

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर गौतम बुद्ध नगर क्रम 2023145048528

आवेदन संख्या : 202300743052174

20712

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-08-11 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम वेशप गोर

लेख का प्रकार विक्रय का प्रमाणपत्र

प्रतिफल की धनराशि 310000000 / 414800000.00

1. रजिस्ट्रीकरण शुल्क 4148000
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 4148060

शुल्क वसूल करने का दिनांक 2023-08-11 00:00:00

दिनांक जय लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-08-11 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR
(Greater Noida)
Gautam Buddh Nagar





INDIA NON JUDICIAL

Government of Uttar Pradesh



IN-UP84901137663042V

e-Stamp

2 20712/23

SOMESH CHHOKAR
ADVOCATE
GREATER NOIDA

Certificate No. : IN-UP84901137663042V

Certificate Issued Date : 10-Aug-2023 04:52 PM

Account Reference : NEWIMPACC (SV)/ up16051404/ GAUTAMBUDDH NAGAR 1/ UP-GBN

Unique Doc. Reference : SUBIN-UPUP1605140464048442758413V

Purchased by : GOLF LAKE LLP

Description of Document : Article 18 Certificate of Sale

Property Description : SUNCOURT TOWER-A BUILDING TYPE B-6, SITUATED IN JAYPEE GREENS AT GREATER NOIDA, DISTT. G.B. NAGAR

Consideration Price (Rs.) : 31,00,00,000
(Thirty One Crore only)

First Party : HDFC BANK LIMITED

Second Party : GOLF LAKE LLP

Stamp Duty Paid By : GOLF LAKE LLP

Stamp Duty Amount(Rs.) : 2,07,40,000
(Two Crore Seven Lakh Forty Thousand only)

CERTIFICATE LOCKED



Please write or type below this line

For GOLF LAKE LLP
Authorised Signatory

PU 0003268582

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.echstestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

STATE OF
NEW YORK
OFFICE OF THE
ATTORNEY GENERAL



000336.185



DEED OF CERTIFICATE OF SALE

1. Sale Consideration : Rs. (31,00,00,000/-)
2. Value according to Circle Rate : Rs. 41,48,00,000/-
- Circle Rate of Group Housing Land : Rs. 33,000/- per Sq. mtrs.
- Circle Rate of Constructed Area : Rs. 15,000/- per Sq. Mtrs.
3. Stamp Duty paid on : Rs. 41,48,00,000/-
4. Total Stamp Duty : Rs. 2,07,40,000/-
5. Sold Property: Suncourt Tower-A in the building type B-6, situated in Jaypee Greens at Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh.
6. Sale Area: land area 5128.97 Sq. Mtrs., Ground coverage area measuring 875.00 Sq. Mtrs. and approved FAR of 18801.62 Sq. Mtrs and carpet area of 16369.39 sq mts
7. Nature of Property: Group Housing (B type building)
8. Boundaries and measurement of the property:

This Deed of Certificate of Sale is executed at Greater Noida, District Gautam Buddh Nagar, Uttar Pradesh on this 11TH Day of August, 2023, by:

HDFC Bank LIMITED ["HDFC Bank"] (PAN No. AAACH2702H) having branch office- The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi- 110067, through its Authorized Officer **Mr. Aju Ashok**, being the Authorized Officer of **HDFC Bank**, in accordance with the provisions of sub-section 12 Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein referred to as the 'Said Act'), hereinafter referred to as the '**First Party**'/ '**Seller**' which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.



For GOLF LAKE LLP
Vishal Jain
Authorized Signatory



IN FAVOUR OF

GOLF LAKE LLP (PAN No. **(AATFG8106G)**) having its registered office at Flat no. 502, 502-A, 5th Floor, Narain Manzil, 23 Barakhamba Road, Connaught Place, New Delhi-110001, through its authorized signatory **Veshesh Gaur** authorized vide board resolution dated 10th July 2023 hereinafter referred to as the **'Second Party'/'Purchaser'** which expression shall include its successors, assigns, nominees, executors, legal representatives and administrators.

The First Party and the Second Party shall hereinafter be referred to as Parties collectively.

