



उत्तर प्रदेश UTTAR PRADESH

C 619599

SALE DEED

Area of the Plot: 13188.26 Sq. Meter

Plot No.: GH-01 (Presently no construction/ building exist on the Plot)

Situated at: Sec-6, "PALM WOOD ENCLAVE" in Wave City NH-24, Ghaziabad

Total Consideration Value /Market Value: Rs. 23,65,14,523/-

Use of the Plot: GROUP HOUSING

Govt.Circle Rate of the Plot: Rs. 10,000/- per sq. mtr

Stamp Duty Paid in Sale Deed: Rs. 1,18,07,000/-

For UPPAL CHAMPA HI-TECH DEVELOPERS PVT. LTD.

P. Kumar
Authorised Signatory

P. Kumar
(P. KUMAR)
Secretary
Sanchar Nest Shikhar Jyoti Samiti Ltd.
Ghaziabad



Samthan Nest Sahkari Awai Samiti
Utd. 627



विक्रय पत्र
236,514,523.00 / 236,514,523.00

पत्रिकल मालियन
श्री मै० संचार नेस्ट सहकारी आ० समि० द्वारा श्री० कुमार
पुत्र श्री पी० जनाधन
व्यवसाय व्यापार/अन्य/स्त्री



निवासी स्थायी बी-406 PMO हाउसिंग सोसा० सी-58/20 सै-62 नोएडा
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 19/7/2013 गमय 4:54PM
वजे निवन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निवन्धक, प्रथम

गाजियाबाद

19/7/2013

निष्पादन लेखपत्र बाद मुनने व गम्भीर मजबूत व प्राप्त धनराशि के प्रत्यानुसार उत्तम
विक्रेता

श्री मै० उपल चड्ढा द्वारा दीपक पाठक
पुत्र श्री अमादत पाठक
पेशा व्यापार/अन्य/स्त्री
निवासी R-11/57 राजनगर गावाद



श्री मै० संचार नेस्ट सहकारी आ० समि० द्वारा श्री० कुमार
पुत्र श्री पी० जनाधन
पेशा व्यापार/अन्य/स्त्री
निवासी बी-406 PMO हाउसिंग सोसा० सी-58/20
सै-62 नोएडा



भारतीय राजन्याधिक INDIA NON JUDICIAL

OFFICE OF THE TREASURY
GHAZIABAD

27 MAY 2013

25000

Chief Treasury Officer
भारतीय राजन्याधिक



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 619598

2

THIS SALE DEED is made and executed on this 19th day of July 2013 (Two thousand Thirteen), at Ghaziabad, Uttar Pradesh:

BY

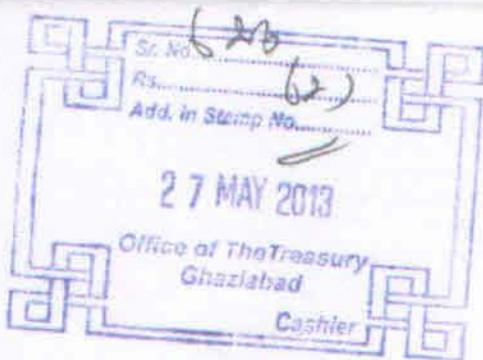
MESSERS UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED, a company incorporated under provisions of the (Indian) Companies Act, 1956, having its Registered Office at 33, Community Centre, New Friends Colony, New Delhi – 110 025, represented by its authorized signatory Mr. Deepak Pathak, S/o Sh. Amba Dutt Pathak, R/o R-1157, Rajnagar, Ghaziabad, appointed by virtue of a duly executed Company Board Resolution dated 15.07.2013 (hereinafter referred to as the "SELLER/VENDOR" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in interest, affiliates, nominees, administrators, executors, legal/authorized representatives, attorney(ies) and permitted assigns) of the FIRST PART.

For UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD

Authorised Signatory

(P. KUMAR)

Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad



ने नियाइन स्वीकार किया।

जिनकी पत्नी श्री मुकेश कुमार

पुत्र श्री भोपाल शिंह

पता व्यापार/अन्य/स्त्री

नियामी DD-199 अयन्तिका गावाद

व श्री राजेश कुमार गुप्ता

पुत्र श्री स्व. श्री एल गुप्ता

पता व्यापार/अन्य/स्त्री

नियामी SB-187 शास्त्रीनगर गावाद

ने की।

प्रत्यक्षतः भाइ सांकेतिकों के निशान अंगृहि नियमानुसार लिये गये हैं।

(Signature)



रजिस्ट्रीकरण अधिकारी के वस्तावकर

उप निवन्धक, प्रथम
गाजियाबाद

19/7/2013





उत्तर प्रदेश UTTAR PRADESH

C 619597

3

IN FAVOUR OF

M/s. SANCHAR NEST SAHAKARI AWAS SAMITI LTD., a society registered and existing under the Uttar Pradesh Societies Registration Act, 1965, under Regn. No. 4302 dtd. 22.07.2009, having its registered office at FH-2, Plot No. 25, Meenal Apartments, Sector-5, Rajender Nagar, Ghaziabad - 201005 through **Mr. P. KUMAR** S/o Shri P. Janardhanan R/o B-406, PMO Housing Society, Plot No-C-58/20, Sector-62, Noida-201307, Secretary, duly authorized by the Management Committee vide resolution dated 30th June, 2013 (hereinafter referred to as the **PURCHASER/VENDEE**, which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, liquidators and permitted assigns) of the **SECOND PART**.

Each of the "SELLER/VENDOR" and the "PURCHASER/VENDEE" are individually referred to as "Party", and collectively as "Parties".

For UPPAL CHAUHAN TECH DEVELOPERS PVT LTD.


A. K. Chauhan
Authorized Signatory



(P. KUMAR)
Secretary
Sanchar Nest Sahakari Awas Samiti Ltd.
Ghaziabad



विक्रेता

Registration No.: 6851

Year: 2,013

Book No.: 1

0101 ५० उप्पल चड्डा द्वारा दीपक पाठक

अम्बादत्त पाठक *Deepti*

B-11/57 राजनगर गाँवाद

व्यापार/अन्य/स्त्री





उत्तर प्रदेश UTTAR PRADESH

C 619596

4

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view the mandates of the National and State Housing Policies, announced a Hi-Tech Township Policy as issued by Government Order No. 3189/Eight-1-07-34-Vividh/03, dated 15th August, 2008, which was revised by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17th September, 2007 and Government Order No. 4916/8-1-07-34-Vividh/03, dated 27th August, 2007, which were issued in continuation of Hi-Tech Township Policy – 2003 announced by the Government of Uttar Pradesh vide Government Order No. 6087/9-A-2003-34-Vividh/03, dated 22nd November, 2003, to be known as the “**Hi-Tech Township Policy**” to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited proposals for development of Hi-Tech Townships in the State of Uttar Pradesh.

For UPPAL CHADHA Hi-TECH DEVELOPERS PVT. LTD.

 *Pathay*
Authorised Signatory

Junar

(P. KUMAR)
Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad

Sl. No.	630
Rs.	(7)
Add. In Stamp No.	
27 MAY 2013	
Office of The Treasury Ghaziabad	
Cashier	

क्षेत्रा

Registration No. : 6851

Year: 2013

Book No. : 1

0201 मैं ० संचार नेट सहकारी आ० समि० द्वारा पी० कुमार
पी० जनाधन Yashwantrao

THE BOSTONIAN 11

मो-406 PMO हाउसिंग सोसायटी-58/20 रोड-62 नोएडा
व्यापार/अन्य/स्त्री





उत्तर प्रदेश UTTAR PRADESH

C 619595

5

AND WHEREAS the High Power Committee was duly constituted by the Government of Uttar Pradesh for selection of developers and that the committee thereby selected the Consortium M/s Uppal Chadha Hi-Tech Developers Private Limited (hereinafter referred to as the "Seller/Vendor") for the development of Hi-Tech Township ("Hi-Tech Township") at the location on NH- 24 near the town Ghaziabad in Uttar Pradesh.

