

1830

Name PRAKASH JHA
Designation Asst. Manager
Signature PJC
Stock Holding Corporation of India
1985, Middle Town East, Ghaziabad

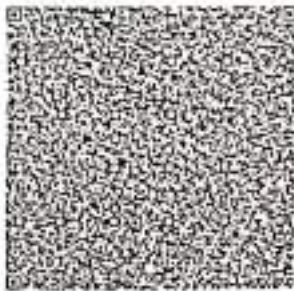


सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP04165435059672Q
Certificate Issued Date	: 13-Feb-2018 03:17 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0105006274350835Q
Purchased by	: SEEMA VERMA WIFE OF YOGENDRA KUMAR VERMA
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.B0 VVIP ASSETS RAJ NAGAR EXTN IN VILLAGE NOOR NAGAR GHAZIABAD
Consideration Price (Rs.)	:
First Party	: VIBHOR VAIBHAV INFRAHOME P LTD
Second Party	: SEEMA VERMA WIFE OF YOGENDRA KUMAR VERMA
Stamp Duty Paid By	: SEEMA VERMA WIFE OF YOGENDRA KUMAR VERMA
Stamp Duty Amount (Rs.)	: 3,31,00/- (Three Lakhs, Thirty One Thousand Only)



Verified By

(Vineet Kumar)
R.C. Sadar Ind
Ghaziabad

LOCKED BY

S.R.O. Ind
Ghaziabad

Please write below this line

For Vibhor Vaibhav Infrahome Pvt. Ltd.

Authorized Signatory



UP 0002838513

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoestamp.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.

SALE DEED

BRIEF PARTICULAR OF SALE DEED

Nature of Property : Residential Plot
V-Code
Mohalla/Village : **VVIP ASSETS**
Raj Nagar Extension NH-58
Village Noor Nagar, Ghaziabad,
Tehsil & Dist. Ghaziabad
Type of Property : Residential Vacant Plot
Detail of Property : Plot No. 80
in the Project, known as "VVIP ASSETS"
constructed on land bearing Khasra Nos.
1128, 1129, 1130, 1131, situated in the
area of Village Noor Nagar, Tehsil and
Distt. Ghaziabad, U.P., commonly known as
Raj Nagar Extension, NH-58, Ghaziabad
U.P.
Measuring : 159.30 Sq. Yrd (133.19 Sq. Mtr.)
Status of Road : Road 12 meter wide
Two Side Road : No
Park Facing : No
Sale consideration : Rs. 48,61,300/-
Stamp duty paid : Rs. 3,31,000/-
Land Rate : Rs. 25,000/- p.s.m.
Govt. Value : Rs. 33,30,000/-

Stamp Duty is paid accordingly to GO. 2756 dated 30-06-2008

BOUNDARY OF PLOT

North		As
South		Per
East		Annexed
West		Map

This Sale Deed is made at Ghaziabad on this 15th day of February, 2018.

For Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorized Signatory





विक्रय पत्र

प्रतिफल- 4861300 स्टाम्प शुल्क- 331000 बाजारी मूल्य - 4861300 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्रीमती सीमा वर्मा,
पत्नी श्री योगेन्द्र कुमार वर्मा
व्यवसाय : अन्य
निवासी: एस एच-12, शास्त्री नगर, गाजियाबाद

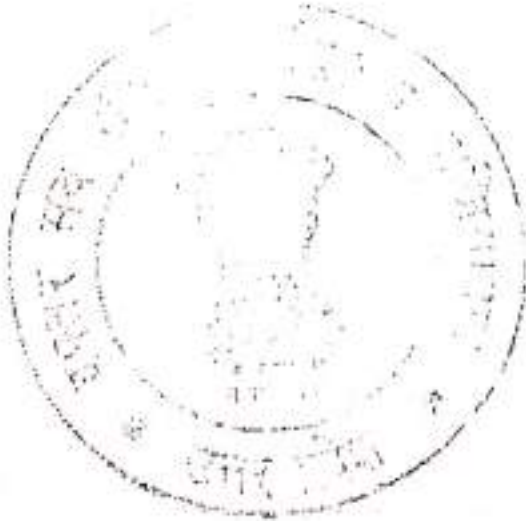
Seema Varma



ने यह लेखपत्र इस कार्यालय में दिनांक 15/02/2018 एवं 03:45:25 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नयिनकुमार एस0
उप निबंधक :सदर द्वितीय
गाजियाबाद



