

261

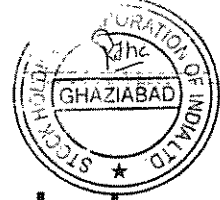


सत्यमेव जयते

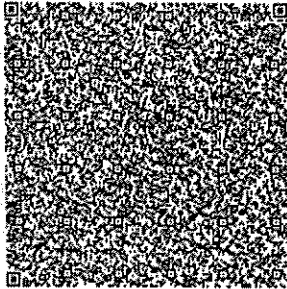
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP00787766434799M
Certificate Issued Date	: 17-Dec-2014 04:04 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100945045564144M
Purchased by	: MESSERS PAVITRA CONBUILD PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO GH-2 H BLOCK IN THE TOWNSHIP KNOWN AS JAIPURIA SUNRISE GREENS NH-24 VILL-SHAHPUR BAMHETA GZB
Consideration Price (Rs.)	: 10,27,18,000 (Ten Crore Twenty Seven Lakh Eighteen Thousand only)
First Party	: MESSERS SMV AGENCIES PVT LTD
Second Party	: MESSERS PAVITRA CONBUILD PVT LTD
Stamp Duty Paid By	: MESSERS PAVITRA CONBUILD PVT LTD
Stamp Duty Amount(Rs.)	: 71,92,000 (Seventy One Lakh Ninety Two Thousand only)



Verified By

(Chandra Mohan)  
Registration Clerk  
Sadar-Ist, Ghaziabad

Locked By

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

Please write or type below this line.

For SMV Agencies Pvt. Ltd.

Manager

For Pavitra Conbuild Pvt. Ltd.

Director

0000363341

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com). Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Director

Director

11-10-20

**BRIEF PARTICULAR OF SALE DEED**

Nature of property : Residential  
 Ward / Paragna : Dasna  
 Mohalla / Village : Shahpur Bamheta  
 Description of Property : 7084 sq.mtr. or 0.7084 Hect. pertaining to Khasra Nos. 1492 (Area 0.0300 hect.), 1496 (Area 0.2150 hect.), 1497 (Area 0.1800 hect.), 1505 (Area 0.0945 hect.), 1582 (Area 0.1889 hect.) falling in plot GH Plot No.2 in H Block in the Township known as "Jaipuria Sunrise Greens", situated at Village Shahpur Bamheta, Ghaziabad  
 Area of Property : 7084 Sq. Meter  
 Status of Road : 24 Meter Wide  
 Sale Consideration : Rs 10,27,18,000/-  
 Govt. Circle Rate : Rs. 14500/- per Sq. Meter

**PARTICULAR OF VENDOR:-**

M/s SMV Agencies Pvt. Ltd., a Company incorporated under the provisions of Company Act, 1956 having its registered office at 1862, Mahalaxmi Market, chandni chowk, Delhi-110006 represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26-12-14 (PAN No. AAACS3405J).

**PARTICULAR OF VENDEE:-**

M/S PAVITRA CONBUILD PVT LTD. a Company incorporated under the provisions of Companies Act, 1956 having its registered office at KD-3, KAVI NAGAR GHAZIABAD (UP) represented through its Director **Mr. RAJEEV KUMAR GUPTA S/o SH. JAGDISH PRASAD GUPTA** authorized vide resolution dated 9th January 2015 (PAN No. AAHCP5653L).

For SMV Agencies Pvt. Ltd.

Manager/Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

विक्रय पत्र

102,718,000.00 / 102,718,000.00

10,000.00

100

10,100.00

5,000

प्रतिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री मै0 पवित्रा कोनबिल्ड प्रा0 लि0 द्वारा राजीव कुमार गुप्ता

पुत्र श्री जगदीश प्रसाद गुप्ता

व्यवसाय व्यापार/अन्य/स्त्री

निवासी स्थायी के डी-3 कविनगर गाबाद

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 14/1/2015 समय 2:17PM

वजें निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव  
उप निबन्धक, प्रथम  
गाजियाबाद

14/1/2015

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

विक्रेता

क्रेता

श्री मै0 एस0 एम0 वी0 द्वारा शशांक वाष्णीय  
पुत्र श्री राजकुमार वाष्णीय  
पेशा व्यापार/अन्य/स्त्री  
निवासी 1862 महालक्ष्मी मार्केट चांदनी चौक  
दिल्ली