WHEREAS:

- A. That by and under an Order dated 17.03.2023 passed by the Hon'ble National Company Law Tribunal, Mumbai Bench in Company Scheme Petition No.243/2022 connected with Company Scheme Application No.200/2022, HDFC Ltd. has been amalgamated into 'HDFC Bank Limited', as a going concern and consequently all assets and liabilities of HDFC Ltd. now stand vested in 'HDFC Bank Limited'.
- B. M/s Jaiprakash Associates Limited (hereinafter referred to as the **'Said Borrower'**) took a Construction Finance Loan of Rs. 450,00,00,000/- [Rupees Four Hundred and Fifty Crores] from erstwhile HDFC Ltd. branch office- The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi- 110067. The immovable property/ secured asset more particularly described in **Schedule-1** of this Deed (hereinafter referred to as the **'Said Property'**) inter-alia forms part of the security interest that has been created in favour of the erstwhile HDFC Ltd. for partly securing the construction finance loan of Rs. 450,00,00,000/- [Rupees Four Hundred and Fifty Crores] granted to the Said Borrower.
- C. The Said Borrower was unable to return the loan of the erstwhile HDFC Ltd and on account of continued default on the part of the Said Borrower to repay



[Handwritten signature]

For **GOLF LAKE LLP**
[Handwritten signature]
Authorized Signatory

विक्रय का प्रमाणपत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 20712

वर्ष: 2023

प्रतिफल- 310000000 स्टाम्प शुल्क- 20740000 बाजारी मूल्य - 414800000 पंजीकरण शुल्क - 4148000 प्रतिलिपिकरण शुल्क - 60 योग : 4148060

श्री गोल्फ लेक एलएलपी द्वारा
वैशेष गोर अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मनोज कुमार गोर
व्यवसाय : व्यापार
निवासी: फ्लैट नं- 502, 502-ए, 5वाँ तल नारायण मंजिल 23 बाराखम्बा रोड कर्नाट प्लेस नई
दिल्ली

Vesht Jain



श्री. गोल्फ लेक एलएलपी द्वारा

वैशेष गोर अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 11/08/2023 एवं
11:45:19 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

प्रेम प्रकाश सिंह
उप निबंधक :सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
11/08/2023

आर० बी० दिवाकर
निबंधक लिपिक
11/08/2023

प्रिंट करें



the loan facilities, the erstwhile HDFC Ltd. issued a Demand Notice dated 25.06.2018 under Sub-Section(2) of Section 13 of the Said Act and called upon the Borrower to discharge its liabilities towards erstwhile HDFC Ltd.

- D. On account of failure of the Said Borrower to repay the amount as demanded by the Demand Notice dated 25.06.2018, the erstwhile HDFC Ltd through its authorized officer, took over physical possession of the Said Property on 07.09.2018.
- E. The authorized officer of the First Party/ Seller (erstwhile HDFC Ltd), being the Secured Creditor under the Said Act and in exercise of its powers as the Secured Creditor for partly securing the Construction Finance Loan of the Said Borrower, sold the Said Property to the Second Party/ Purchaser and the First Party/ Seller (erstwhile HDFC Ltd) issued the Sale Certificate dated 29.03.2019 (annexed herewith this Deed as 'ANNEXURE-A'), which specific Sale Certificate remains valid and effective as on present date AND the parties herein are entering into this Deed of Certificate of Sale to records the said position on the following terms and conditions.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOW:

1. That on account of failure of the Said Borrower (as defined within the Recitals) to repay the loan to the erstwhile HDFC Ltd exercised its rights under the Said Act and consequently sold the Said Property to the Second Party/ Purchaser vide the Sale Certificate dated 29.03.2019. That the sale certificate dated 29.03.2019 shall form an integral part of this DEED OF CERTIFICATE OF SALE. The sale certificate dated 29.03.2019 is annexure herewith as Annexure -A
2. That the Second Party/ Purchaser has already paid a sale consideration of Rs. 31,00,00,000/- [Rupees Thirty -One Crores] for the Said Property and the receipt



For GOLF LAKE LLP
Vishal Jain
Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 20712

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री एचडीएफसी बैंक लिमिटेड के द्वारा अजू अशोक, पुत्र श्री एस अशोक कुमार

निवासी: द कैपिटल कोर्ट कोर्ट मुनरिका आउटर रिंग रोड,
ओलोफ पाल्मे मार्ग नई दिल्ली-110067

