

SALE DEED, SUB- REGISTRAR IIIrd, MEERUT.

SHORT DETAILS OF DOCUMENT

1. Type of land (Residential, Group Housing)
e-Stamp, Certificate No. :
Ward/ Village GHAT Distt. Meerut
2. Mohalla (DWAARIKA HEIGHTS,)
3. Year of construction Construction is continue till today
4. Particular of Flat.
Flat No. : on Floor without roof right.
Tower No :
Project : DWAARIKA HEIGHTS.
Area : Super Area/Carpet Area Sqr Mtrs.
Address : Village Ghat, Vedvyaspuri, Bye-Pass Road, Meerut.
8. Consideration : Rs.
9. Value For Stamp Duty : Rs.
10. Stamp Duty : Rs.

FACILITIES IN THE SAID COMPLEX.

1. Open Parking : No (2% for stamp duty calculation)
2. Covered Parking. : yes (5% for stamp duty calculation)
3. Power Backup, Security
guard & Health Club : yes (2% for stamp duty calculation)
4. Lift : yes (5% for stamp duty calculation)

Valuation of the Said Flat as per circle rate list:

Flat Rate (Construction + Land) Rs. _____ Per Sqr. Mtrs + ____% extra
for said facilities Plus ____% Extra (for the purpose of stamp duty as per
circle rate).

That there is no commercial activity within the parameter of 50 meter.

.....

THIS DEED OF SALE is made on _____, by and between **M/S EMM VEE INFRASTRUCTURES (INDIA) PVT. LTD**, a company incorporated under the Indian companies Act, 1956, having its registered office at Plot No. 1000M, Ved Vyasuri, Opp. Apex Institute, Delhi-Dehradun By-Pass Road, Meerut City, through its Managing Director **Shri Vijay Pal Yadav son of late Shri R.C.Yadav** resident of 145, B.C. Lines, Meerut Cantt, duly authorized vide Resolution no. 78 dated 15.04.2012, passed by the Board of Directors of the company in its meeting, hereinafter called the **VENDOR** , which expression shall, wherever the context so admits, include its successors, executors, administrators and assigns on the First Part; And

Sh.son of Sh.(Pan No.) &(Pan No.) Both resident of (hereinafter called the VENDEE), which expression shall, wherever the context so admits, include her/his heirs, successors, executors and assigns on the Second Part ; AND

WHEREAS the Vendor company is the absolute owner and in possession of Group Housing Residential land admeasuring 14865 sq. mts bearing khasra Nos. 997, 1000 M & 1004/1 Situated at Village Ghat Pargana, Tehsil & Distt. Meerut presently known as DWAARIKA HEIGHTS on main bye pass road adjacent of Vedvyas Puri colony in between Big bite to Baghpat crossing, Meerut City, hereinafter referred to as the Said Property; having purchased the same by way of three sale deeds from Sh. Rajendra Singh, Sh. Ramesh Chander & Sh. Raj Pal Singh sons of Late Sh. Hari Singh all residents of 126/128, Opposite Post Office, Nazafgarh Road, Nangloi, Delhi-41 vide first Sale Deeds dated on 09.12.2009 which was registered in the Office of the Sub Registrar IIIrd., Meerut, Vide Registered Book No. 1, Zild 5586 on page 207/340 at Serial No. 11360 & second sale deed dated 24.12.2011 registered in the Office of the Sub Registrar IIIrd., Meerut, Vide Registered Book No. 1, Zild 7366 on page 281/312 at Serial No. 16533 & third sale deed dated 24.12.2011 registered in the Office of the Sub Registrar IIIrd., Meerut , Vide Registered Book No. 1, Zild 7366 on page 313/340 at Serial No. 16534 respectively;

AND WHEREAS the Vendors after getting the Building Plans sanctioned by the Meerut Development Authority Meerut vide lay out no. 568/13/Manchitra-Anubhag/Zone-C/13 dated 23.07.2013 raised the construction of a multi storied Group Housing Building in five tower on the Said Property under the name and style of DWAARIKA HEIGHTS, hereinafter referred to as the Said Building, and have offered Residential Apartments for sale therein; And

AND WHEREAS the Vendor has obtained the final plan, sanction plan and approvals for the Project and also for the apartment/building from Meerut Development Authority Meerut. The Vendor agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

AND WHEREAS the Vendor has registered the projects under the provisions of Uttar Pradesh. Real Estate (Regulation and Development Act, 2016 of U.P. Real Estate Regulatory Authority at Lucknow on datedunder registration no..... after scrutinize/verification of all legal papers.