श्री मै0 पवित्रा कोनबिल्ड प्रा0 लि0 द्वारा राजीव कुमार  
गुप्ता  
पुत्र श्री जगदीश प्रसाद गुप्ता  
पेशा व्यापार/अन्य/स्त्री  
निवासी के डी-3 कविनगर गाबाद



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री रविन्द्र

पुत्र श्री प्रीतम सिंह

पेशा व्यापार/अन्य/स्त्री

निवासी ग्राम डाबरा मायचा गौ बु0 नगर

व श्री अमित

पुत्र श्री धर्मपाल

पेशा व्यापार/अन्य/स्त्री

निवासी तहसील क0 गाबाद

ने की।

प्रत्यक्षतः भद साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजय श्रीवास्तव  
उप निबन्धक, प्रथम  
गाजियाबाद

# 3 #

**SALE DEED**

**Total Sale Consideration Rs 10,27,18,000/-**

**Stamp Duty Paid @ 7% Rs 71,92,000/-**

**THIS DEED OF SALE** is executed at Ghaziabad on this 13<sup>th</sup> day of January in the year 2015 by **M/s SMV Agencies Pvt. Ltd.**, a Company incorporated under the provisions of Companies Act, 1956 having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi represented through its Authorized Signatory **Mr. SHASHANK VARSHNEY S/o Shri RAJKUMAR VARSHNEY** authorized vide resolution dated 26.12.2014 passed by the Board of Directors of the Company, as registered Private Developer and having license from Ghaziabad Development Authority and its constituents **M/s Jaipuria Cosmetics Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no. 52 book no. 4, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Vibhu Drinks Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no.59 book no. 4, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no. 95 book no. 4, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab and **M/s Jaipuria Advance Technologies Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no. 55 book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab **M/s Banke Bihari Infrastructure Developers Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** through its authorized signatory **Mr. Itesh Patwa S/o Sh. S.C. Patwa** vide document no./Vasika no.53, book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab & through its General Attorney **M/s SMV Agencies Private Limited** through its authorized signatory **Mr. Itesh Patwa S/o Sh. S.C. Patwa** vide document no./Vasika no 97, book no. 04, on dt 14.11.2014 duly registered with the office of sub-registrar, District Jalandhar, Punjab **M/s Exponent Conbuild Private Limited** through its General Attorney **M/s SMV Agencies Private Limited** vide document no./Vasika no. 94, book no. 04, on dt 14.11.2014 duly

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

## विक्रेता

Registration No.: 261

Year: 2,015

Book No.: 1

0101 मै0 एस0 एम0 वी0 द्वारा शशांक वाष्ण्य  
राजकुमार वाष्ण्य  
1862 महालक्ष्मी मार्केट चांदनी चौक दिल्ली  
व्यापार/अन्य/स्त्री



Notary Public, Delhi

1/1/2015

registered with the office of sub-registrar, District Jalandhar, Punjab and **M/s Jaipuria Duro Build Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 62 book no. 04, on dt 27.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab and **M/s Jaipuria Leo Systems & Software Private Limited** through its General Attorney M/s SMV Agencies Private Limited vide document no./Vasika no. 54, book no. 04, on dt 24.01.2012 duly registered with the office of sub-registrar Bhawanigarh, District Sangrur, Punjab hereinafter referred to as the "**Vendor**" of the First Part (which expression shall unless the context otherwise requires mean and include its successors, liquidators, executors, administrator, nominees and assigns)

### IN FAVOUR OF

**M/S PAVITRA CONBUILD PVT LTD.** a Company incorporated under the provisions of Companies Act, 1956 having its registered office at KD-3, KAVI NAGAR GHAZIABAD (UP) represented through its Director **Mr. RAJEEV KUMAR GUPTA S/o SH. JAGDISH PRASAD GUPTA** hereinafter referred to as the "**Vendee**" of the Second Part (which expression shall unless repugnant to the meaning or context thereof include his/her/their executors, administrators, successors and assigns).

