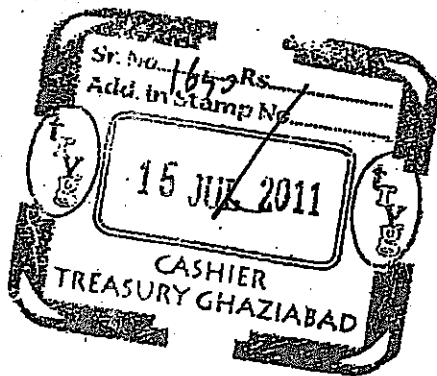


Director



KAS Infinit P.H. End n.k. or

67,500,000.00/ 167,500,000.00

विक्रय पत्र

10,000.00

100

10,100.00

5,000

प्रतिफल मालियत

फॉस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री मे. काज इन्फ्रास्ट्रक्चर प्रा लि द्वारा अमित जैन

पुत्र श्री दिगम्बर जैन

पेशा व्यापार

निवासी 151 सविता विहार दिल्ली

अपथायी पता

ने यह लेखपत्र डाय कार्यालय में

दिनांक 20/7/2011

समय 3:43PM



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राज निबन्धन हेतु पेश किया।

उप निबन्धक (चतुर्थ)

गाजियाबाद

20/7/2011

निष्पादन लेखपत्र बाद मने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री मे. राजहंस टावर्स प्रा लि डायरेक्टर आर सी  
गोयल  
पुत्र श्री बी पी गोयल  
पेशा व्यापार  
निवासी एम 33 ग्रेटर कैलाश I नई दिल्ली



श्री मे. काज इन्फ्रास्ट्रक्चर प्रा लि द्वारा अमित जैन  
पुत्र श्री दिगम्बर जैन  
पेशा व्यापार  
निवासी 151 सविता विहार दिल्ली

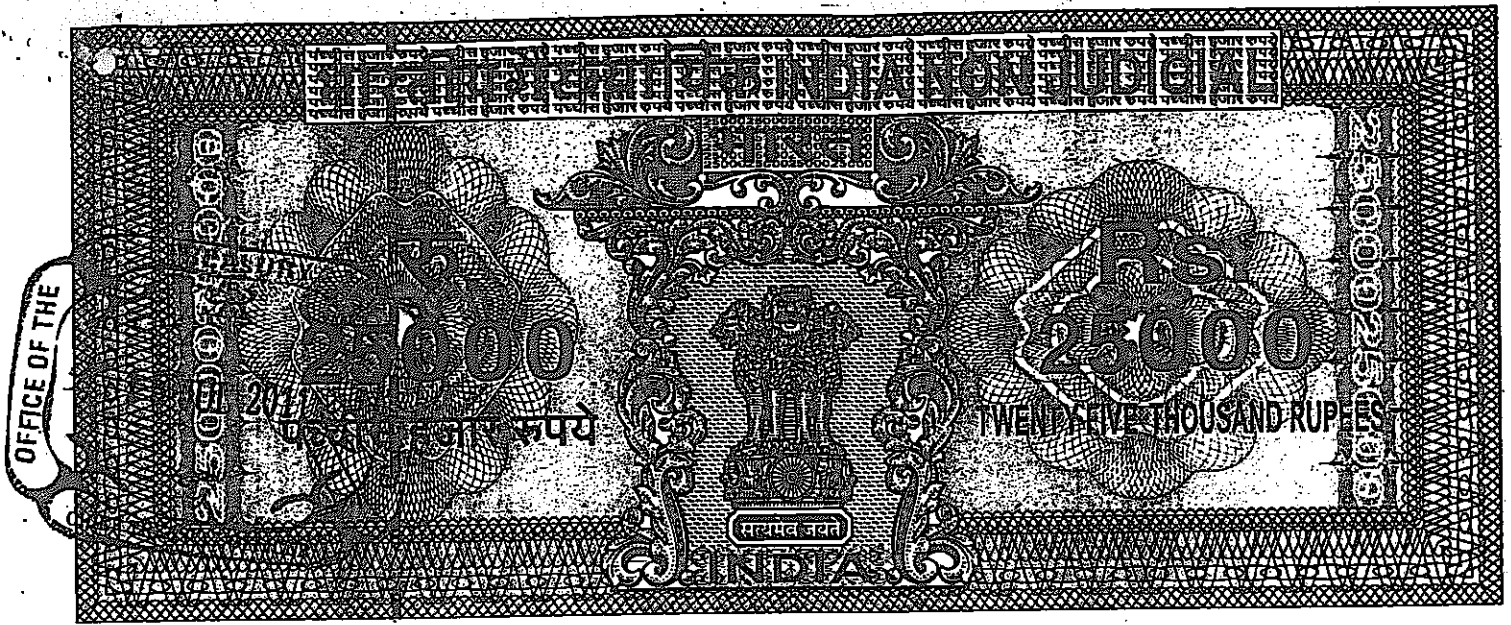


श्री मे. राजहंस टावर्स प्रा लि डायरेक्टर एस के  
गुप्ता  
पुत्र श्री परमानन्द गुप्ता  
पेशा  
निवासी



S. C. C. C. C.





उत्तर प्रदेश UTTAR PRADESH

B 388922

(2)