व्यवसाय: नौकरी

द्वितीय पक्ष: 1



श्री गोल्फ लेक एलएलपी के द्वारा वेशष गोर, पुत्र श्री मनोज कुमार गोर

निवासी: फ्लैट नं- 502, 502-ए, 5वाँ तल नारायण मंजिल 23
बाराखम्बा रोड कनॉट प्लेस नई दिल्ली

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री अंकुर भाटी, पुत्र श्री मान सिंह भाटी

निवासी: फजायलपुर जीबी नगर

व्यवसाय: नौकरी



पहचानकर्ता : 2

श्री जगदीश चौहान, पुत्र श्री मनिक राज चौहान

निवासी: ए-2/251 हर्ष विहार दिल्ली-110093

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रेम प्रकाश सिंह

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

11/08/2023

आर० बी० दिवाकर

निबंधक लिपिक गौतम बुद्ध नगर

11/08/2023

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



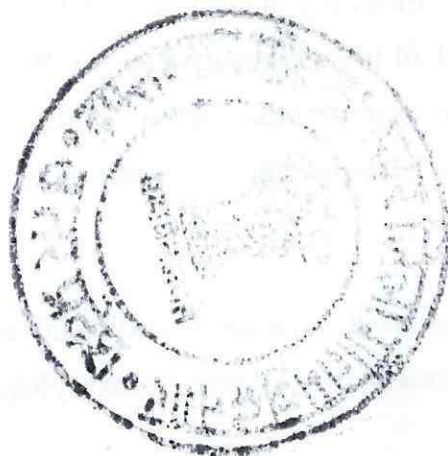
of the same has been acknowledged by the erstwhile HDFC Ltd in the said Sale Certificate.

3. That the erstwhile HDFC Ltd has already handed over the possession of the Said Property on 29.03.2019 on an "as is where is" and "as is what is" condition to the Second Party/ Purchaser and subsequently issued the Possession Receipt to the Second Party/ Purchaser (attached herein with the said Sale Certificate).
4. That the sale of the Said Property was made through the Sale Certificate free from all encumbrances known to the First Party/ Seller / erstwhile HDFC Ltd except those applicable under the terms of sale as mentioned in the Private Treaty Offer dated 23.03.2019 form read with Offer Acceptance Letter dated 28.03.2019 and possession of the Said Property.
5. That the Parties herein agree, accept and acknowledge that the said Sale Certificate is legally valid, effective and binding as on current date and will remain effective in the future as well.
6. That the purpose of this Deed of Certificate of Sale is entirely to record, confirm and show effectiveness of the conveyance of the Said Property onto the Second Party/ Purchaser, which stands concluded previously.
7. The Purchaser agrees to indemnify and keep indemnified the Seller, its directors, officers, employees and other representatives, free and harmless from any loss, damage, or cost, including any claim from any third party, court or authority, that Seller becomes liable for by reason of execution of this Deed of Certificate of Sale or act of the Purchaser, including but not limited to misrepresentations by the Purchaser. The Seller shall immediately notify the Purchaser in writing of any claim, threatened claim, suit or other action which may arise, to enable the Purchaser to defend such claim. Such obligations of the Purchaser shall be continued in perpetuity.
8. The Purchaser agree/s to pay all expenses including but not limited to stamp duty, registration charges, municipal taxes, cess, transfer fee, premium and/or other



A handwritten signature in blue ink, appearing to be "A.P.", written over the stamp.

For GOLF LAKE LLP
A handwritten signature in blue ink, appearing to be "Vishal", written over the text.
Authorised Signatory



SCHEDULE-I

Detailed Description of the Said Property

Semi-finished structure / Building/Project by the name and style of "**Suncourt Tower - A**" with proportionate land area measuring 5128.97 sq. mtrs., Ground Coverage Area measuring 875.00 sq. mtrs. and approved FAR of 18801.62 sq. mtrs. and carpet area of 16369.39 sq mts, demarcated in Yellow in map attached herewith with Annexure -A, in the building type "B-6" forming part of Land admeasuring 8.28 acres, as mentioned under the category 'Group Housing" (B type building)" under the heading "Abstrat-Land-1" in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No.BP-907(S)/Rec/OPA-5578 dated 14.08.2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of "Jaypee Greens" at Greater Noida, with all the construction thereon both present and future along with all the rights, estate, interest, benefits and receivables ,arising therefrom and the land underneath.