AND WHEREAS in accordance with the above the Seller is developing the Hi-Tech Township located on NH- 24 near the town Ghaziabad in Uttar Pradesh by the name of "WAVE CITY", comprising of various Plot's of different sizes, Row Houses/Flats, Floors, Bungalows, High-rise Apartments/Group Housing, Schools/Educational Institutions, Hospitals/Health Centers, Corporate Parks, Commercial and Retail Centers, Hotels/Clubs and Leisure Areas etc, apart from all such areas that would be required for the development of a Hi-Tech township on the "Said Project" - Wave City in accordance with the sanctioned plans and approvals as envisaged under the Hi-Tech Township Scheme of the Government as well as in terms of other applicable laws, rules, notifications, standing orders/instructions etc. for the time being in force (in short the "Applicable Laws").

For UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.

Authorised Signatory

(P. KUMAR)
Secretary
Sanchar Nest Sahakari Awas Samiti Ltd.
Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

C 619594

6

AND WHEREAS in pursuance to the terms of the Hi-Tech Township Policy (as amended) of Government of Uttar Pradesh, the "Said Project" - Wave City is being executed and marketed by the Seller/Vendor.

AND WHEREAS the freehold land for the abovementioned "Said Project" - Wave City has been directly purchased by the Seller/Vendor through negotiation with farmers, owners, Bhumidars except small portion of the total land required for the "Said Project" - Wave City is acquired by the Government of Uttar Pradesh and so acquired land is transferred to the Seller/Vendor on leased hold basis, however, the land subject matter of this sale deed is freehold land.

AND WHEREAS the revised Detailed Project Report for the entire "Said Project" - Wave City was approved by the Competent Authority vide its letter no. 758/MP/2011 dt. 22.07.2011. Further, the revised Detailed Layout Plan has also been approved by Ghaziabad Development Authority vide its letter no. 946/MP/2011 dated 27.09.2011 (Competent Authority), and in pursuance to which the Development Agreements dt. 20.10.2011 and revised Memorandum of understanding 29/MP/2010 dt. 17.02.2010, have been signed between Competent Authority, and the Seller/Vendor, as provided in the Hi-Tech Township Policy of U.P. Government.

For UPPAL CUMRA HI-TECH DEVELOPERS PVT. LTD.

Authorised Signature

(P. KUMAR)
Secretary
Sanchar Neet Sahkari Awas Samiti Ltd.





उत्तर प्रदेश UTTAR PRADESH

C 619593

7

AND WHEREAS pursuant to the said Development Agreements, the Seller/Vendor has obtained all requisite permissions/ approvals/ licenses/Detailed Project Report/Detailed Layout Plans/ Amended Detailed Layout Plan and Memorandum of Understanding /Amended/Revised Memorandum of Understanding (hereinafter referred to as "Master License"), has been signed between Competent Authority and the Seller/Vendor, for the purpose of development of Hi-Tech Township located on NH-24 near the town Ghaziabad in Uttar Pradesh by the name of "Wave City". It may further be noted that Master Licenses as detailed above are subject to further amendment/revision/modification, if required and deemed necessary in the interest of the Project.

AND WHEREAS under the "Said Project" - Wave City, the Seller/Vendor in terms of the Master Licenses is entitled to develop Group Housing Complexes, accordingly, certain land out of the total area of the "Said Project" - Wave City, has been demarcated and further sub-divided into smaller land/plots for the said purpose.