**WHEREAS** under the leadership of **M/s SMV Agencies Private Limited** (hereinafter referred to as the Lead Party), a Consortium was formed by registered Agreements, consisting various companies inter-alia **M/s Jaipuria Cosmetics Private Limited, M/s Vibhu Drinks Private Limited, M/s Jaipuria Advance Technologies Private Limited, M/s Banke Bihari Infrastructure Developers Private Limited, M/s Exponent Conbuild Private Limited, M/s Jaipuria Duro Build Private Limited and M/s Jaipuria Leo Systems & Software Private Limited** as constituent company(s), who purchased several pieces of land including the subject matter of this Deed, in Revenue village Shahpur Bamheta Tehsil and District Ghaziabad under various Sale Deeds duly registered with the office of Sub-Registrar Ghaziabad with the view to set up and develop thereon an Integrated Township in consonance with the policy of the Government of

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

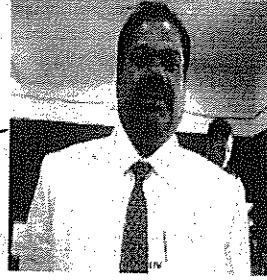
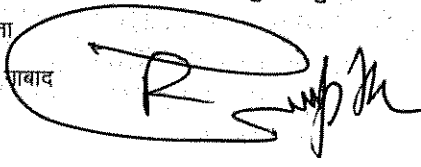
क्रेता

Registration No. : 261

Year : 2,015

Book No. : 1

0201 मै0 पवित्रा कोनबिल्ड प्रा0 लि0 द्वारा राजीव कुमार गुप्ता  
जगदीश प्रसाद गुप्ता  
के डी-3 कविनगर गाबाद  
व्यापार/अन्य/स्त्री





Uttar Pradesh published vide G.O. No.2711/Aath-1-05-34 vividh/2003 dated 21.05.2005 for which Certificate of Registration has been issued by the Ghaziabad Development Authority to **M/s SMV Agencies Pvt. Ltd.**, as a Private Developer (P.D.) under category 'A' for the purpose Land Assembly, Infrastructure Development and Construction Works for Housing Scheme within the Ghaziabad Planning Area.

**AND WHEREAS** the License has been granted by the Ghaziabad Development Authority (GDA) to the Lead Party to set up and develop an Integrated Housing Scheme/Township in Ghaziabad.

**AND WHEREAS** the Lead Party is the Developer and Licensee to set up and develop the said Township in accordance with the terms and conditions of the License and any other condition imposed by the Ghaziabad Development Authority.

**AND WHEREAS** the Detailed Project Report (D.P.R.) of the said Township of the Vendor has been sanctioned by the Ghaziabad Development Authority.

**AND WHEREAS** the Licensee is developing the Township known as Jaipuria Sunrise Greens at Village Shahpur Bamheta, Ghaziabad, U.P. The layout plan of the Township has been approved by the Ghaziabad Development Authority. The said township is divided into various plots for Group Housing and other purposes.

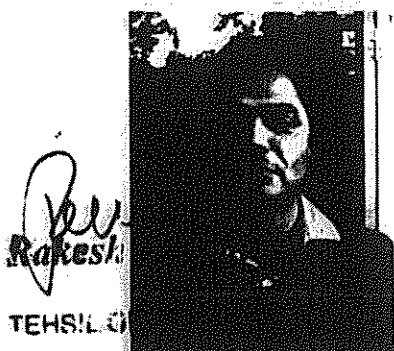
**AND WHEREAS** the land pertaining to this sale deed is falling in the developed plot **GH-02** of the Township known as Jaipuria Sunrise Greens and the layout plan of said plot **GH-02** has been sanctioned by the Ghaziabad Development Authority vide its letter **Ref. 17/M.P/2014** dated **29.09.2014**.

Per SMV Agencies Pvt. Ltd.

Manager/Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



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**AND WHEREAS** as per the Authority/Power given by the other constituent of the consortium, the lead party i.e. M/s SMV Agencies Pvt. Ltd. is entitled to sign & execute Agreement to Sell, Sale Deed and any other deeds, agreements & documents etc. and receive the sale consideration on behalf of constituents.

**AND WHEREAS** the lead party i.e. M/s SMV Agencies Pvt. Ltd. has empowered its authorized signatory **Mr. Shashank Varshney S/o Shri Rajkumar Varshney** authorized vide resolution dated 26.12.14 to execute the sale deeds.