**Bounadry of Plot:-**

on the East by : 9 Meter wide Service Lane & 100 Meter wide Link Road

on the West by : 24 Meter wide Road

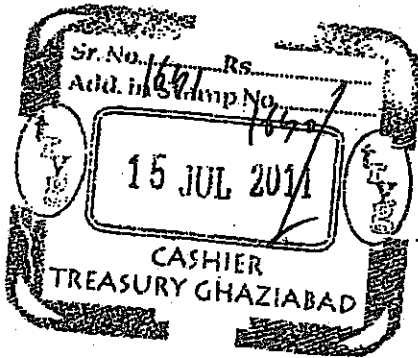
on the North by : Plot No. C.K-1

on the South by : H-2 Hotel Plot

For Raj...  
*[Signature]*  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

*[Signature]*  
Director



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री एस सी बालूजा

पुत्र श्री किशन लाल

पेशा

*Sebalij*

निवासी ए 105 तरंग अपार्ट आई पी एक्स दिल्ली

व श्री दीपक सिंघला

पुत्र श्री के के सिंघला

पेशा

निवासी डी 250 रामप्रस्था गाजियाबाद

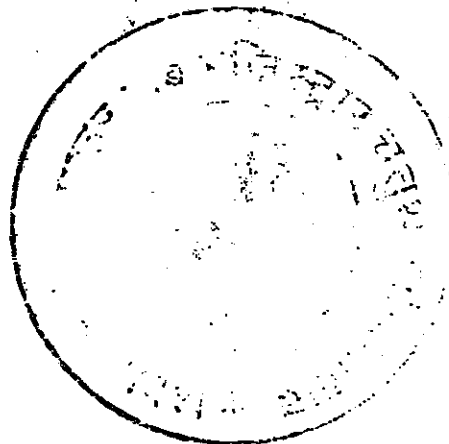
ने की।

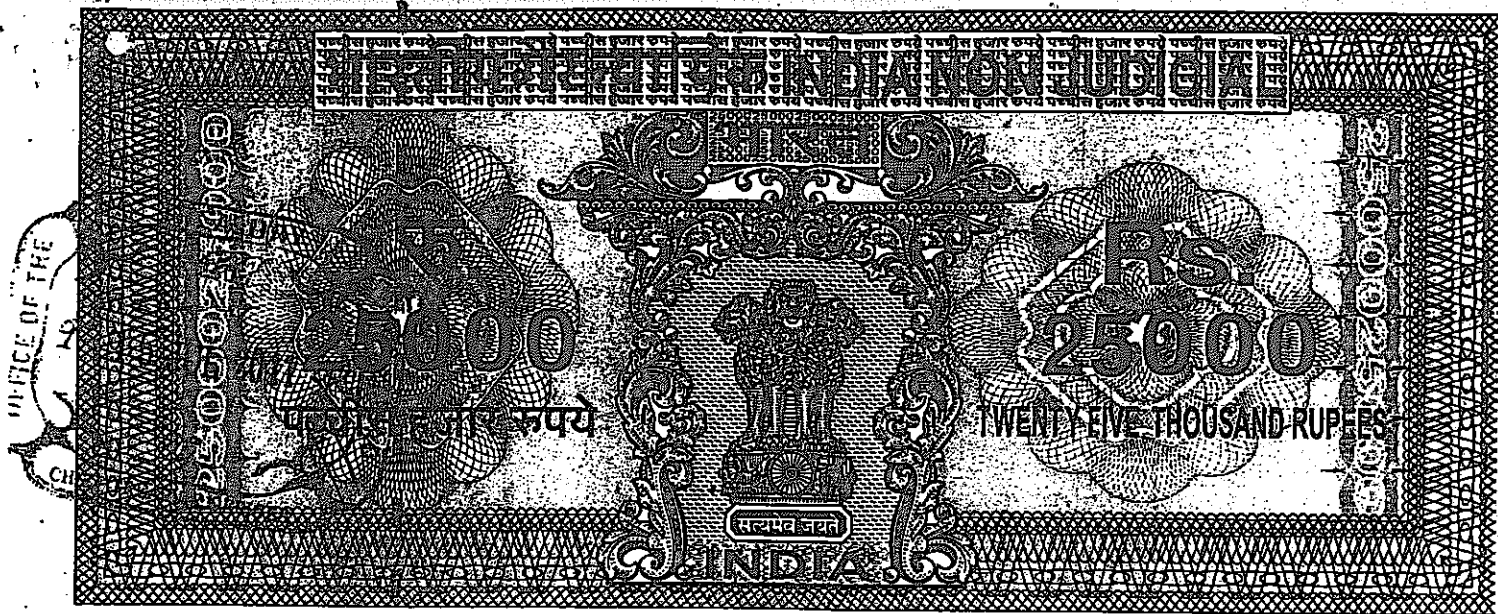


प्रत्यक्षतः भद्र माक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*उप निबन्धक (चतुर्थ)*  
गाजियाबाद  
20/7/2011





उत्तर प्रदेश UTTAR PRADESH

B 388921

(3)

