above matter.”

Certified to be true copy

For AIG BUILDCON PVT LTD

For AIG BUILDCON PRIVATE LIMITED



Director

Rajni Aggarwal

8/54 Raj Nagar, Ghaziabad

DIN: 08010049

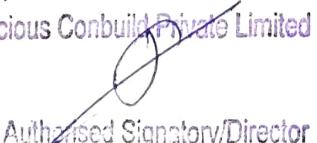
Director

For Utility Estates Private Limited



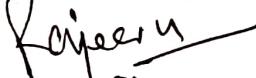
Authorized Signatory/Director

For Sagacious Conbuild Private Limited



Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED



Director

Rajeev Aggarwal

8/54 Raj Nagar, Ghaziabad

DIN: 01221062

Director

For AIG BUILDCON PRIVATE LIMITED



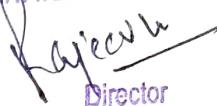
Director

IN WITNESS WHEREOF, THE PARTIES ABOVE NAMED HAVE AFFIXED THEIR SIGNATURES ON THIS SALE DEED ON THE MONTH AND YEAR WRITTEN IN THE PRESENCE OF WITNESSES NAMED BELOW:

For Utility Estates Private Limited

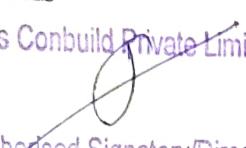

Authorized Signatory/Director

For AIG BUILDCON PRIVATE LIMITED


Rajveer Singh
Director

VENDORS

For Sagacious Conbuild Private Limited


Authorized Signatory/Director

VENDEE

PHOTO WITNESS-1

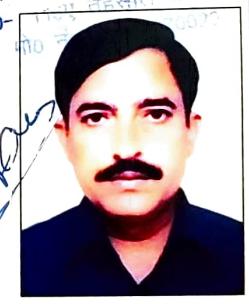
WITNESSES :

1- Dharmveer Singh Panwar
S/o Shri Mukhtyar Singh
R/o C-6, R. K. Puram, Govindpuri, Ghaziabad, Uttar Pradesh – 201013

2- Hemant Kumar
S/o Shri Rajveer Singh Sirohi
R/o E-123, Patel Nagar-2, Ghaziabad, Uttar Pradesh – 201001

PHOTO WITNESS-2

विकास त्यागी एड.
सचिव
तहसील बार एसोसिएशन गाँवाद
चै0 नं0- 116 तहसील सदर गाँवाद
मो0 नं0- 9818870020



विकास त्यागी एड.
सचिव
तहसील बार एसोसिएशन गाँवाद
चै0 नं0- 116 तहसील सदर गाँवाद
मो0 नं0- 9818870020

आवेदन सं.: 202300739039809

बही संख्या 1 जिल्द संख्या 20476 के पृष्ठ 31 से 90 तक क्रमांक 5271 पर
दिनांक 24/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अवनीश राय

उप निबंधक : सदर द्वितीय

गाजियाबाद

24/05/2023