AND WHEREAS the Vendee has examined all related documents with regard to the title of the vendor in plot, quality of material, approval for its development, built up property and rights of vendor for sale of the said flat, sketch/map of which is annexed hereto and thereafter, on getting his/her/their satisfaction has requested for execution of sale deed "on the basis of as is where is" for the Said Flat detailed above.

AND WHEREAS the Vendor relying on the confirmations, and assurances of the Vendee to faithfully abide by all the terms, conditions and stipulations contained in all the documents entered or to be entered, have accepted in good faith his/her/their application to allot the Residential Apartment **No. atTower (T-....) on the Floor,** which is a unit in itself, having carpet Area **admeasuring about sq. feet or sq. mt.** with covered car parking at basement/stilt in the Said Building, as shown in red color in the plan annexed hereto as Annexure 1, together with proportionate share in common covered areas, area under walls, galleries, projections and proportionate share in the common areas and facilities under staircases, lifts, entrance and exits of the said building, water supply arrangement and installations such as common light, sewerage, and including all easements rights attached thereto; hereinafter referred to as the Said Unit, to the Vendee for a consideration of Rs./- (Rupees only).

AND WHEREAS the Vendee has paid to the Vendor the consideration of Rs./- (Rupees only) for the Said Flat and the Vendor have agreed to transfer the Said Flat, free from all encumbrances, in favour of the Vendee on the following terms and conditions:-

CARPET AREA: Carpet area of the said flat means the area enclosed by its periphery walls including area of walls, columns, balconies, cupboard spaces, etc. etc & half the area of the common walls with other

premises/ flat which forms an integral part of the said flat.

COMMON AREA: Common area shall mean all such parts/areas in the entire property which the allottee shall use by sharing with other occupants Common area will include entrance lobby at the ground floor, lift lobby at the ground floor, lift lobbies, electrical shaft, fire shaft, walls& slabs of the plumbing walls on all floors, common corridors & passages, staircases or the fire escapes, service area including but not limited to lift machine, overhead tank, maintenance office/stores, club. Pump rooms, security rooms, but not including the area of club.

NOW , THEREFORE , THIS DEED OF SALE WITNESSETH:

1. That in consideration of the sum of Rs./- (Rupees only) paid by the Vendee to the Vendor, as detailed at the foot of this Deed , the receipt of which the Vendor do hereby admit on clearance of all cheques and acknowledge, the Vendor doeth hereby grant , convey , sell, transfer and assign to the Vendee all their rights , title and interest in the Said Unit by way of sale, who shall hereinafter be the lawful , absolute and undisputed owner of the Said Unit, and enjoy all the rights of ownership, possession , privileges , easements , together with the right, in common with the other purchasers/owners of Residential units in the Said Property , in all staircases , lifts, ways, common spaces and other amenities, in any way appertaining thereto.
2. That all taxes including house tax, water tax, Sewerage tax, electrical charges, or any other taxes or charges with regards to the said flat shall be payable by the Vendee from the date of possession or after registration of sale deed, which ever is earlier.
3. That the Vendee shall be liable to pay all maintenance charges for the upkeep, maintenance, repair etc. of common passages, staircases, lifts, lighting, all common facilities and amenities etc. in the Said Building for all times, as applicable in case of other purchasers of units in the Said Building to the maintenance firm namely Shridhar Support Management Services, 110, Krishna Plaza, Garh Road, Meerut, hereinafter referred to as the Said Maintenance Firm, and shall remain bound by the Bye laws of the Builders company or Maintenance Firm, and till such time that the Said Maintenance Firm, the maintenance of the common areas and facilities will be carried out by the Vendor or

their Maintenance Firm, and the Vendee agrees to pay the maintenance charges as above to the Vendors or Maintenance Firm, at the sole discretion of the Vendor. The Vendee affirms and hereby indemnifies the Vendor or the Said Association, as the case may be, against non payment of maintenance charges , dues and taxes as may be applicable to the Vendee.