BETWEEN

VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED, (*erstwhile known as Frystal Polymers Private Limited*); incorporated under the provisions of the Companies Act, 1956, having its Registered Office at S-551, School Block, Shakarpur, Delhi-110092, and having corporate office at Raj Nagar Extension, NH-58, Ghaziabad, U.P., through its Authorized Signatory, **Shri SANDEEP GUPTA**, son of Sh. B.L. Gupta, duly authorized vide its Board's Resolution dated 13.02.18 hereinafter referred to as "Vendor", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the **ONE PART.**

PAN: AABCF2720J

PAN: BHKPG2711A

AND

MRS. SEEMA VERMA W/O SHRI YOGENDRA KUMAR VERMA R/o SH-12, SHASTRI NAGAR, GHAZIABAD, U.P.-201002 hereinafter called the Vendee/Buyer which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the **SECOND PART.**

PAN : ADFPV4251N

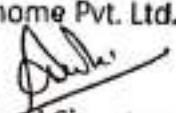
DETAILS OF PROPERTY

The Residential Plot No. 80, measuring **133.19** mtr. in Residential Project known as **VVIP ASSETS**, as per annexed map situated at Raj Nagar Extension NH-58, Village Noor Nagar Pargana Loni Tehsil & Distt. Ghaziabad (Hereinafter Called The Said Property).

W H E R E A S :

The Vendor/First Party has acquired right, title and interest to develop, and sell plots in integrated project by the name and style of VVIP Assets on land bearing khasra No. 1128, 1129 1130, 1131 situated in the area of Village Noor Nagar Ghaziabad area also known as Raj Nagar Extension NH-58 Ghaziabad. The Land purchased from (i) Ashiana Homes Private limited, Khasra No. 1128 vide sale deed No. 4168 dated 11/04/2012, Area 16260 Sq. Mtrs. duly registered with Sub Registrar under Book No. 1, Vol/Zild No. 5714, Pages 1 to 676(ii) Ashiana Homes Private limited, Khasra No. 1129/1130 vide sale deed No. 4159 dated 11/04/2012, Area 2,276 Sq. Mtrs. duly registered with Sub Registrar under Book No. 1, Vol/Zild No. 5713, Pages 109 to 232 (iii) Ashiana Homes Private limited, Khasra No. 1131 vide sale deed no. 6353 dated 23/05/2012, Area 6,625 Sq. Mtrs. duly registered with Sub Registrar under Book No. 1, Vol/Zild No. 5870, Pages

For Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorized Signatory





निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री विभोर वैभव इन्फ्राहोम प्राइवेट लिमिटेड के द्वारा
संदीप गुप्ता, पुत्र श्री वी एल गुप्ता

निवासी: एस-551, स्कूल ब्लाक, शकरपुर दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्रीमती सीमा वर्मा, पत्नी श्री योगेन्द्र कुमार वर्मा

निवासी: एस एच-12, शास्त्री नगर, गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

Suma Verma



श्री नितिन गर्ग, पुत्र श्री विश्वनाथ गर्ग

निवासी: 1004, टावर-5, सिविलटेक फ्लोरेसिया
रामप्रस्थ ग्रीन्स, वैशाली साहिबाबाद गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