For GOLF LAKE LLP
Vesha Jain
Authorised Signatory

10/10/10

10/10/10
10/10/10
10/10/10
10/10/10
10/10/10

10/10/10



Annexure -A

(Sale Certificate dated 29.03.2019)



For GOLF LAKE LLP

Authorised Signatory



SALE CERTIFICATE
For immovable property
(Rule 9(6))

Whereas the undersigned being the Authorized Officer of Housing Development Finance Corporation Limited having its Registered Office at Ramon House, H T Parekh Marg, Backbay Reclamation, Churchgate, Mumbai - 400 020, having branch office at The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067 being the secured creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred by Section 13 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002, has sold the immovable property / secured asset on an "as is where is" basis & "as is what is" basis, more particularly described in the Schedule written hereunder and as further demarcated in [red] in the layout plan, attached herewith as Annexure 1, to **GOLF LAKE LLP** (hereinafter referred to as the "said Purchaser") having its registered office at Flat No- 502,502-A, 5th Floor, Narain Manzil ,23 Barakhamba Road, Connaught Place , New Delhi-110001 , whose offer has been accepted by Housing Development Finance Corporation Limited. The said immovable property / secured asset forms a part of the security interest that has been created in favour of Housing Development Finance Corporation Limited for partly securing the Construction Finance Loan of **Rs. 450,00,00,000/- (Rupees Four Hundred and Fifty Crores Only)** granted to **M/s. Jaiprakash Associates Limited** (hereinafter referred to as the "said Borrower")

The total sale consideration of the said Secured Asset is **Rs.31,00,00,000 /- (Rupees Thirty One Crore only)**.

All payments relating to sale consideration are subject to TDS @1% u/s 194 -IA of the Income Tax Act 1961. It is the purchaser's responsibility to remit the amount deducted into the account of appropriate Authority and to issue the TDS certificate within the prescribed time limits.



For **GOLF LAKE LLP**
Authorized Signatory



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The undersigned acknowledges the receipt of sale consideration after deduction of 1 % TDS u/s 194 –IA of the Income Tax Act, 1961 from total sale consideration and possession of the Scheduled Property has been delivered to the Purchaser mentioned hereinabove.

The details of the payments received from the Purchaser by Housing Development Finance Corporation Ltd towards sale consideration / sale price are as under

Sr. No	RTGS No/UTR No.	Date	Amount	Name Of the Bank
1	Fund transfer through cheque no. 000220	29.03.2019	Rs 30,69,00,000/-	HDFC Bank Ltd
		Total	Rs 30,69,00,000/-	

The sale of the Scheduled Property has been made free from all encumbrances known to the Secured Creditor viz. Housing Development Finance Corporation Limited except those applicable under the terms of sale as mentioned in the Private Treaty Offer dated 23.03.2019 Form read with Offer Acceptance Letter dated 28.03.2019 and possession of the Scheduled Property.

The taxes, stamp duty, transfer charges, registration fee, etc. payable on this certificate of sale and this transaction of sale, is and shall be the liability and responsibility solely of the Purchaser and shall be entirely payable by the Purchaser and HDFC shall not be liable therefore or thereto in any manner whatsoever.

The Purchaser shall be entirely and fully liable and responsible for getting this Sale Certificate duly and fully registered with the office of concerned Sub-Registrar of Assurances, as required in accordance with law.



For GOLF LAKE LLP
[Signature]
Authorised Signatory



SCHEDULE HEREINABOVE REFERRED

DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET

Semi finished structure / Building /Project by the name and style of “**Suncourt Tower -A**” with proportionate land area measuring 5128.97 sq. mtrs, Ground Coverage Area measuring 875.00 sq. mtrs. and approved FAR of 18801.62 sq. mtrs., demarcated in Yellow in map attached herewith, in the building type “B-6” forming part of Land admeasuring 8.28 acres as mentioned under the category “Residential/ Commercial” (B type building)” under the heading “Abstrat-Land-1” in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of “Jaypee Greens” at Greater Noida, with all the construction thereon both present and future along with all the rights , estate, interest, benefits and receivables ,arising therefrom and the land underneath.