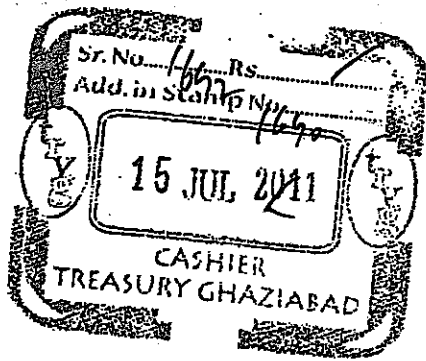
**PARTICULAR OF VENDOR**

M/s RAJ HANS TOWERS PRIVATE LIMITED, a company incorporated under the Company's Act 1956 and having its Regd. Office at M-33, (Second Floor), Greater Kailash-I, New Delhi-110048 through its Directors Sh. R. C. Goel S/o Late Sh. B. P. Goel and Sh. S. K. GUPTA S/o Sh. Parmanand Gupta. (PAN. AAACR0019H)

*S. C. Goel*  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

*[Signature]*  
Director



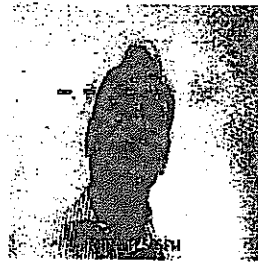
विक्रेता

Registration No.: 17159

Year: 2,011

Book No.: 1

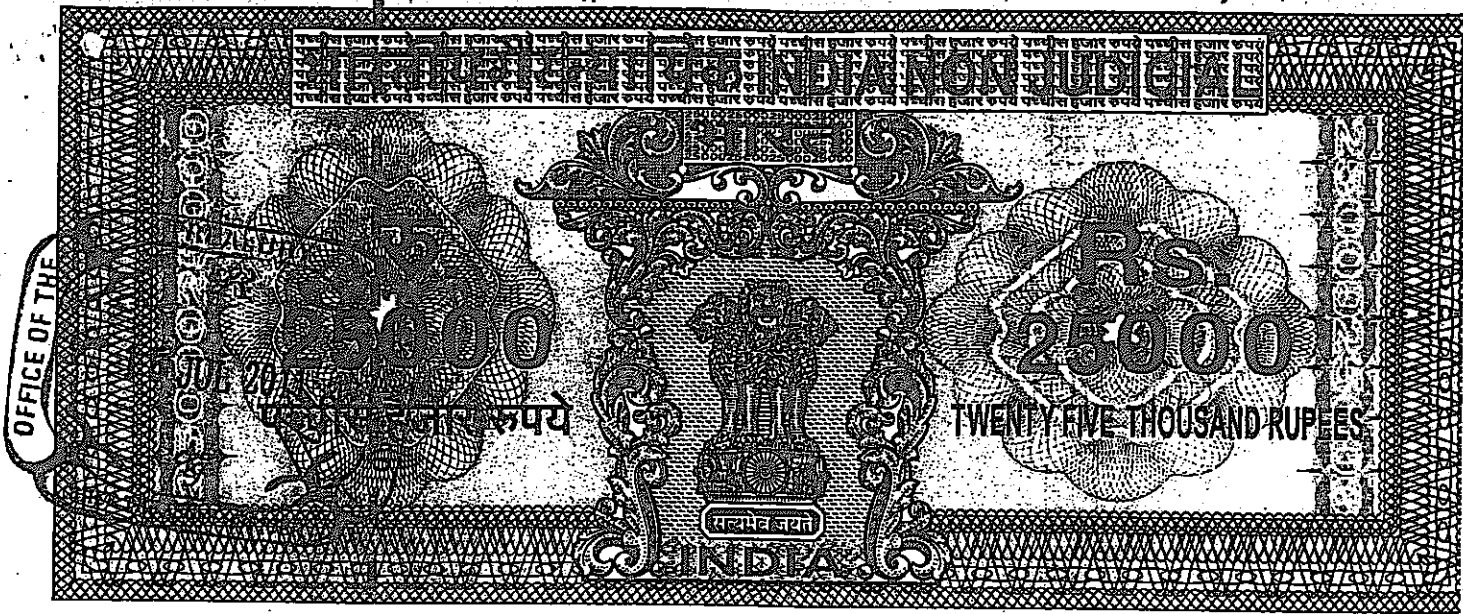
0101 मै. राजहंस टावर्स प्रा लि/डायरेक्टर आर सी गोयल  
बी पी गोयल  
एम 33 ग्रेटर कैलाश 1 नई दिल्ली  
व्यापार



0102 मै. राजहंस टावर्स प्रा लि डायरेक्टर एस के गुप्ता  
परमानन्द गुप्ता

*permanand*





उत्तर प्रदेश UTTAR PRADESH

B 388920

(4)

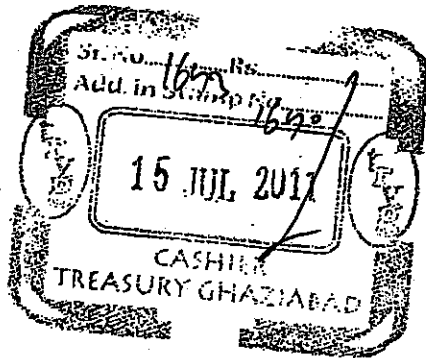
PARTICULAR OF VENDEE

M/s KAJ INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Company's Act 1956 and having its Regd. Office at 151, Savita Vihar, Delhi-92 through its Director Sh. Amit Jain S/o Sh. Digambar Prasad Jain (PAN.AAECK3218R)