**AND WHEREAS** the Vendee confirms that they have full knowledge and understanding of the Consortium Agreement including the terms and conditions of the License granted by the Ghaziabad Development Authority to the Vendor for setting up an Integrated Township. The Vendee has seen all the documents of title & other papers, agreements, documents etc. pertaining to the said Township and has fully satisfied about the right, title and interest of the Vendor in respect of the land of the Township and they have fully understood all limitations and obligations in respect of it.

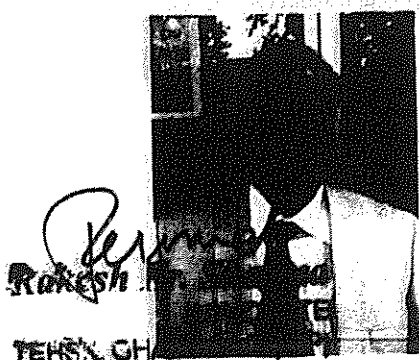
**AND WHEREAS** the Vendor has agreed to sell and transfer land admeasuring 7084 sq.mtr. or 0.7084 Hect. Comprising of Tower No. A1 and A2 as per the approved plan Ref. 17/M.P/2014 dated 29.09.2014 of GH-02 falling in undivided and impartiable land bearing Khasra Nos. 1492 (Area 0.0300 hect.), 1496 (Area 0.2150 hect.), 1497 (Area 0.1800 hect.), 1505 (Area 0.0945 hect.), 1582 (Area 0.1889 hect.) falling in GH Plot No. 02 in the Township known as "Jaipuria Sunrise Greens" H Block, situated at village Shahpur Bamheta, Ghaziabad, U.P. shown and marked in Red colour in the Plan attached hereto (hereinafter referred to as the said Site/Land) with all rights of the said Site/Land to the Vendee free

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



पुनर्वसन के लिए आवश्यक है कि प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें। यह सुनिश्चित करने के लिए कि प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें।

प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें। यह सुनिश्चित करने के लिए कि प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें। प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें। यह सुनिश्चित करने के लिए कि प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें।

संकेत

संकेत

प्रत्येक व्यक्ति को अपने अधिकारों का पता चले और वे अपने अधिकारों का उपयोग कर सकें।

संकेत

10/1/2011



from all kind of encumbrances, charges and liens etc. for total sale consideration amount of **Rs 10,27,18,000/- (Rupees Ten Crore Twenty Seven Lacs Eighteen Thousand only)**. To construct and develop the said Site/Land in accordance with sanction layout and to the extent it is depicted on the plan Annexed hereto. It will not be treated as sub division and the Vendee shall not be entitled for constructing the boundary wall making sub division of GH-02 the said land is laying vacant.

**AND WHEREAS** the Vendor has represented to the Vendee that the said Site/Land is freehold in nature and they have clear and marketable title in respect of the said Site/Land and free from all kind of encumbrances and has full right, power and authority to sell and transfer the said Site/Land.

**AND WHEREAS** the Vendee has seen all the documents of titles & other relevant papers/agreements etc. pertaining to the Township including the said Site/Land and has fully satisfied himself / itself about the right, title & interest of the Vendor in respect of the same.

**AND WHEREAS** the Vendor has decided to sell the said Site/Land to the Vendee absolutely and forever and the Vendee has agreed to purchase the same on following terms and conditions.

**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER :**

1. That the Vendee has paid to the Vendor total sale consideration of **Rs 10,27,18,000/- (Rupees Ten Crore Twenty Seven Lacs Eighteen Thousand only)** as full & final payment of Sale Consideration for the said Site/Land, the details of which are given below