Authorized Officer

Housing Development Finance Corporation Limited

Branch Address: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg,
New Delhi – 67

Place : New Delhi

Date : 29/march/2019

For GOLF LAKE LLP
Vesha Gupta
Authorised Signatory





POSSESSION RECEIPT

Received on “as is where is” and “as is what is” condition the following property:


DESCRIPTION OF THE IMMOVABLE PROPERTY / SECURED ASSET

Semi finished structure / Building /Project by the name and style of “**Suncourt Tower -A**” with proportionate land area measuring 5128.97 sq. mtrs, Ground Coverage Area measuring 875.00 sq. mtrs. and approved FAR of 18801.62 sq. mtrs., demarcated in Yellow in map attached herewith, in the building type “B-6” forming part of Land admeasuring 8.28 acres as mentioned under the category “Residential/ Commercial” (B type building)” under the heading “Abstrat-Land-1” in the approved revised lay out plan sanctioned by Greater Noida Industrial Development Authority vide Letter No. BP-907(S)/Rec/OPA-5578 dated 14/08/2012, out of mortgaged land admeasuring 17.20 acres in the project by name and style of “Jaypee Greens” at Greater Noida, with all the construction thereon both present and future along with all the rights , estate, interest, benefits and receivables ,arising therefrom and the land underneath.

We have no claim of any nature whatsoever against Housing Development Finance Corporation Ltd in respect of aforesaid property.

Possession of the secured asset

handed over to the Purchaser


(SACHIN KAPOOR)

Possession received
For GOLF LAKE LLP


Designated Partner

(Mohit Singh)

Date: 29/march/2019

Date: 29.03.19

Authorized Officer

Housing Development Finance Corporation Ltd

Branch Address: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marge, New Delhi – 67