Nitin Garg

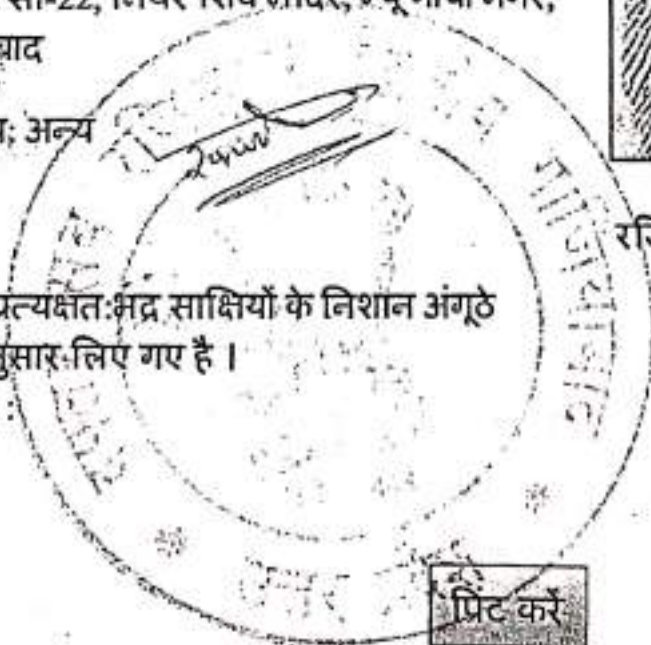


श्री समीर ढींगरा, पुत्र श्री नारायण दास

निवासी: सी-22, नियर शिव मंदिर, न्यू गाँधी नगर,
गाजियाबाद

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शर्मा नविनकुमार एस0
उप निबंधक : सदर द्वितीय
गाजियाबाद

प्रिंट करें

231 to 524 and (iv) Mr. Praveen Tyagi, Khasra No. 1131 vide sale deed no. 13611 dated 14/11/2014, Area 6,625 Sq. Mtrs. duly registered with Sub Registrar under Book No. 1, Vol/Zild No. 8999, Pages 35 to 54, after obtaining sanction of plotting plans from Ghaziabad Development Authority, (hereinafter referred to as "GDA"), vide its letter bearing No. 359/ Zone-1/lay out/ 14-15, dated 22.11.2014.

And Whereas in terms of the development of "VVIP ASSETS" village Noor Nagar, Raj Nagar Extension, Ghaziabad (Uttar Pradesh) the seller has been authorized to transfer the Plots of different specifications and sizes developed by the seller to its transferee/s on own terms and conditions.

And Whereas on the application of the Buyer, the seller had allotted to the Buyer residential plot bearing Plot No.-80, measuring 133.19 square meter as per annexed map situated at residential project known As "VVIP ASSETS" Village Noor Nagar, Raj Nagar Extension, Tehsil & Dist., Ghaziabad (Uttar Pradesh) Hereinafter Referred To As The Said Plot.

Now Therefore This Deed Of Sale/Conveyance Witnesseth:

1. That in pursuance of the aforesaid allotment and the said sum of Rs. 48,61,300/- (Rupees forty eight lakh sixty one thousand three hundred Only) already paid by the Buyer to the seller as booking/allotment money, the receipts of which the seller does hereby admit and acknowledge and in consideration of the undertaking of the vendee to pay such further amount, as may be at any time hereto after become liable to pay in terms of this sale deed and also subject to all those terms and conditions contained in the allotment letter which may or may not have been specifically incorporated herein, the seller does hereby transfer, convey and assign by way of sale unto the Buyer all the piece of said plot, forming part of the approved layout plan of the residential colony known as "VVIP ASSETS" Ghaziabad and more particularly described in the Schedule "A" given hereunder, and for greater clarity delineated on the plan attached hereto together with all rights, liberties, privileges, easements necessary for the enjoyment of the said plot of land to own and to hold the said plot together with all rights, and appurtenances absolutely and forever subject to the exceptions, reservations, conditions, stipulations and covenants hereinafter contained.


For Vibhor Vaibhav Infrahome Pvt. Ltd.