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

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S.No	Cheque No.	Drawn On	Amount (Rs.)
1	RTGS	Axis Bank Ltd.	Rs. 1,48,50,000/-
2	136626	Axis Bank Ltd.	Rs. 74,25,000/-
3	136627	Axis Bank Ltd.	Rs. 74,25,000/-
4	056010	Axis Bank Ltd.	Rs. 50,00,000/-
5	056011	Axis Bank Ltd.	Rs. 39,90,820/-
6	051647	Axis Bank Ltd.	Rs. 50,00,000/-
7	051648	Axis Bank Ltd.	Rs. 50,00,000/-
8	051649	Axis Bank Ltd.	Rs. 50,00,000/-
9	051650	Axis Bank Ltd.	Rs. 50,00,000/-
10	056001	Axis Bank Ltd.	Rs. 50,00,000/-
11	056002	Axis Bank Ltd.	Rs. 50,00,000/-
12	056003	Axis Bank Ltd.	Rs. 50,00,000/-
13	056004	Axis Bank Ltd.	Rs. 50,00,000/-
14	056005	Axis Bank Ltd.	Rs. 50,00,000/-
15	056006	Axis Bank Ltd.	Rs. 27,00,000/-
16	530210	Bank of Baroda	Rs. 3,00,000/-
17	056007	Axis Bank Ltd.	Rs. 50,00,000/-
18	056008	Axis Bank Ltd.	Rs. 50,00,000/-
19	056009	Axis Bank Ltd.	Rs. 50,00,000/-
20	TDS Challan No. 43726	HDFC Bank Ltd.	Rs. 1,50,000/-
21	TDS Challan No. 44088	HDFC Bank Ltd.	Rs. 1,50,000/-
22	TDS Challan No. 01235	Bank of Baroda	Rs. 7,27,180/-
		<b>Total Amount</b>	<b>Rs. 10,27,18,000/-</b>

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



सदर सूचना है कि जिले के अन्तर्गत स्थित  
सर्वेक्षण क्षेत्रों में निम्नलिखित स्थानों पर  
सर्वेक्षण कार्य प्रारम्भ हो रहा है।  
सर्वेक्षण कार्य के क्रम में निम्नलिखित  
स्थानों पर सर्वेक्षण कार्य प्रारम्भ हो रहा है।  
सर्वेक्षण कार्य के क्रम में निम्नलिखित  
स्थानों पर सर्वेक्षण कार्य प्रारम्भ हो रहा है।  
सर्वेक्षण कार्य के क्रम में निम्नलिखित  
स्थानों पर सर्वेक्षण कार्य प्रारम्भ हो रहा है।  
सर्वेक्षण कार्य के क्रम में निम्नलिखित  
स्थानों पर सर्वेक्षण कार्य प्रारम्भ हो रहा है।

C

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आपकी सेवा के लिए हमें सहायता करें।  
आपकी सेवा के लिए हमें सहायता करें।  
आपकी सेवा के लिए हमें सहायता करें।



2. The Vendor does hereby grant, sell, convey and transfer the said Site/Land on ownership basis to the Vendee free from all encumbrances. The Vendee can mortgage the said site/land to avail the loan/finances from the Banks/Financial Institutions for their project.
3. The Vendor as on date has not mortgaged, hypothecated, charged or otherwise alienated any interest in the said Site/Land in favour of any one. The Vendor has neither given any security or surety for any one on the basis of the said Site/Land nor entered into any Agreement of the said Site/Land with anyone else nor is any court case or arbitration or any other legal proceedings pending at any place in respect of the said Site/Land.
4. That the Vendor has assured the Vendee that the said Site/Land is freehold in nature and the same is free from all kinds of charges, liens, mortgages, litigations, disputes, legal defects, encumbrances etc. and the Vendor is fully competent to sell the same.
5. That the Vendee confirms that they have satisfied about the right, title and interest of the Vendor in respect of the said Site/Land in the said Township and that they have fully understood all limitations and obligations in respect of it.
6. The Vendor will not be liable and responsible for any unapproved & unauthorized construction to be made on the said Site/Land or in any other manner whatsoever by the Vendee, if any.
7. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendor shall be liable to pay the same for the GH-02 and the entire township before the date of transfer of the said Site/Land. All taxes and duties of all and any kind by whatever name called imposed by any Local Authorities, State Government, Central Government or Court as the case may be the vendee shall be liable to pay the same for the said Site/Land and on pro-rata basis for the entire township after the date of transfer of the said Site/Land.

For SMV Agencies Pvt. Ltd.