4. That the Vendee shall also be liable to pay to the Said maintenance firm an interest free non refundable deposit, as may be determined by the Vendor or the Said Association as the case may be.
5. That after sale of the all flats or minimum 70% flat of the entire building the Vendor will be bound to forms a Residential Welfare Association. And after formation of RWA the Vendor will be entitled to transfer of all amount of Interest Free Non Refundable Security amount to the RWA.
6. That the Vendee admits to remain committed to pay all maintenance charges @ Rs. Paisa per sqr ft of the carpet area of each unit to the maintenance firm, which will be strictly effective from possession of the said flat.
7. That the Vendee may transfer by sale, gift, exchange or otherwise in any manner "the said flat" after obtaining a No Objection of the Vendors/Maintenance firm/RWA as regards all clearance/payments of outstanding maintenance charges/ electricity generator charges or any other kind of dues payable by the Vendee to the Vendors or the Maintenance firm concerned with maintenance of common areas, facilities and services in the said Residential Building.
8. That the peaceful and vacant physical possession of the residential flat has been handed over by the vendor to the vendee simultaneously with the execution of this deed. The vendee after inspecting the said flat has satisfied himself/ herself/ themselves about the quality of workmanship and material used and have also satisfied themselves as regard the various heads against which money have been charged and undertakes not to raise any dispute or claims against the vendor in respect thereof in future.
9. That upon taking possession of flat space from the vendor, the vendee shall have no claim against the vendor as to any item of work measurement, specifications, facilities, amenities, materials cost etc. or any other account and ground whatsoever for the said flat space.

10. That the Vendee have agreed that save and except in respect of the said residential flat they shall have no claim right, title or interest of any nature or kind whatsoever except right of ingress and egress over in respect of land of open spaces and all or any of the common areas.
11. That the Vendee do hereby agree to pay the maintenance charges/ services charges along with any tax on maintenance/service (if applicable) to the Vendor or the maintenance firm as and when the maintenance firm or Vendor demand the same and the Vendees shall not in any manner whatsoever encroach upon the common land areas and facilities and services not handed over to them. All unauthorized encroachments made by the Vendee shall be liable to be removed, at their cost.
12. That any delay in payments of maintenance will make the Vendee liable for interest @ 18% p.a. Non payment of any of the charges, within the time specified shall also disentitle the Vendee to the enjoyment of common services including electricity and water etc. The date from which the monthly maintenance charges will fall due will be the date when the residential flat is offered for possession irrespective the Vendee occupies it later or whether the occupies or give it on rent or keep it locked or whatsoever the case may be, the final date will be the above date only and all demands are payable solely by the Vendee only.
13. That the Vendee shall also remain liable to contribute to the replacement fund of the Said Society meant for replacement of capital goods, plants and machinery , and in case of delayed payments shall be liable to pay interest or damages to the Said Association , and all these dues shall always remain a charge of the Vendor on the Said Unit and also be binding on the nominees or transferees of the Vendee. In case of non payment of such maintenance charges, deposits or dues by the Vendee to the Vendor, or maintenance firm, as the case may be, the latter will be entitled to effect disconnections of water/ sewer/power back up connections etc. to the Said Unit, and further to debar the Vendee from the enjoyment of common facilities in the Said Building, and the Said Property.
14. That the Vendee shall be liable to keep the structures of the Said Unit intact and in good conditions and shall in no way whatsoever alter or damage the walls and structures in the Said Unit, and the Vendee shall not change, add or demolish the front elevation , balconies or terraces of the Said Unit in any manner whatsoever, nor change the

colors scheme or put neon signs, sign boards or publicity boards of any kind whatsoever, and shall in no way make any use of the Said Unit for any unlawful or hazardous, commercial activities and shall remain bound to maintain cleanliness and free from encroachment all staircases, passages and other areas in the Said Building meant for the common enjoyment of all the purchasers/owners of units in the Said Building.