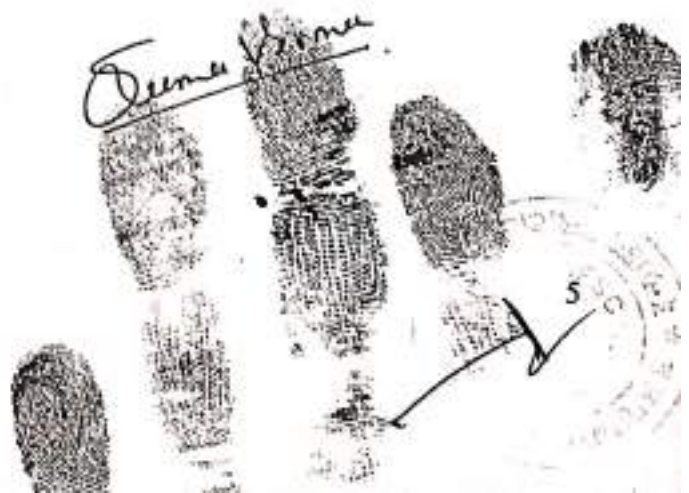
Authorized Signatory



2. That the vacant and peaceful possession of the said plot of land has been delivered by the seller to the Buyer and the Buyer has taken possession of the same at the time of execution of this sale deed and undertakes not to raise any dispute hereto after in connection therewith individually or collectively with any other person(s).
3. That the seller has assured the Buyer and the Buyer is satisfied that the plot is free from all sorts of encumbrances, liens and charges etc. (except those if created on request of the Buyer to obtain housing loan for purchase of the said plot) and the seller has the full right and authority to sell the same.
4. In case vendee has availed of a loan facility from financing bodies to facilitate the purchase of the said plot, then in that case (a) the terms of the financing agency shall exclusively be binding and applicable upon the vendee only and (b) the vendee shall alone be responsible for repayment of dues of the financial institution along with interest/penalty accrued thereon or any default in re-payment thereof.
5. That all the dues, demands, taxes, charges including property tax, or any other service provider, charges, duties, liabilities and outgoing, if any, shall be paid and borne by the vendor up to the date of allotment of the plot and thereafter the same shall be paid and borne by the vendee.
6. That the Buyer hereby agrees that if any demand is raised or issued by any authority, due to the enhancement in the compensation under the orders of any superior court, or any freehold charges raised or demanded by the Ghaziabad Development Authority, the same shall be borne by Buyers upon receiving intimation from the developer/seller. Similarly, if any additional charges, levies, rates, taxes, demands etc. including service tax vat/ works contract tax, metro cess, development charges for the provision of peripheral and/ or external services or for any other reason attributable to the said plot/ said project are levied in future retrospectively to the said plot and be payable shall be paid by the vendee failing which the vendor shall have first charge/ lien on said plot for recovery of the same.

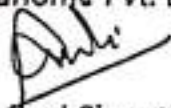
For Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorised Signatory



7. That the Buyers shall abide by all the laws, bye-laws, terms, covenants, rules and regulations framed by the vendor and all laws, bye-laws, rules and regulations stipulated by Ghaziabad Development Authority and/or the municipal, local and other Government or Statutory bodies relating to the residential colony named "VVIP Assets" and the said plot of land. The Buyers undertake and assure that they shall raise construction and utilize the plot in question only for residential purpose and for no other purpose which is prohibited under the laws of central, state or local government
8. That all the terms and conditions as provided in the said project of the Govt. of Uttar Pradesh as regards the development of this plot, its maintenance as well as for creation and up-keep of future infrastructures of whatever category, shall be applicable on the project and the plot holders shall be bound by such rules and regulations and shall follow the orders passed by competent authority in that respect.
9. That the said project shall always be known as "VVIP Assets" and this name shall never be changed by the Buyer or anybody else.
10. That except for the plot allotted, all the common areas and the facilities and the residuary rights in the Project shall continue to vest in seller till such time as the same is finally allotted, sold or otherwise transferred to any particular Buyer and/or to any person/organization/entity. The vendee shall be entitled to use and enjoy the common areas and facilities within the said project along with all the other occupants/Buyers in the Project.
11. The Buyer agrees and undertakes that he/she shall join association/society of plot owners if any formed by the developer on behalf of plot owners and to pay any fees, subscription charges thereof and to complete such documentation and formalities as may be deemed necessary by the developer for this purpose.

For Vibhor Vaibhav Infrahome Pvt. Ltd.