Manager Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



8. The Vendee shall at all time hereinafter indemnify and keep the Vendor and its nominated agency fully indemnified, saved and harmless of, from or against any loss, damages, costs, charges, claims or risk etc. that the Vendor or its nominated agency may suffer or incur on account of any approved, unapproved, unauthorized construction, violation of any rule, regulations, bye-laws, Act and any tax liability or for any act of omission or commission of the Vendee or for any other reason whatsoever in respect of the said Site/Land or construction thereon. The Vendee hereby agrees and undertakes to indemnify and keep the Vendor indemnified and harmless against any loss, damages, claims etc. if any hindrance/loss is cause due to any reason whatsoever which the Vendor and/or its nominated agency may have to suffer.
9. That the Vendor covenants that this Sale Deed is executed in all entirety, however to the stipulations and covenants herein contained for any future liability of the Vendee and its Allottees, Flat Buyers, Subsequent Transferees etc.
10. That the Vendee shall also be bound to construct earthquake resistant building as per I.S. code.
11. The provisions for rain water harvesting is mandatory to be carried out by the Vendee.
12. The Vendee shall not be allowed to sub divided the said Site/Land in any manner, the Vendee shall be entitled to book the apartment to its buyers along with the undivided share in land.
13. That Vendee covenants with the Vendor to abide by all the rules, regulations, conditions of approved of DPR and orders, directions, notifications passed/issued by the Ghaziabad Development Authority/Local Authority / State Government / Central Government from time to time and the same shall be binding and applicable upon the Vendee and their Allottees/Flat Buyers / Subsequent Transferees / Residential Welfare Association (RWA).

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



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14. That the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA shall also be liable to pay to the Vendor (or its nominee/agency as appointed by the Vendor) Township Maintenance Charges as may be determined by the Vendor for maintaining various services/facilities in the Township such as street lighting, area security, maintenance of external sewer and bulk water supply and distribution systems, garbage disposal and scavenging of streets and public utility places and such like series and cost towards administrative set up to run the services and purchase of equipment and machinery required to provide these services and depreciations thereof until the same are handed over to the Government or a Local Body for maintenance. It shall be mandatory for the Vendee to incorporate this clause in the Allotment Letters, Agreements to Sell/Flat buyer Agreements and Sale Deeds etc. to be executed by the Vendee in favour of their Allotees/Flat Buyers/Subsequent transferees etc. The said township maintenance charges will be 20% of the prevailing maintenance charges of the flat/ apartment of the said site or as per the prevailing rates for the township maintenance.
15. That the services for effluent drainage from STP and single point electrical load connection shall be provided up to the one common point at boundary of the Plot GH-02 by the Vendor. These services will be completed at least six months before completion of construction of any of its tower by the Vendee and the Vendee shall be responsible for the distribution of the services mentioned above inside the boundary of said Site/Land at its own cost.
16. That the Vendor will provide uninterrupted connectivity to all the inhabitants of the said site/land (on 24 meters wide road at all times and the Vendee and its subsequent transferee(s) will also be allowed to use all the common facilities and other services of the entire H block and other blocks of the township without any hindrance from the Vendor.

For SMV Agencies Pvt. Ltd.

Manager/Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

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17. It is recorded the Vendor has this day delivered the actual physical vacant possessions of the said Site/Land to the Vendee.
18. That the parking shall be provided by the Vendee to their Allottees/Flat Buyers as per the plans sanctioned by the GDA in basement/stilt of the building to be constructed at the said Site/Land.
19. That the Vendee shall be entitled to execute the Conveyance /Sale Deed in favour of their Flat Buyers after obtaining the occupancy /completion certificate of the building on the said site/land from the concerned authority/Ghaziabad Development Authority
20. That the Vendee shall make such own arrangement as are necessary for maintenance of the building and common services of the building to be constructed. The rule/regulation of U.P. Apartment (Promotion of Construction, Ownership & Maintenance) Act of 2010 or the provisions of any other Act for the time being in force shall be applicable on the Vendee and/or their Allottees/Flat Buyers/Subsequent Transferees/RWA.
21. That the Vendee shall comply all provisions of U.P. Apartment (Promotion of Construction, Ownership & Maintenance) Act of 2010 and Rules 2011 framed there under and shall Act as "Promoter" and discharge all the duties, obligations as contained in the said Act.
22. That the Vendee shall be solely responsible for the specifications, material, quality of construction, fixtures and fittings and other things etc. to be used in the Flats/Apartments to be constructed and for all commitment made in this regard to their Allottees / Flat Buyers as well as Subsequent Transferees/RWA. The Vendor shall not be liable and responsible for the same.
23. The Vendor Shall not be liable and responsible for any litigation, dispute, legal matter, claim etc. between the Vendee and their Allottees / Flat Buyers or between the Vendee and any other Agency etc. involved in the connection with said Site/Land or construction thereon including the labour charges, dues, salaries, perks, claims, damages, contract etc. or for any other person or agency.