*Handwritten signature*  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

*Handwritten signature*  
Director



क्रेता

Registration No. : 17159

Year : 2,011

Book No. : 1

0201 मै. काज इन्फ्रास्ट्रक्चर प्रा लि द्वारा अमित जैन  
दिगम्बर जैन  
151 सविता विहार दिल्ली  
व्यापार





उत्तर प्रदेश UTTAR PRADESH

B 38891

(5)

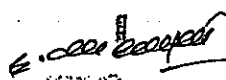
SALE DEED

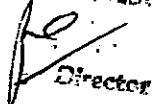
Total Sale consideration Rs. 16,75,00,000/-

Stamp Duty Rs. 1,17,25,000/-

The Stamp Duty of Rs. 33,50,000/- is already paid by the Vendee at the time of execution & registration of Agreement to Sell on 15-06-2011 entered in Book No.1 Volume No. 17859 on pages 373 to 658 in Sr. No. 13703 in the office of Sub-Registrar-IV, Ghaziabad and the balance Stamp Duty of Rs. 83,75,000/- is paid at the time of execution & registration of Sale Deed.

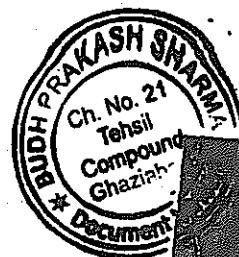
For Kaj Infra PVT. Ltd.

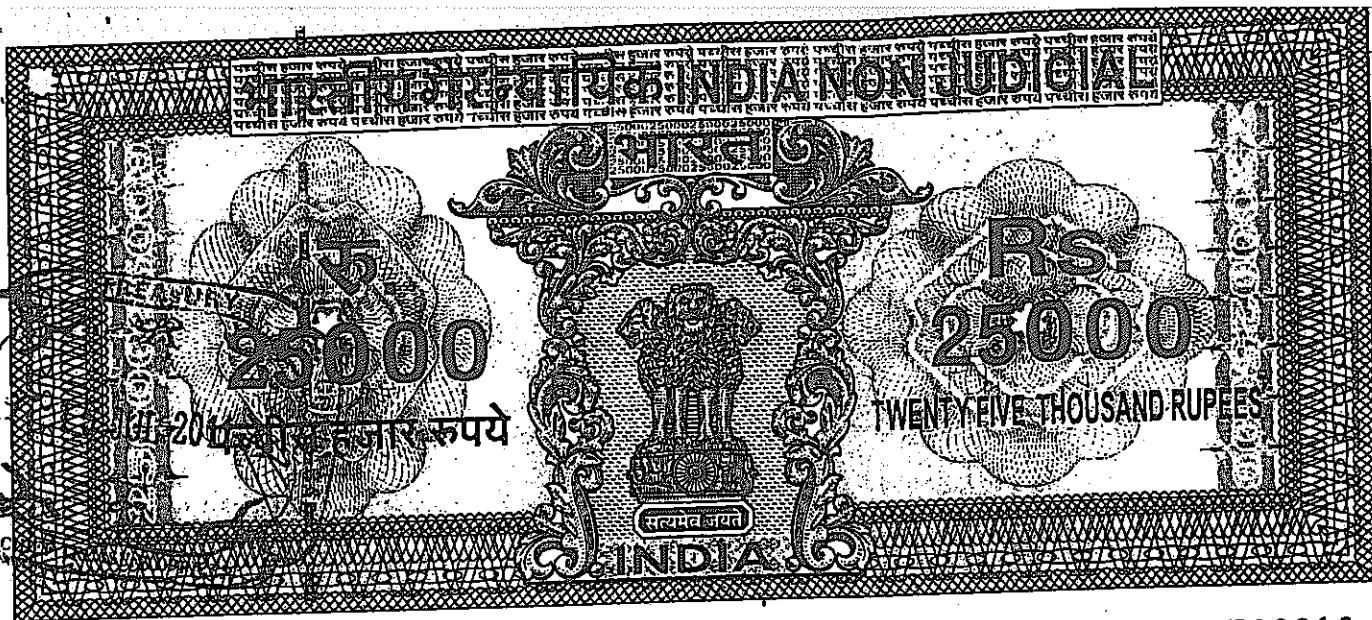


  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

  
Director





उत्तर प्रदेश UTTAR PRADESH

B 388918

(6)

THIS SALE DEED is made and executed at Ghaziabad on this 20<sup>th</sup> day of July 2011