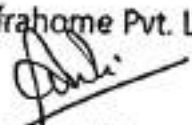

Authorised Signatory





12. That in order to keep the surroundings maintained and in upkeep condition the area around the plots the services of "VVIP Assets" shall be handed over to Nagar Nigam, Ghaziabad who will be maintaining the services after that and the Buyer shall have no objection to it and he cannot exempt himself from liability for his contribution towards the common expenses.
13. That the Buyer shall commence construction of the house on the plot no later than four (4) years from the date of execution of sale deed. In case the Buyer fails to commence construction within the stipulated period, the Developer shall be entitled, but not obligated to resume the plot, refund the amount paid by the Buyer without any interest and cancel this Sale Deed. Thereafter the developer shall have the right to resell the plot. The Developer may at its sole discretion may extend the period for construction by the Buyer upon payment of additional charges @ Rs. 50 per sq. mtr's. per year. The said covenant shall survive the execution of the conveyance deed. The Buyer hereby further assures that he/she/they shall abide by all the terms and conditions relating to the allotment.
14. That the vendee agrees and confirm that the Developer or other Buyers may carry out development/construction of their other plots and the vendee shall have no right to object to such construction/development in the project.
15. That the Buyer shall not be allowed to do any of the following:
- (i) Raise any construction of the nature which may cause damage to the structure (columns, beams, slab, etc.) of any part of the adjacent plots. In case the damage is caused to an adjacent plot or common area, then the Buyer shall be solely liable to get the same repaired at his/her own cost.
 - (ii) Making encroachments on the common spaces around the said plot.
 - (iii) Raise any construction which is in violation of the applicable building Bye-laws.

For Vibhor Vaibhav Infrahome Pvt. Ltd.

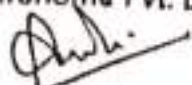

Authorized Signatory





16. That the Buyer shall hereafter hold, enjoy, use and shall be entitled to transfer the said plot under sale without any hindrance, claim whatsoever from the vendor or any other person claiming under or through it.
17. That the Buyer can get the said plot under sale mutated, substituted and transferred in their name, on the basis of this sale deed, in the record of any authority or any other relevant records the seller undertakes that it shall sign all other papers/documents required in this connection.
18. That all expenses, charges, etc., including the stamp duty for the registration of this deed or in relation to the plot any construction to be made thereon, if any, will be borne and paid by the Buyer.
19. That the construction on said plot shall be strictly in accordance with the maps/ drawing duly approved by the GDA. subject to building bye laws and guidelines of the competent statutory authority.
20. The vendee shall ensure that the rain water is carried on in the drains for rain harvesting. Moreover, the plinth level of the said plot shall not be more than 400 mm from the centre (level) of the road in said plot.
21. The seller, its servants, agents shall have the right to access and ingress to the plot of land and the building constructed thereon, at all relevant and reasonable time for the purpose of inspection, carrying out maintenance and necessary repairs, and they shall have the rights of user, upkeep and maintenance of sewerage, electricity poles and wires, water channels in the entire colony even if they run through/across the plot of land belonging to the Buyer at all times.
22. That the vendor do hereby covenant with the vendee that the interest, which the vendor hereby profess to transfer is subsisting and the vendor has good rightful power and authority to convey, grant, transfer, assign and assure the said plot unto the vendee in the manner aforesaid free from all encumbrances. The vendor hereby further covenants that in case at any time hereafter by reason of any act of default or omission or commission on the part of the vendor, the vendee suffers any loss and is deprived of whole or any portion of the said plot hereby conveyed to the vendee on account of any defect in the title of the vendor, the vendor shall refund the sale consideration without any interest, to the extent of the right's affected in the said plot by the act of default, omission or commission of the vendor and to make good and losses suffered by the vendee thereby, and in such case, the vendee shall have no right, title or interest or claim in any other property in said project.

For Vibhor Vaibhav Infrahome Pvt. Ltd.

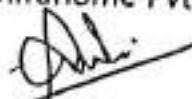

Authorized Signatory





23. That the maintenance of the said plot including all walls and partitions, sewers, drains, pipes and attached lawn (if any) shall be the exclusive responsibility of the vendee from the date of the possession / deemed possession. Further, the vendee will neither himself nor shall permit anything to be done which may damage any part of the adjacent unit(s) etc. or violates the rules or bye-laws of the local authorities or the owners association/ residents association.
24. That the vendee is aware that the sewage pipe, drainage and electricity cables, horticulture, water, sewage and fresh water line etc are lying underneath roads. The vendee undertakes that he will ensure that no damages is caused to any of such services underneath the road. The vendee shall take permission in writing from the competent authority before any such activity. The vendee further undertakes to repair any damage caused to such service lines and/or roads and to indemnify developer for any such damage caused by the vendee. If in any case vendee damages the pipelines voluntarily or in voluntarily the vendor has the right to impose any claim or penalty against the damages to the vendee. The vendee also undertakes not to cause any hindrance/blockage on the roads during construction on account of construction material or anyway whatsoever.
25. The Buyer has seen and accepted the lay-out plans sanctioned by GDA, the Buyer(s), hereby records his/her/their no objection irrevocably to the seller authorizing it to effect suitable and necessary alternations/modifications/ additions to revise lay out plans, within the existing project land/ adjoining land, as the seller may deem fit, or as directed by any competent authority(ies),or if such alternations/modifications/additions become necessary and desirable.
26. That the vendee shall take electric power connection with their own expenses, in the said plot.

For Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorised Signatory





PLOT NO - 81

17320

80

PLOT NO - 79

7690

PLOT NO - 38 (WIP ASSETS)
PLOT AREA = 159.30 SQ. YRD.

For Vibhor Vaibhav Infrathome Pvt. Ltd.

[Signature]
Authorised Signatory

12 MT. ROAD SIDE



[Signature]



LAYOUT PLAN OF PLOT NO - 80 AT WIP ASSETS,
KHASRA NO. - 1128A, 1128B, 1128C, 1128D, 1128E,
VILLAGE MOOR NAGAR CHAZDARA (R.P.)

MR. VIBHOR VAIBHAV INFRAHOME
PRIVATE LIMITED & PRAVEEN KUMAR
THROUGH- MR. RAM RANJAN

LAYOUT PLAN

SCALE	
DATE	

SCHEDULE-A

The Residential Plot No. 80, measuring 133.19 Sq.mtr. in Residential Project known as "VVIP ASSETS" as per annexed map situated at Raj Nagar Extension NH-58, Village Noor Nagar Pargana Loni Tehsil & Distt. Ghaziabad

for Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorized Signatory















CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF VIBHOR VAIBHAV INFRAHOME PRIVATE LIMITED HELD ON TUESDAY, 13TH FEBRUARY, 2018 AT 11.30 A.M. AT THE CORPORATE OFFICE OF THE COMPANY AT VVIP STYLE, N.H. 58, RAJ NAGAR EXTENSION, GHAZIABAD, U.P.

Chairman put before the Board the proposal for authorizing attorney of the company for execution of sale deed and the following resolution was passed to this effect:

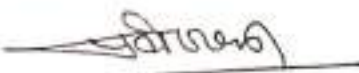
“RESOLVED THAT the Board of Directors hereby authorize **Mr. Sandeep Gupta S/o Mr. B.L. Gupta R/o 3/1328, Sector-3, Vasundhara, Ghaziabad, U.P.** to sign and execute sale deed and all other necessary documents and papers on behalf of the company in relation to the **Plot No. 80** booked in the name of **Mrs. Seema Verma** in the Residential project **“VVIP Assets”** being developed by the company at **NH-58, Raj Nagar Extension, Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, U.P.**

The signatures of Mr. Sandeep Gupta have been attested below for identification purpose.

RESOLVED FURTHER THAT a certified true copy of the above resolution be provided to all such authorities as may be required.


**For Vibhor Vaibhav Infrahome Private Limited
On Behalf of Board of Directors**

For Vibhor Vaibhav Infrahome Pvt. Ltd. For Vibhor Vaibhav Infrahome Pvt. Ltd.


Praveen Tyagi Director
Director
(DIN-00834200)

Vibhor Tyagi Director
Director
(DIN-01797579)

For Vibhor Vaibhav Infrahome Pvt. Ltd.


Authorized Signatory
(Specimen Signatures of Mr. Sandeep Gupta)



IN WITNESS WHEREOF, THE SELLER AND BUYER HAVE SET THEIR RESPECTIVE HANDS WITH HEALTHY AND FREE MIND ON THESE PRESENT ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN IN PRESENCE OF THE FOLLOWING WITNESSES :-

For Vibhor Vaibhav Infrahome Pvt. Ltd.

1. Nitin Gang
S/o Sh. Vishwanath Gang
Flat No. 1004 Tower-5
Civitech Florencia
Ran Pratna Green Vaishali
Ghaziabad, 201005

VENDOR
Authorised Signatory

Nitin Gang

Bun Kumar

VENDEE

2. Sameer Dhingra
S/o. Sh. Naayan Dass
C-22. Near Shiv Mandir
Gandhi Nagar
Ghaziabad.

Sameer