15. a) That it has been agreed between the vendor and the vendee that save and except in respect of the said particular flat, already described and hereby being purchased by the vendee, the vendee will have no claim, right, title of interest of any type or kind except the right of ingress and egress over or in respect of all or any of the common areas, such as lobbies, staircase, corridors, etc. The common areas shall remain undivided and no vendee or any other person shall bring any action for partition or division of any part thereof and any convention to the contrary shall be void.
- b) That except for the areas herein allotted and all common usage rights and facilities attached therewith, all right and interest in the entire common areas and facilities in the said building namely **Dwaarika Heights** shall continue to vest in the company/vendor unless and until the same or any other part thereof is specifically transferred in any manner to any particular flat buyer.
- c) That all common facilities shall be for common use only and no allottee shall bring any action for the individual use, partition or division of any thereof, The possession of these facilities shall vest with the maintenance company/vendor company.
- d) The terrace, roof, parapet walls, stilt/ground floor, storage space in basement/stilt along with necessary attached facilities, club, common toilet, built up space in stilt floor along with staircase and open area in front of the built up space, builders office in stilt covered and open parking space (except areas of which usage rights specifically allotted to the individual apartment allotted) along with required approaches shall continue to be the property of the VENDOR who shall be entitled to use them for any purpose whatsoever. Any of flat owners shall not cause any type of encroachment/construction on the above said areas and shall have no right or title whatsoever of any

kind in these areas.

e) The Vendor shall also have a right of ingress and egress to all terraces common areas, lobbies, staircases, corridors etc. without any objection from any of the vendee.

16. **Sole Ownership Of Vendor:** Even after execution of the sale deed the terrace, roof, parapet walls, stilt/ground floor, basements, shopping centre, builders office, commercial building, unsold parking area, storage spaces, club, guest room etc, shall continue to be the property of the vendor and vendor possesses every access to terrace & such common areas through lift & staircase as & when desired, vendee or any association does not possess any right in it.

The vendee covenants that rights in the uppermost terrace in the building shall remain with the vendor and the vendee will have no rights in the terrace whatsoever it is clearly understood and agreed by and between the parties hereto that the vendor shall have unqualified and unfettered right to sell or lease the terrace to anyone. The purchaser/lessee of terrace shall be entitled to make use of the same for all the purposes whatsoever, as may be permitted by the vendor, Building bye-laws and authority having jurisdiction over the matter, If the vendee is given any exclusive right to use the terraces in case of sale of penthouse/flat, he/she/they will not be eligible to develop any construction on such open terraces.

That the vendee shall have no objection or make any claim to the vendor reserving the right to give on lease or hire any part of the top roof/terrace on above the top floor of the building in the complex for installation and operation of antenna, satellite, dishes, communication towers, other communication equipments or to use/hire/lease the same for advertisement purpose.

17. The Vendee will be obligatory and liable to get the insurance of said flat including articles, furniture, goods, machinery and equipments installed and stored inside the said flat. However, if the maintenance agency takes up the group/joint insurance policy for all the residential complexes, the vendee will be obligatory & liable to pay the proportionate cost to the maintenance agency.
18. The vendor shall be entitled to obtain the refund of various securities deposited by them with the various Govt./Local authorities for electrical, water & sewer connections etc. during, before or after the construction of the said apartment/building.

19. That the vendor or the maintenance agency as the case may be shall be solely responsible for providing maintenance services to the said building and to do all such acts, deeds matters and things as may be necessary to provide uninterrupted maintenance services. The vendor may entrust or cause the aforesaid maintenance service, to be undertaken/carried out through any person, firm or body corporate, as deemed fit at its sole discretion of the vendor or it may keep the same with itself or with any of its nominee's.