BY

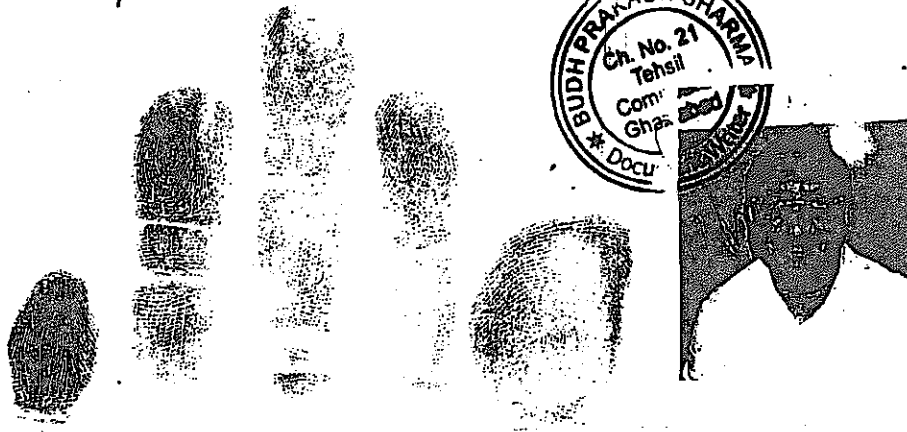
M/s **RAJ HANS TOWERS PRIVATE LIMITED**, a company incorporated under the Company's Act 1956 and having its Regd. Office at M-33, (Second Floor), Greater Kailash-I, New Delhi-110048 through its Directors Sh. R. C. Goel S/o Late Sh. B. P. Goel and Sh. S. K. GUPTA S/o Sh. Parmanand Gupta (duly authorised vide Board Resolution dated 10-03-2011) hereinafter called the Vendor of the First Part.

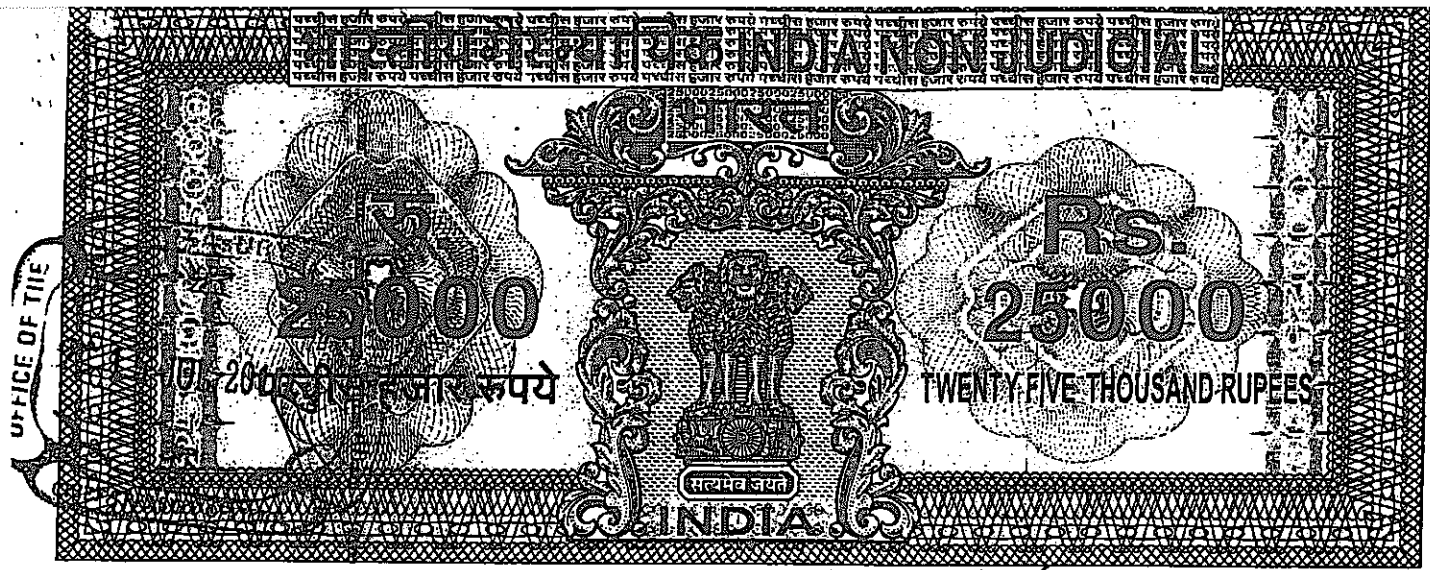
For KAJ INFRASTRUCTURE PVT. LTD.

For KAJ Infrastructure Pvt. Ltd.  
Director



Director





उत्तर प्रदेश UTTAR PRADESH

B 388917

(7)

IN FAVOUR OF

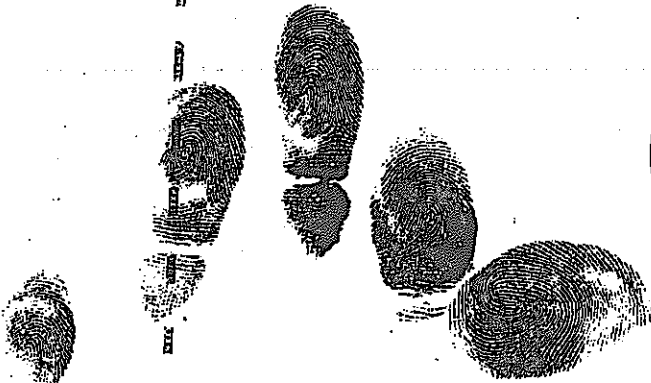
M/s KAJ INFRASTRUCTURE PRIVATE LIMITED, a company incorporated under the Company's Act 1956 and having its Regd. Office at 151, Savita Vihar, Delhi-92 through its Director Sh. AMIT JAIN S/o Sh. Digambar Prasad Jain (duly authorised vide Board Resolution dated 15-06-2011) hereinafter called the Vendee of the Second part.