For SMV Agencies Pvt. Ltd.

Manager/Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

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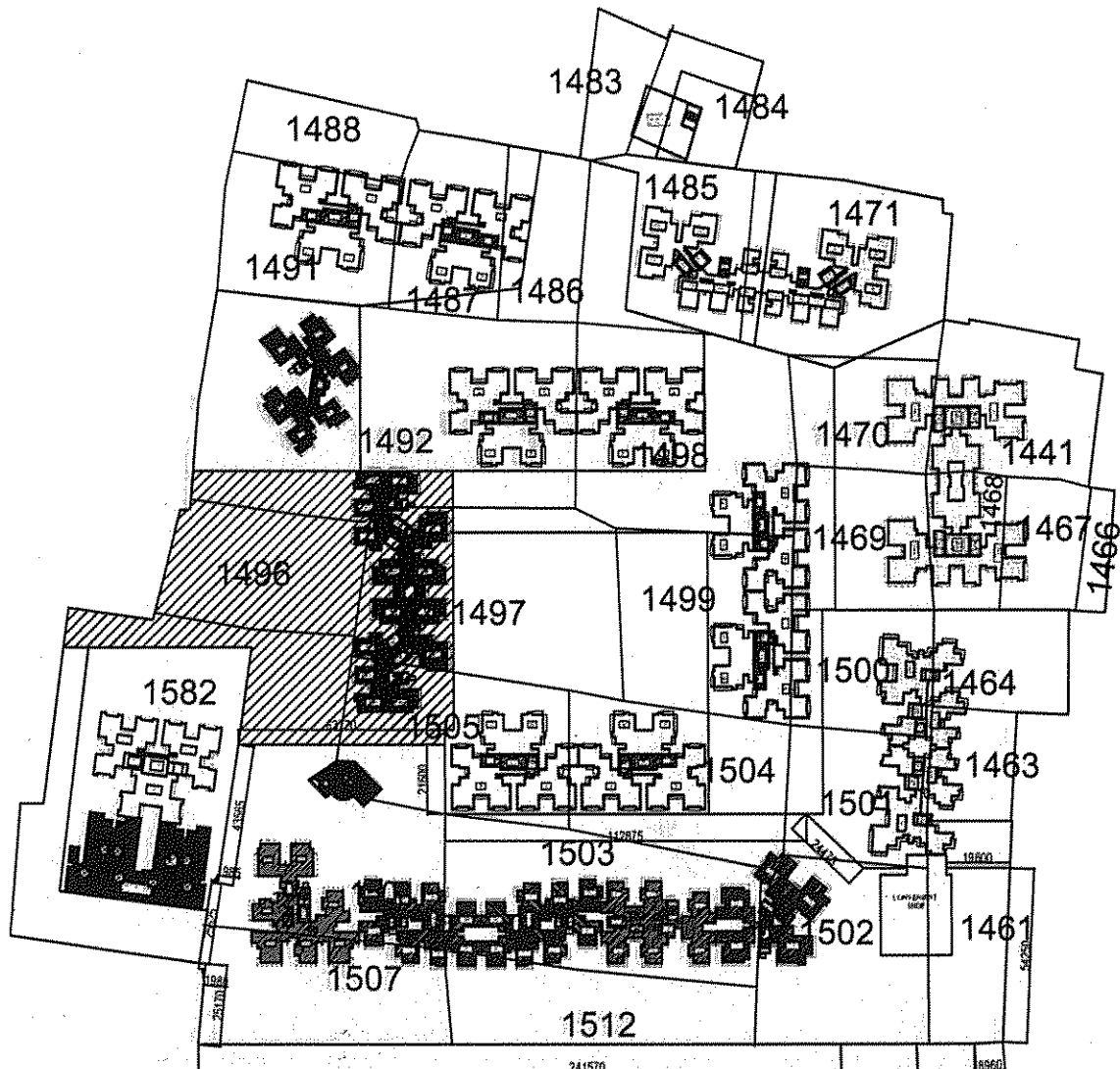
12/11/2017