NOTE: Open space in front of the built up area, club, unsold flats, unsold parking space, unsold storage space, Space in Basement, Administrative office, Top& Terrace space remain the property of the vendor, who shall be entitled to dispose the same in the manner deemed fit by the Vendor Company.

20. The vendor shall also have a right of ingress and outgress to all terraces, common areas, lobbies, staircases, corridors, roof top, terrace, etc, without any objection from any of the vendee.
21. In case if additional floors are allowed the vendor shall be entitled to construct additional floors with the permission of the competent authority. The vendee has got no right to raise any objections of the same. Any action by the vendee shall be treated as null & void.
22. That the vendee has already paid maintenance charges on carpet area basis for one year in advance. The computation of maintenance of various service and facilities in and around common area, passage, lifts, fire equipments, generators/electric transformers, pump, open space within the boundary walls of the building such as maintenance of boundary wall. landscaping, electrifications, water supply, Gas pipeline supply, tube well (if any), sewerage, road/paths & other misc, services like watch & ward etc, security services within & outside the boundary wall or any other services decided by maintenance agency or vendor.

If the payment so received falls insufficient due to rise in cost or any reason whatsoever then additional amount shall be charged for the smooth working of the maintenance agency. In case of default by any vendee the amount will be recovered within 15 days giving a notice & after which an interest of 18% p.a. will be charged.

23. The vendor has allotted usage of parking rights with the concerned flat to the vendee. The vendee is to strictly use the reserve parking space only. Vendee is not authorized for random parking of his/her/their

vehicle and use only the earmarked area in the parking bay. The visitors of the vendees shall park their vehicle outside the complex without disturbing the main entry gate. Allotment of additional parking space will be on payment subject to availability by the vendor.

24. The vendee assures the payment of following charges prior to execution of the sale deed:-
 - i) Water connection charges.
 - ii) Electrical installation charges & prepaid meter charges.
 - iii) Electrical generator charges as actual as per meter reading.
 - iv) P.N.G. Gas connection charges consumption as per actual meter reading.
 - v) Registration Expenses including the cost of stamp papers, registration fees, Execution charges etc. According to stamp duty act if there is any deficiency in cost of stamp paper paid then vendee will be solely responsible.
25. Delay in any payment by vendee will attract interest @ 18% p.a. besides interruption in common services like water, electricity etc.
26. That the vendee has assured the vendor that all liabilities relating to works contract services GST/interest/penalty arises or levied by the concerned authority retrospectively or prospectively with respect to said flat, the vendee shall deposit the same to the vendor within 15 days of demand raised by the vendor for making onward payment to the concerned department. If the demanded amount is not paid by the vendee, the vendor will have charge against the said flat and the vendor will be liable to exercise that charge and recover its demand. The vendee shall keep the vendor indemnified against any loss arising due to the same.
27. The vendee is entitled to have electricity/ water connection from the vendor inside the said flat after execution of maintenance agreement as per the standard format of the nominated maintenance agency against separate payment of connection/installation charges/security charges apart from the sale consideration mentioned above.
28. The vendee will have the facility to use club, lift, etc. developed in the residential building but subject to payment of charges specified from time to time by the vendor or its maintenance agency. The right of admission to the said facilities shall be vested only with Maintenance Agency or Vendor.