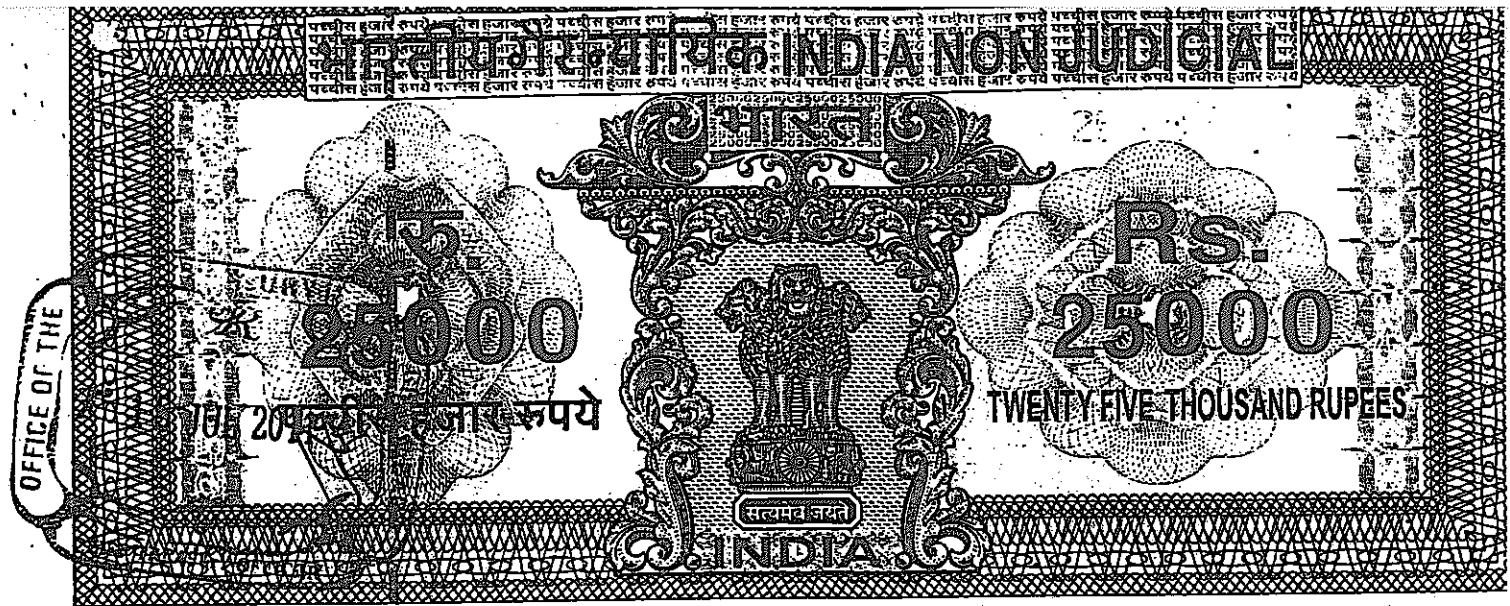
For Raj Prasad Jain

*[Signature]*  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

*[Signature]*  
Director





उत्तर प्रदेश UTTAR PRADESH

B 388916

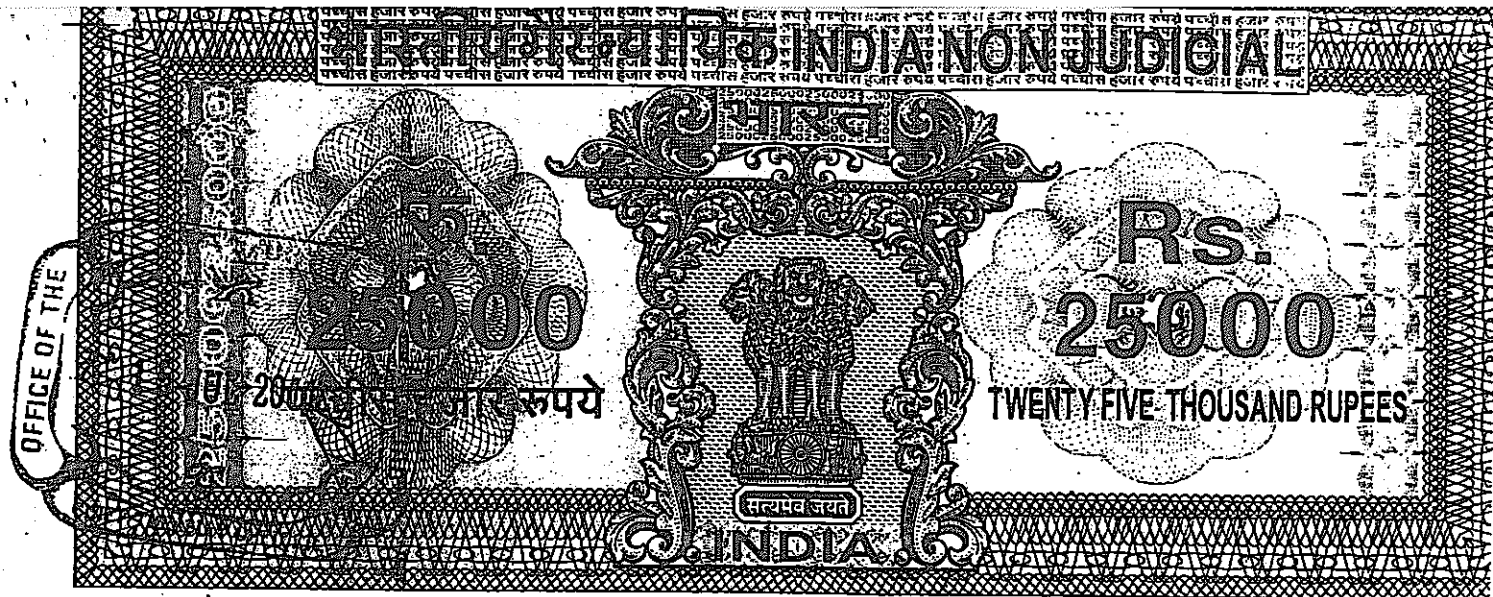
(8)