For GOLF LAKE LLP

Authorized Signatory

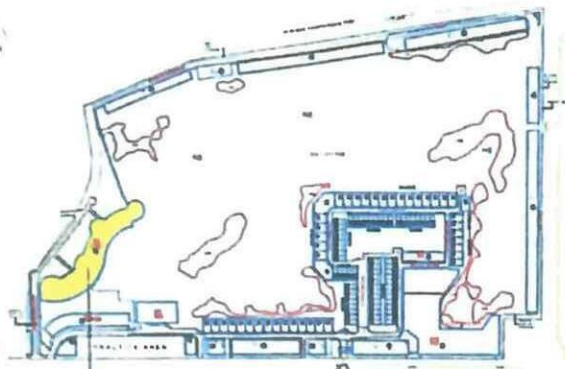
1917-18

10

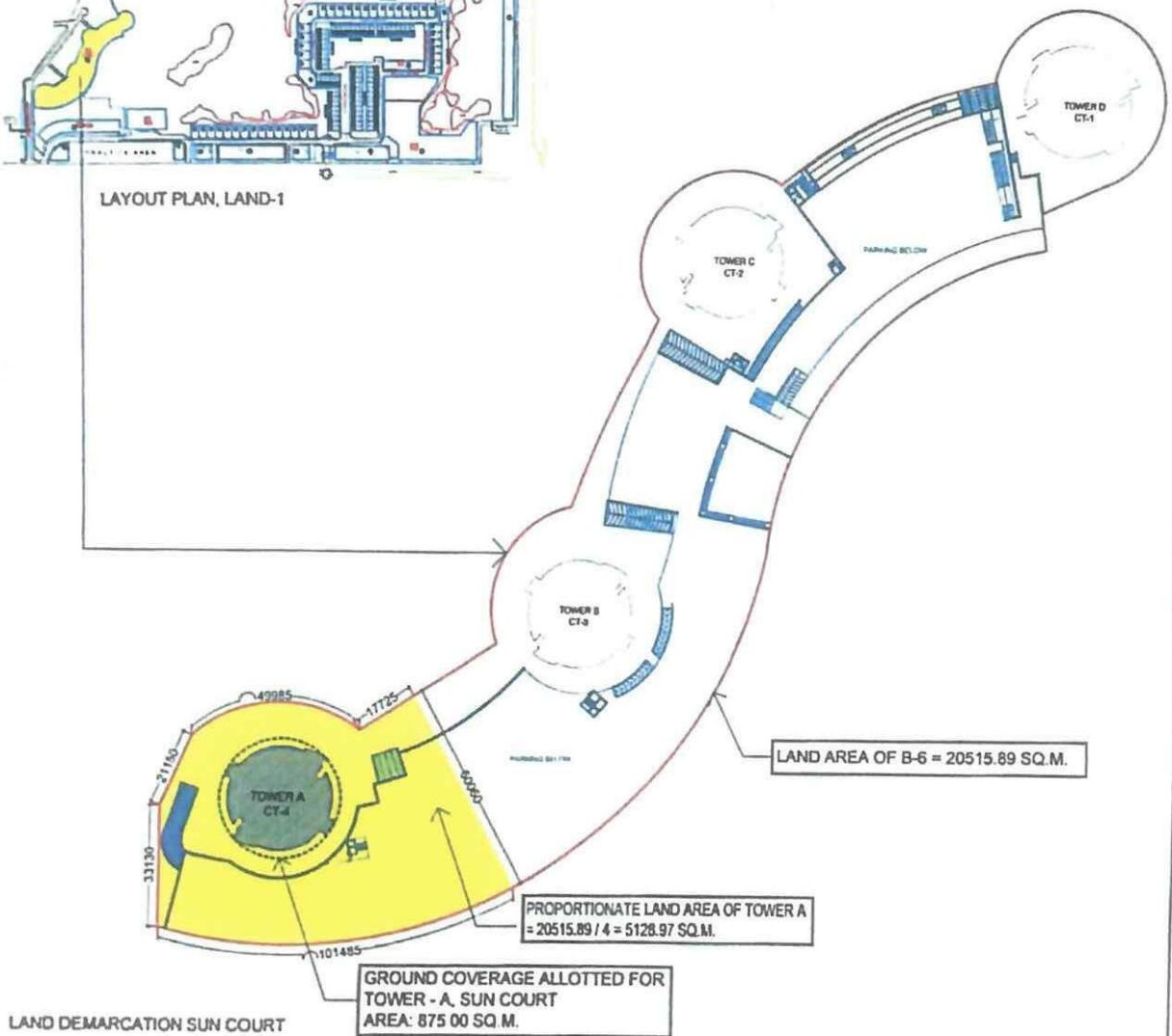
1917-18

1917-18





LAYOUT PLAN, LAND-1



NOTES:

1. ALLOTTED FAR OF TOWER - A AS PER APPROVED LAYOUT PLAN = $84000.00 / 4 = 21000.00$ SQ.M.
2. F.A.R. OF TOWER - A AS PER SANCTION BUILDING DRAWINGS APPROVAL = 18801.62 SQ.M.
3. SUPER AREA OF TOWER - A AS PER DECLARATION UNDER U.P. APARTMENT ACT = 22479.27 SQ.M.
4. PARKING SLOTS ALLOCATED FOR TOWER - A.
 - 4 a LOWER BASEMENT - 87 No's.
 - 4 b UPPER BASEMENT - 69 No's.
 - TOTAL PARKING SLOTS - 156 No's.