29. The vendee consents that he/she/they will have to allow sweepers and maintenance staff to enter in the said flat/duct etc. for cleaning maintenance repairing of the pipes/leakage/seepage in his/her/their flat or flat of any other person. The vendee also consents that he/she/they will have make good/bear all the expenses for repairing the toilet/bathrooms/any other part of his/her/their flat or flat of any other person and painting thereof damaged due to his/her/their negligence or willful act. The vendee also consents to bear all expenses incurred due to damaged caused to machinery & equipments occurred due to his/her/their negligence or willful act.
30. That the vendor covenants with the vendee that he/she/they shall peacefully hold and enjoy the said flat without any interruption by the vendor or any person claiming under the vendor and the vendee shall have the right to sale or rent the said flat to any person, though all the terms and conditions whatsoever covenanted between vendor and vendee shall remain binding against the subsequent buyer/occupier. The vendee also hereby covenants with the vendor that before further selling the said flat, he/she/they will obtain prior NOC from the vendor &/ or Maintenance Agency and provide relevant information about the proposed purchaser to the vendor &/ or Maintenance Agency. It is also covenanted that the subsequent purchaser also will not acquire any additional or more right than the vendee, assigned by the vendor, moreover, all terms specified or agreed, recorded in the allotment/agreement/ sale deed executed by the company, Maintenance agreement and herein, shall also remain binding and enforceable against subsequent purchaser.
31. The vendee hereby declare and confirm to the vendor that if the vendee is foreign national/ non resident Indian of Indian origin/non origin then the consideration paid/payable by him/her/them is out of money brought / to be brought in to India in the accordance with the provisions of foreign exchange management act, allied rules and regulation and rules and regulations of reserve bank of India. On the basis of this declaration and confirmation, the vendor had accepted/will accept the consideration from the vendee and the vendee will keep the vendor harmless and indemnified in respect of this matter from all the losses, expenses and liabilities in the present and in the future.

32. In case of any natural calamity or any other adverse situation of any kind or ACT OF GOD occurred/happened, the vendor shall be in no way responsible for all or any of the loss/damages of any kind. The vendee of flat would however be entitled to proportionate land in the area on which the particular residential building was situated in which his/her/their flat was existing.
33. The vendor and vendee hereby covenants that in case of any dispute among the vendor and vendee and vendor's Nominated Maintenance Agency, only Meerut courts will have exclusive jurisdiction to deal with the same.
34. Restrictions for vendee: In view of Gove. rules/ Builders/Maintenance Agency rules & regulations.
- Vendee is not permitted for under mentioned points:-**
- i) To use the flat for any other purpose apart for residential purpose strictly.
 - ii) To park the vehicle at any other place apart from the earmarked places only.
 - iii) Closing of the verandah/lounges/common corridors.
 - iv) To keep flower pots/any other thing creating hindrance & heavy material at the roof top or balcony.
 - v) To place any advertising board. publicity material etc. either in the common area or in front of the balcony.
 - vi) To allow any type of encroachments and constructions outside the periphery of the said flat in the residential complex.
 - vii) To carry out any change in the external elevation or design.
 - viii) To change the color scheme of external walls.
 - ix) Painting of the exterior side of the doors.
 - x) Not to park the vehicles of guests inside the campus.
 - xi) Two wheelers either one or two should be parked in the space allotted, should not be parked anywhere outside parking or in the common area.
 - xii) No change in the internal layout of a flat should be made without consulting a qualified structural consultant and without written permission of vendor.
 - xiii) Not to hammer or puncture R.C.C. Structural member like columns & beams for any purpose.
 - xiv) Plumbing problem should be attended by only a qualified or experienced plumber. The plumbing network should not be tempered.