The terms and expression Vendor of the first part shall unless repugnant mean and include his respective heirs, successors, executors, nominees assigns, administrators and legal representatives.

For KAJ INFRASTRUCTURE PVT. LTD.  
*[Signature]*  
Director

For KAJ INFRASTRUCTURE PVT. LTD.

*[Signature]*  
Director



उत्तर प्रदेश UTTAR PRADESH

B 388915

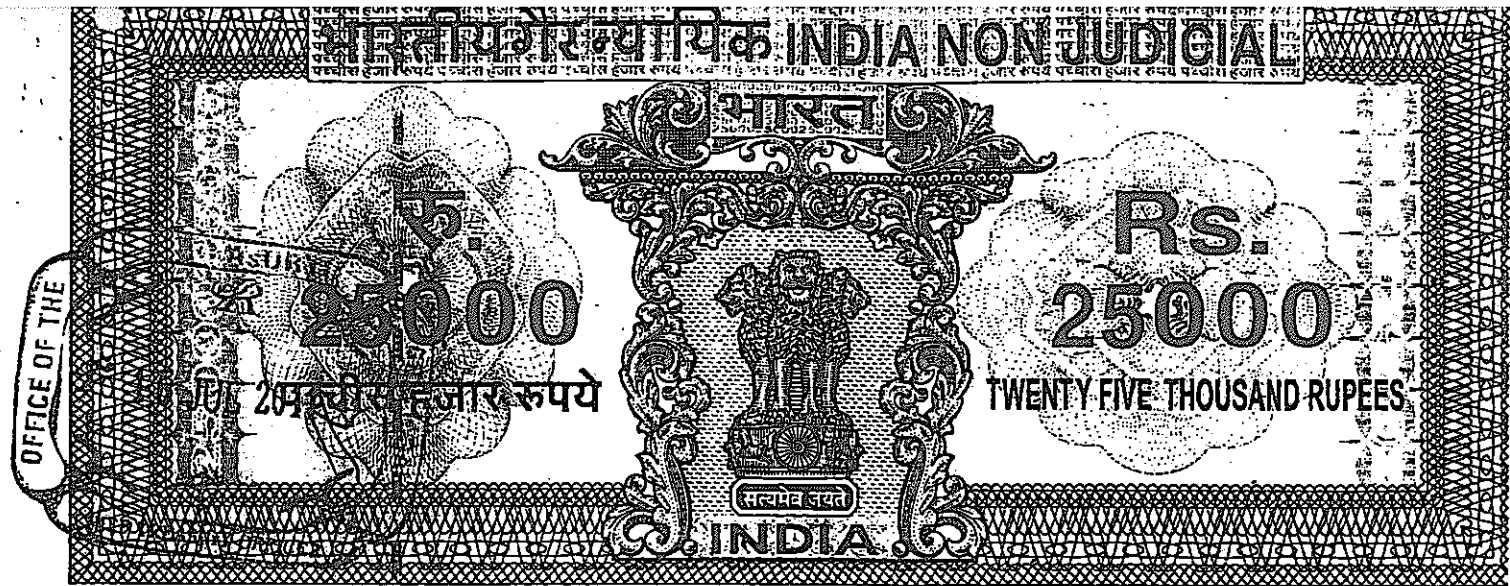
(9)

WHEREAS the Vendor of the first part had represented that it is the sole owner and in exclusive possession of the commercial plot of land bearing no. CK-2 (Land Area Measuring 3026.23 Sq. Meter) situated at KAUSHAMBI, Ghaziabad by virtue of Sale Deed dated 05-06-2006 executed in it's favour by Ghaziabad Development Authority, (duly registered in the office of the Sub-Registrar, Ghaziabad at regd. No. 6944 dated 05-06-2006) and also that it had got the plans sanctioned by the Competent Authority, while depositing the required fee/levy/charges etc. (hereinafter referred to as the Said Property).

For KAJ INFRASTRUCTURE PVT. LTD.

Director

*Accepted*  
Director



उत्तर प्रदेश UTTAR PRADESH

B 388914

(10)

The boundary of said plot

on the East by : 9 Meter wide Service Lane & 100 Meter wide Link Road

on the West by : 24 Meter wide Road

on the North by : Plot No. C.K-1

on the South by : H-2 Hotel Plot

For KAJ INFRASTRUCTURE PVT. LTD.