 JAYPEE GREENS <i>Another Place. Another World</i>	PROJECT JAYPEE GREENS, GREATER NOIDA DRAWING TITLE LOCATION PLAN OF TOWER A SUN COURT (B6)	ARCHITECTURE & PLANNING DEPT. DEALT BY VC CHECKED BY FPW APPROVED BY DATE 13.05.2019	SCALE N.T.S. DRAWING NO. JPG-GN/ARCH/SCLP.01	NORTH 
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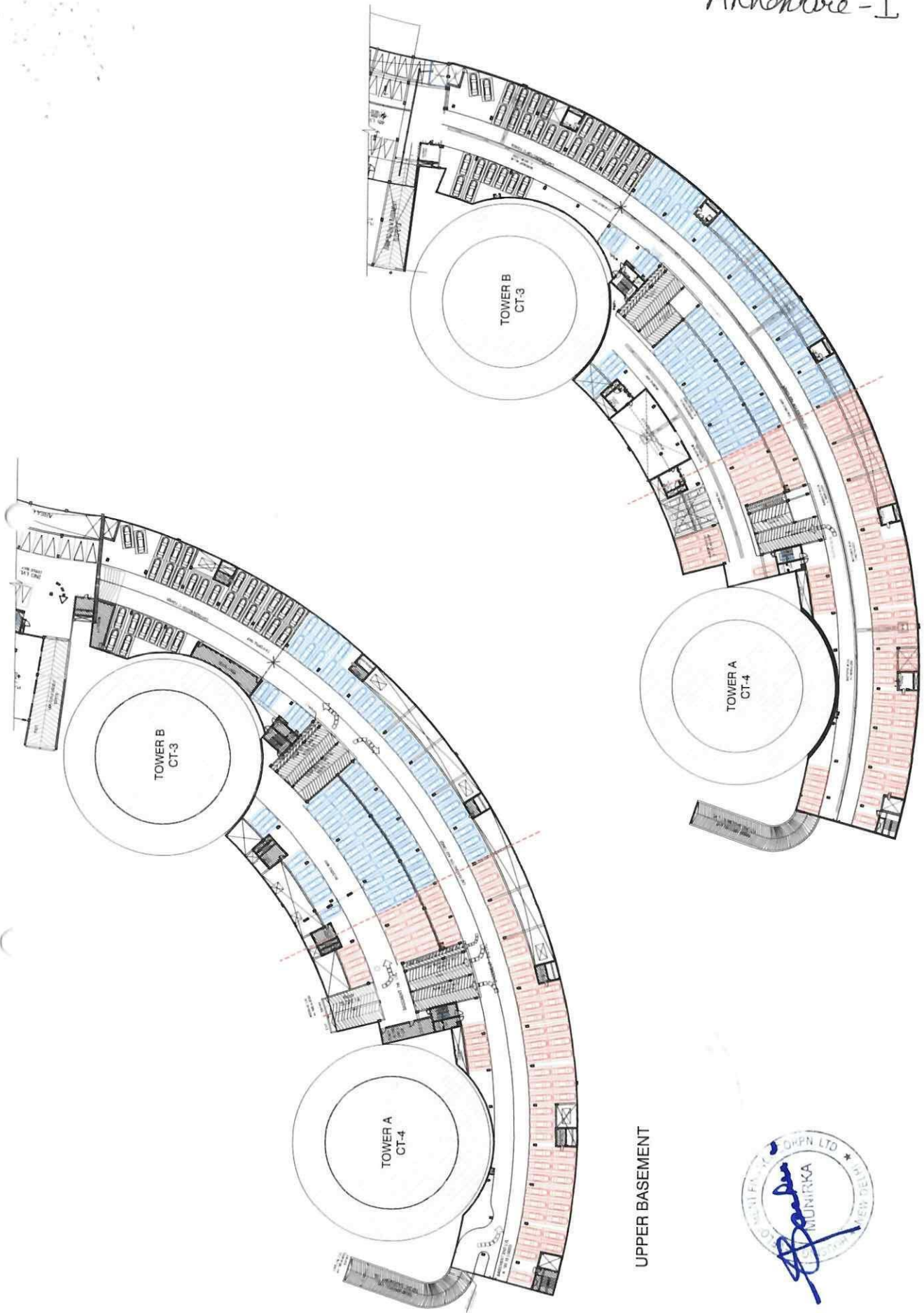