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THIS MAP IS AN ACCORDANCE TO THE SACNTIONED PLAN  
FROM GHAZIABAD DEVELOPMENT AUTHORITY  
65/ZONE-5/2014-15,1-07-2014



**TOTAL HATCHED AREA-7084 SQ.MT**  
**TOWERS -A1&A2**  
**GH-02 ,JAIPURIA SUNRISE GREENS**

NOT TO SCALE

**VENDOR**

**VENDEE**

For SMV Agencies Pvt. Ltd.

Manager/Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director

261/15

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For Printing Compound Part 14.

Director

24. The Vendee shall be solely responsible for providing the security and maintenance of the building/infrastructure on the said Site/Land and in the area within the said Site/Land.
25. That the Vendee has undertaken and doth hereby undertake that the Vendee shall be solely responsible and liable for violations, if any, of any terms of this Deed and of the provision of the law of the and/flats/Apartments and applicable rule, regulations or direction by the competent authorities; and that the Vendee shall indemnify the Vendor for any liability and/or penalty in that behalf.
26. That the Vendee shall be bound by all terms and conditions of this Deed.
27. The Vendee agrees and undertakes to incorporate all the terms & conditions of this Deed in the Allotment Letters, Flat Buyers Agreements, Agreements to Sell and Sale Deeds to be executed in favour of their Flat Buyers and Subsequent Transferees and the same shall also be binding on the Vendee and Vendee's Allottees/Flat Buyers/Subsequent Transferees/Resident Welfare Association (RWA) jointly and severely.
28. That the expenses towards payment of stamp duty, registration charges, other misc. expenses and incidental charges pertaining to execution and registration of this Sale Deed shall be borne by the Vendee alone and Vendor shall not be liable to pay any part thereon.
29. That the High Court of Allahabad and the Courts subordinate to it at Ghaziabad shall have jurisdiction in all matters arising out of or touching and/or concerning of this Deed.

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

For Pavitra Conbuild Pvt. Ltd.

Director



# 14 #

IN WITNESS WHEREOF, the Vendor and Vendee have signed and executed this Sale Deed on the day, month year first above written in the presence of the following witnesses.

For SMV Agencies Pvt. Ltd.

Manager/ Auth. Signatory

VENDOR

For Pavitra Conbuild Pvt. Ltd.

Director

VENDEE

WITNESSES :-

Rakesh Kr.

TEHSIL GHAZI



Rakesh Kr. Sharma

TEHSIL GHAZIABAD



*Rings*

Ravinder S/o Beetam Singh  
Vill - Dabher Post. Manohar  
G.B. Nagar (U.P.)

Amit Kr. Singh  
Sh. Dharam Pal  
Ch. No. 12, Tehsil Com., GZB.

DRAFTED BY :-

RAKESH KUMAR SHARMA (ADVOCATE)

Registration No. 5294/86, Chamber No. 12,

TEHSIL COMPOUND GHAZIABAD (U.P.).

आज दिनांक 14/01/2015 को

पृष्ठ सं. 1 जिल्द सं. 12624

पृष्ठ सं. 27 से 56 पर क्रमांक 261

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



संजय श्रीवास्तव

उप निबन्धक, प्रथम

गाजियाबाद

14/1/2015



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निबंधक, प्रथम

कम सं० 694

जियाबादे

लेख या पार्थना पत्र प्रस्तुत करने का दिनांक

14-Jan-2015

प्रस्तुतकर्ता या प्रार्थी का नाम

श्री० पवित्रा कोनबिल्ड प्रा० लि० द्वारा राजीव कुमार

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

102,718,000 / 102,718,000.00

1. रजिस्ट्रीकरण शुल्क 10,000.00

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुख्याग्न्या के अधिपमर्णा करण के लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

10,100.00

शुल्क वसूल करने का दिनांक

14-Jan-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

14-Jan-2015

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