*For KAJ INFRASTRUCTURE PVT. LTD.*

*[Signature]*  
Director

*[Signature]*  
Director



उत्तर प्रदेश UTTAR PRADESH

B 388913

(11)

AND whereas the vendor of the first part has agreed to sell the said plot for a total consideration of Rs.16,75,00,000/- (Rupees Sixteen Crore—Seventy Five Lacs Only) vide Agreement to Sell dated (entered bearing no. CK-2 (Land Area Measuring 3026.23 Sq. Meter) situated at KAUSHAMBI, Ghaziabad) and has already paid Rs. 3,25,00,000/- (Rupees Three Crore

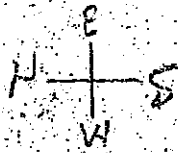
*[Handwritten signature]*

For KAJ INFRASTRUCTURE PVT. LTD.

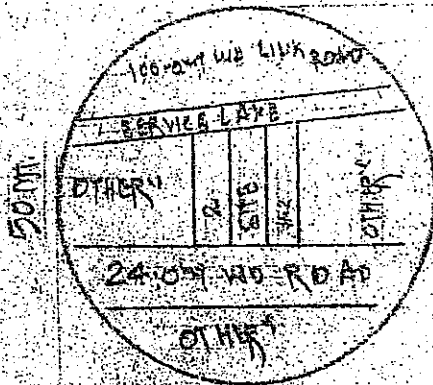
*[Handwritten signature]*  
Director



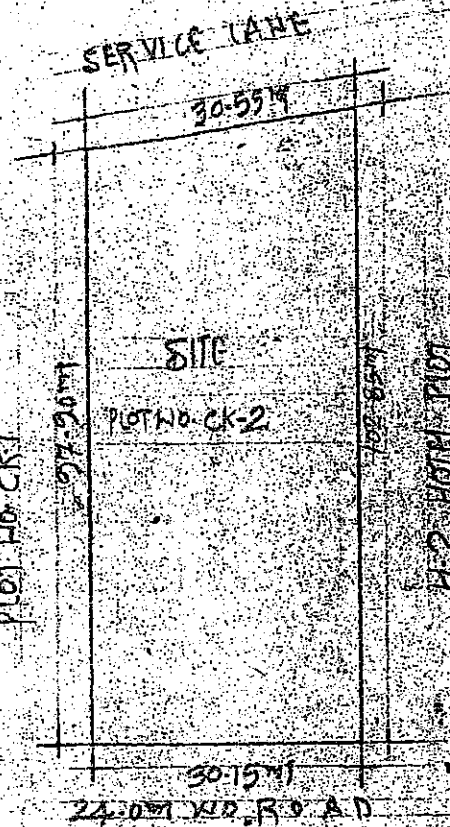
**SITE PLAN OF PLOT NO-CK-2, IN SECTOR-XIV  
SITUATED AT KAUSHAMBI T.H.A GHACIABAD  
(U.P)**



**TOTAL AREA = 3026.30 SQ.M**



**KEY PLAN**



**SITE PLAN**

**SELLER**

*For Kaj Infrastructure Pvt. Ltd.*  
*Director*

*Director*

**For KAJ INFRASTRUCTURE PVT. LTD.**

**PURCHASER**

**MANOJ SHARMA**

Architects, Engineers, Valuers  
Int. Designers, CDA Reg. No. 54

**ARCHITECHNO COMBINE**

CH. NO. 25, TEHSIL, C.O.P. (ZB)  
PH - R-2786133, G-9811504899

20/7/11



उत्तर प्रदेश UTTAR PRADESH

B 388911

In witness whereof the Vendor and the Vendee both have signed and executed the above deed on the date month and year mentioned herein above in the presence of the followings witnesses.

Witnesses:

1. *Se Baling*  
S/o. S.C. BALEUJA  
A-105, Tarang Apts.  
Plot No. 19, I.R.K.L.  
Delhi - 110092
2. *Deepale singla*  
D-250, Rampur  
1st Floor Ghaziabad  
U.P.

Vendor

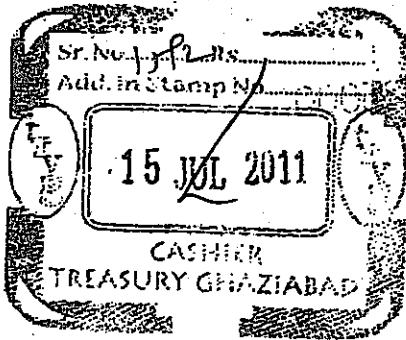
*Se Baling*

For KAJ INFRASTRUCTURE PVT. LTD.  
Vendee

*Se Baling*  
Director

Drafted by : BUDH PRAKASH SHARMA, Document Writer, Chamber No.  
21, II<sup>nd</sup> Lane Tehsil Ghaziabad.





*KAS Info sh P wa senta vika...*



आज दिनांक 20/07/2011 को  
 वही सं. 1 जिल्द सं. 18149  
 पृष्ठ सं. 367 से 1,038 पर क्रमांक 17159  
 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*लेखपत्र सं 13703 / 11 पर रखा  
 रूपम बुल्ल म. 335000/-  
 ऊपर विवरण सं 17159  
 में एन्फोर्सिबल रखा गया।*

*पुष्प निबन्धक (चतुर्थ)*  
 गाजियाबाद  
 20/7/2011

10/07/11

*11/07/11*