- xv) Use of acids for cleaning the toilets be avoided.
 - xvi) All the external disposal services to be maintained by periodical cleaning.
 - xvii) Periodical cleaning to avoid the choking of sewerages.
35. THAT the Said Building will be got insured, at the cost of the Vendee and other purchasers of Apartments in the Said Building, against fire, earthquake and civil commotion. The Vendee shall not do or permit to be done any act which may render void or voidable any insurance in any part of the Said Building or cause increase in insurance premium.
 36. THAT the Vendee shall remain bound by the provisions of the Uttar Pradesh Real Estate (Regulation and Development) Act 2016 or any other Act as may be promulgated by the Govt. in this regard and the covenants and Bye laws of the Said Association.
 37. THAT the Said Unit being sold is situated on the **Floor** and the Vendees shall become the owner of the Said Unit hereby sold through this Sale Deed and the remaining rights of the roof above and below the floor are not being conveyed through this Sale Deed and shall be the ownership of the Vendor and the Vendor shall have exclusive and full right to construct or sell above the roof or below the floor of the Said Unit, at his sweet will, without any objection or hindrance from the Vendee whatsoever.
 38. THAT the Vendor do hereby declare that all the taxes payable in respect of the Said Unit upto the date of these presents have been fully paid by the Vendor and so hereby covenant with the Vendee that if any remain unpaid, the Vendor will be liable to discharge the same. However, from the date of this Deed all such taxes in respect of the Said Unit shall be the liability of the Vendee.
 39. THAT the Vendor agree to save and keep indemnified and harmless the Vendee against all actions, proceedings, claims in regards to the Said Unit, which may transpire on account of any defect in the title of the Vendor.
 40. That if in future vendees wants to sell his flat then the vendees shall be bound to obtain prior permission after paying 2% as transfer charges to the maintenance Builder Company for the upkeep and future enhancement of Residential Building.
 41. The vendor & the vendee do hereby affirm and declare that they have gone through all the clauses of the present document and have understood the same before its execution.

42. That GST has been deposited by the vendee.
IN WITNESS WHEREOF the Vendor, and the Vendee have put their hands on this Deed in the presence of witnesses.

DETAILS OF PROPERTY.

Finished Residential Apartment No. at Tower (T-....) on the Floor admeasuring carpet area about sq. feet (..... sqr. feets) or sq. mt. with a covered car parking at Basement/stillt in the Said multi storied residential Building known as **DWAARIKA HEIGHTS.** adjacent of Vedvyas Puri Residential Colony, Meerut City Revenue Village Ghat Pargana, Tehsil & Distt Meerut. as shown in red color in the plan annexed hereto as Annexure 1.

BOUNDARIES

East As per map.
West As per map.
North As per map.
South As per map.

SCHEDULE OF PAYMENT

Total Rs. _____ (Rupees _____ only)

NAKSHA NAZRI

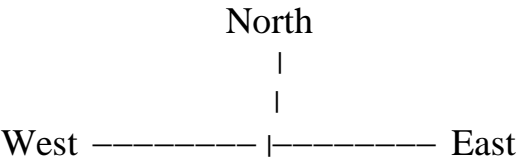
Sale Deed Rs./- & Market value as per circle rate Rs./- Only.

Vendor’s Name & Address **M/S EMM VEE INFRASTRUCTURES (INDIA) Pvt LTD**, having its registered office at Plot No. 1000M. Vedvyaspuri, Opp. Apex Institute, Delhi-Dehradun By-Pass Road, Meerut City Through Managing Director Sh. Vijay Pal Yadav Resident of 145, B. C. Lines, Meerut Cantt.

Vendee’s Name & Address

Property situated at Dwaarika Heights Village Ghat adjacent of Vedvyas Puri, Meerut City.

Details of Property Flat No. at Tower (Tower-) on Floor Carpet area sqr. mtrs.



|
South

Details of Properties within the parameter of 50 Mtrs

- | | |
|--------------------------------------------------|---------------------|
| 1. Road Name | Main Bye Pass Road. |
| 2. Residential/Commercial/Land/Bhawan/Industrial | Residential Flat |
| 3. Education/Dharmarth/Health Center | No |
| 4. Industrial Complex/Cold Storage | No |
| 5. Gas Godam/Petrol Pump/Bus Stand | No |
| 6. Hotel/Restaurant/Entertainment Center | No |
| 7. Govt./Semi Govt./Corporate Office | No |
| 8. Others | No |

Declaration: All facts has been mentioned as per knowledge of local information. All the statement in this deed are true and to best of my knowledge and belief and nothing has been concealed.

NOTE : This sale deed executed by Sh. Vijay Pal Yadav as Managing director of the company. But presented by Sachin Yadav as authenticated GPA holder dated 21.11.2006 which has been duly registered in the Sub-Registrar Ist. Meerut. vide registered book no. 6 zild 34 on page 327/328 at serial no 29 at Meerut.

WITNESSESS:

1.

(VENDOR)

2.

(VENDEE)