AND WHEREAS as aforesaid the Seller/Vendor is owner and otherwise entitled to a piece and parcel of smaller land/ plot, situated in the layout plan of Wave City, District, Ghaziabad, more particularly described at the foot of this indenture as **Schedule-A**, duly approved and earmarked by the Competent Authority for the development of Residential

For BPPAL CHADNA HI-TECH DEVELOPERS PVT. LTD

Authorised Signatory

(P. KUMAR)

Secretary

Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad



उत्तर प्रदेश UTTAR PRADESH

C 619592

8

Group Housing thereon having a total permissible Floor Surface Index (FSI) of 482682.70 Sq. Ft. (for short the "Said Land/Plot"), an integral part of the "Said Project" - Wave City, and the same is delineated in blue colour in the approved overall lay-out plan of the "Said Project" - Wave City and annexed hereto and marked as Schedule-B.

AND WHEREAS the Purchaser/Vendee is desirous to purchase the Said Land/Plot with the intention of constructing, developing a Residential Group Housing Complex (hereinafter referred to as the "Residential Complex"), accordingly has entered into an Agreement to Sell with the Seller/Vendor dated 19/02/2013, which was duly registered as document no. 1537, Book No. I, Vol. No. 10770 on pages from 57 to 454 in the office of Sub-Registrar-I, Ghaziabad and has paid the applicable stamp duty of Rs. 47,50,000/- on the said Agreement to sell and the balance payable stamp duty of Rs. 1,18,06,017/- has been paid on the execution and registration of the instant Sale Deed.

AND WHEREAS the Purchaser/Vendor has confirmed that it will abide by the building rules and regulations as promulgated by the Competent Authority or any other Authority as may be applicable from time to time. The Purchaser/Vendee have inspected and taken a copy of the lay-out plan, "Master License", sanctions, title documents, Development

For UPPML CHAUBI HI-TECH DEVELOPERS PVT. LTD.

Authorised Signatory
Authorised Signatory

[Signature]
(P. KUMAR)
Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
15000

25 MAY 2013

पचास हजार रुपये

भारत

FIFTEEN
THOUSAND RUPEES

Rs.
15000

INDIA

उत्तर प्रदेश UTTAR PRADESH

763565

471

SCHEDULE - A

ALL THAT Plot(s) total measuring 13188.26 Sq. Mtrs. /Acres, comprising in plot bearing number GH-01, Sector-6, Palm Wood Enclave having permissible FSI of 482682.70 Sq. Ft. situated at "Wave City NH24", District Ghaziabad (Uttar Pradesh). Delineated and marked in blue colour in the plan annexed hereto and bounded as:

EAST: Road 24 Mtr. Wide

WEST: Part of Balance Land of Plot no-GH-01

NORTH: Road 57 Mtr. Wide

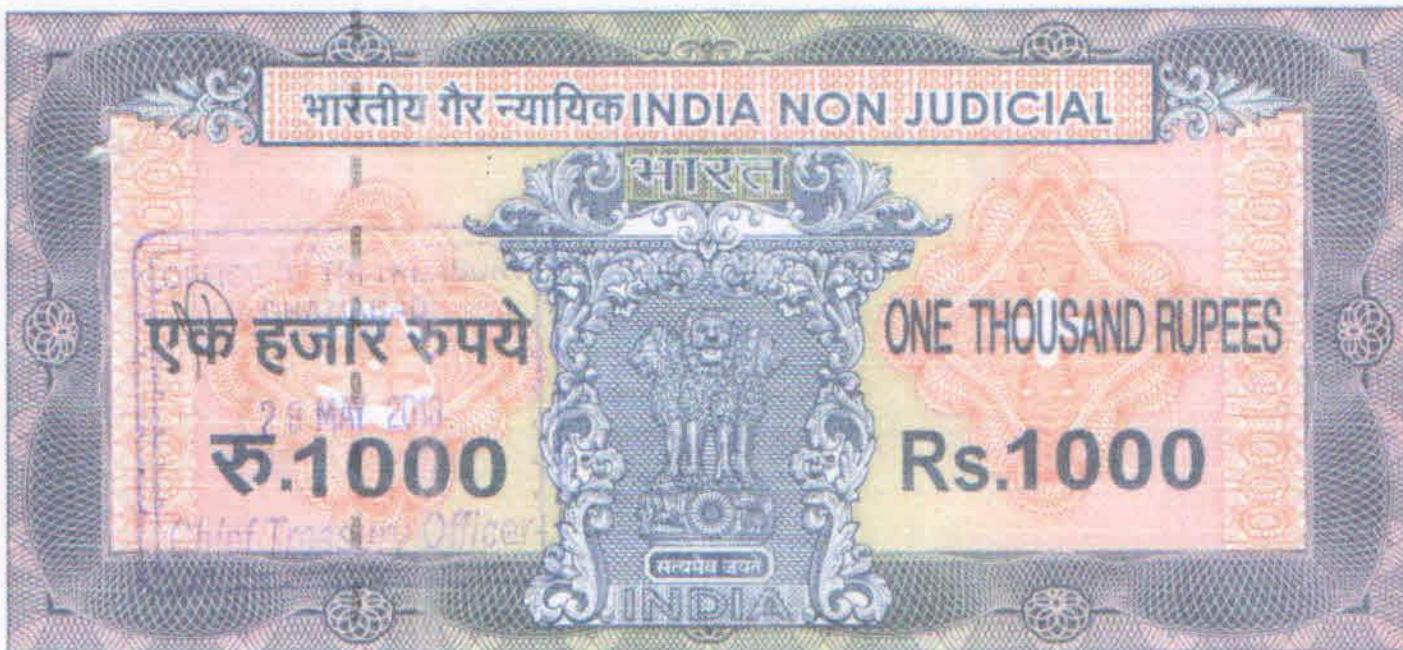
SOUTH: Road 12 Mtr. Wide

For UPPAL CHADRA HI-TECH DEVELOPERS PVT. LTD.

pawar

Authorised Signatory

[Signature]
(P. KUMAR)
Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad



उत्तर प्रदेश UTTAR PRADESH

X 935386

472

SCHEDULE - B

The said Schedule A Land/ Plot is an integral part of the "Said Project" - Wave City, and the same is delineated in blue colour in the approved overall lay-out plan of the "Said Project" - Wave City.

MR. UPPAL CHOWDHURY HI-TECH DEVELOPERS PVT. LTD.

Parley
Authorized Signatory

[Signature]
(P. KUMAR)
Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad





उत्तर प्रदेश UTTAR PRADESH

273

X 935385

SCHEDULE-C

The consideration to be paid by the Second Party under this agreement for the Plot(s) of 13188.26 Mtrs. / Acres along with the FSI of 482682.70 sq. ft. agreed to be sold/conveyed shall be calculated @ Rs.490/- (Rupees Four Hundred and Ninety Only) per sq. ft of FSI i.e. Rs. 23,65,14,523/- (Rupees Twenty Three Crores Sixty Five Lakhs Fourteen Thousand Five Hundred & Twenty Three only) to be paid by the Second Party to the First Party in the following manner:

- i. That simultaneously with the signing of this agreement, the Second Party has paid a sum of Rs.7,75,21,159/- (Rupees Seven Crores Seventy Five Lakhs Twenty One Thousand One Hundred Fifty Nine Only);
- ii. A sum of Rs. 8,93,36,181.20 (Rupees Eight Crores Ninety Three Lacs Thirty Six Thousand One Hundred Eighty One and Twenty Paise only), on or before 15th August 2013;
- iii. A sum of Rs. 3,48,28,592 (Rupees Three Crores Fourty Eight Lacs Twenty Eight Thousand Five Hundred Ninty Two only), being full and final payment towards the sale consideration on or before 30th August 2013;
- iv. A sum of Rs. 3,48,28,592 (Rupees Three Crores Fourty Eight Lacs Twenty Eight Thousand Five Hundred Ninty Two only), being full and final payment towards the sale consideration on or before 15th October 2013;

SELLER/VENDOR

For UPPAL CHADHA IN-TECH DEVELOPERS PVT. LTD.

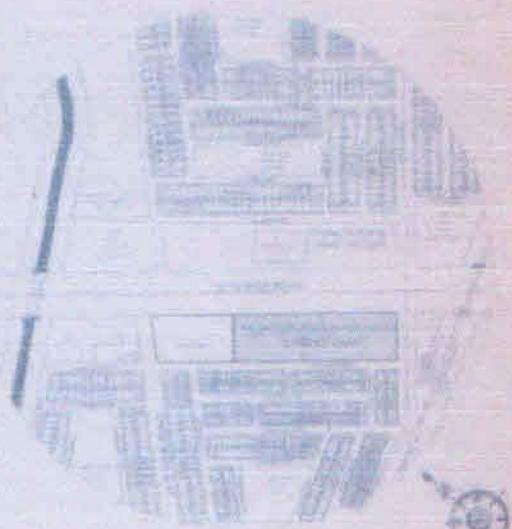
Parvez
Authorized Signatory

PURCHASER/VENDEE

Kumar
(P. KUMAR)
Secretary
Sanchay Nest Sahay Awas Samiti Ltd.
Chahzabad

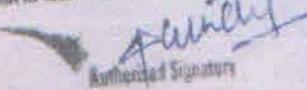
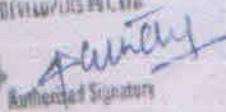
**SITE PLAN OF GROUP HOUSING PLOT-NO.GH-01 SEC.- 6,
PALM WOOD - ENCLAVE, WAVE CITY, NH-24, GHAZIABAD.**

TOTAL PLOT AREA =13188.26 SQ.MT



LOCATION PLAN



For UPPAL CHADNA HI-TECH DEVELOPERS PVT. LTD.


Authored Signature

NOTE: APPROVAL NOTIFICATION REQUESTED

SITE PLAN


(P. KUMAR)
Secretary
Sanchar Nest Sahakari Awas Samiti Ltd.
Ghaziabad

PURCHASEABLE SIGN

OWNER'S SIGN

ARCHITECT'S SIGN


Architect
Anuj Agarwal
CA/96/19503

A-244, Kaushambi Ghaziabad

शानदित्र प्रलेख संख्या 6851/2013
साथ प्रस्तुत कुमार

★
मा. रा. राज्य





उत्तर प्रदेश UTTAR PRADESH

#474#

763566

5

Witness

For MPRIL CHABRA HI-TECH DEVELOPERS PVT. LTD.

Choudhary

Patel
Authorized Signatory

(P. KUMAR)

Secretary
Sanchar Nest Sahkari Awas Samiti Ltd.
Ghaziabad

Mukesh Kumar (Shri Bishal Singh)
BD-199 Anantika Gd

Choudhary

AUFPK 17125

2. Rights

Reverd Kumar Gupta

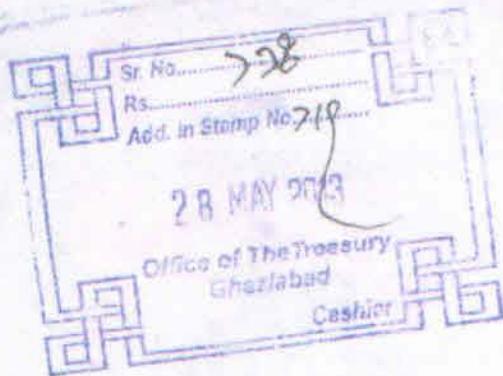
S/o Late Smti B.L. Gupta

813 187 Sector 42

Ghaziabad 201301 Date I.D. FV-X624P336

Drafted by - Tejender Singh, Advocate, Civil Court, Ghaziabad.





1537 20
 475000/-
 4744900/-
 6851
 2013
 19 7 2013

आज दिनांक 19/07/2013 को

वही सं 1 जिल्ह में 11279

पृष्ठ सं 263 से 1,214 पर क्रमांक 6851

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निवन्धक, प्रथम
 गाजियाबाद

19/7/2013