For GOLF LAKE LLP
[Signature]
 Authorised Signatory

Scanned with CamScanner



Annexure - I

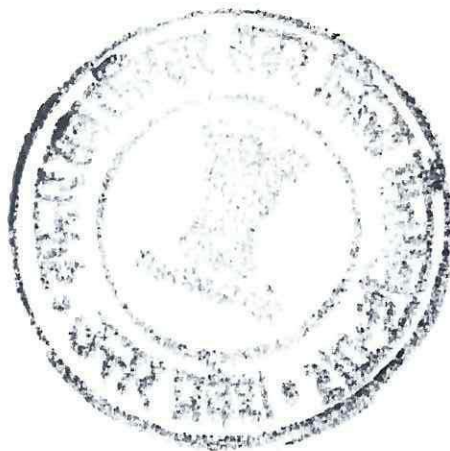


LOWER BASEMENT

UPPER BASEMENT



For GOLF LAKE LLP
Authorized Signatory





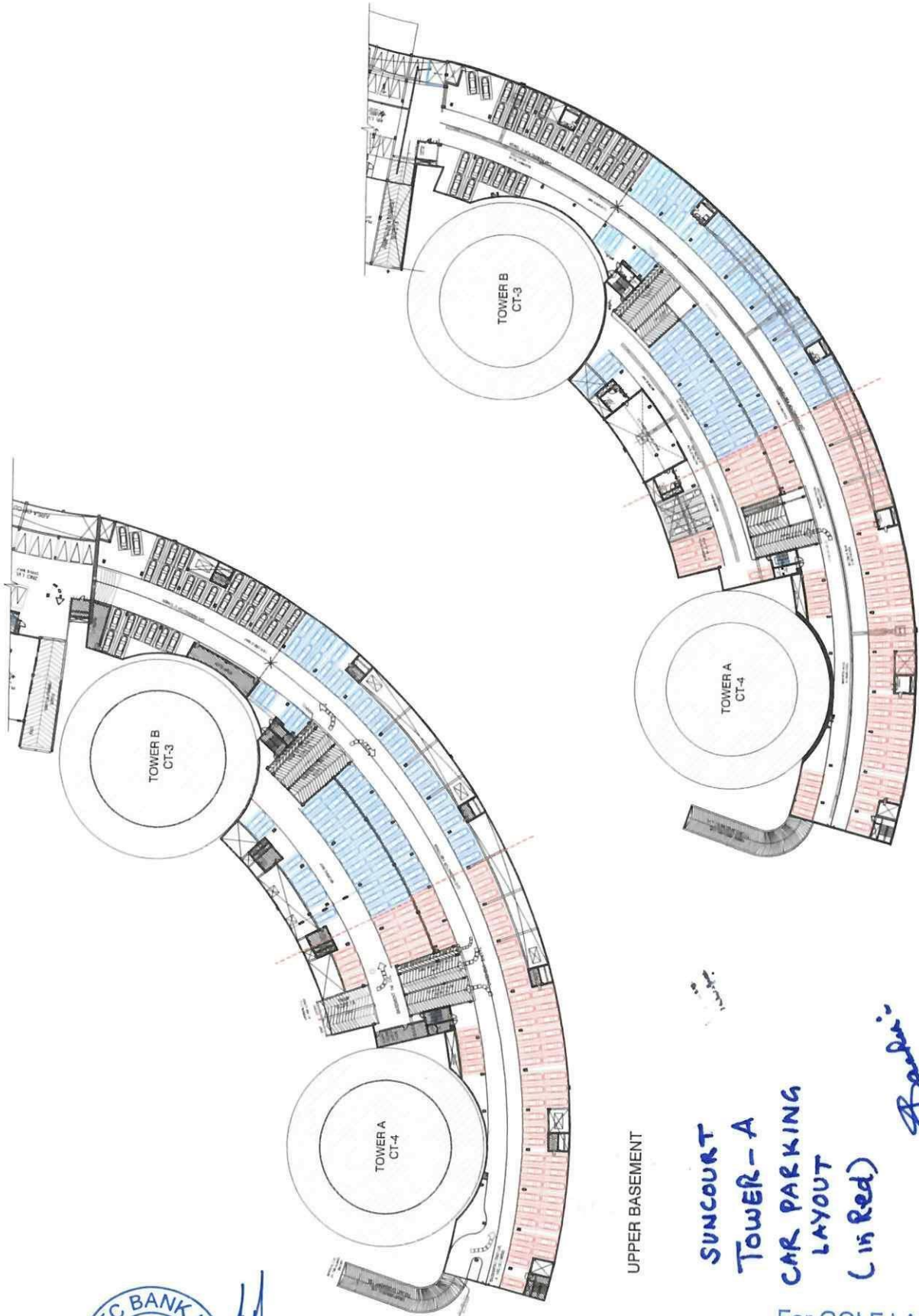
UPPER BASEMENT


SUNCOURT
TOWER - A
CAR PARKING
LAYOUT
(in Red)

For GOLF LAKE LLP
Authorized Signatory


Radini

LOWER BASEMENT





JAYPEE GREENS
A Better Place, A Better World



LEGEND
PARKING - TOWER A 150 Nos.
PARKING - TOWER B 155 Nos.

ISSUES

DATE	NO.	REVISION

DATE: 28/01/2021
REVISIONS

JAYPEE GREENS
at Jaypee Greens
G Block, Sector 15, Noida (Uttar Pradesh), India

Author: ARCHITECTURE AND PLANNING DEPARTMENT

PROJECT: SUN COURT

DRAWING TITLE: SUNCOURT - CT3 (T&B) & CT4 (T&A) UPPER AND LOWER BASEMENT

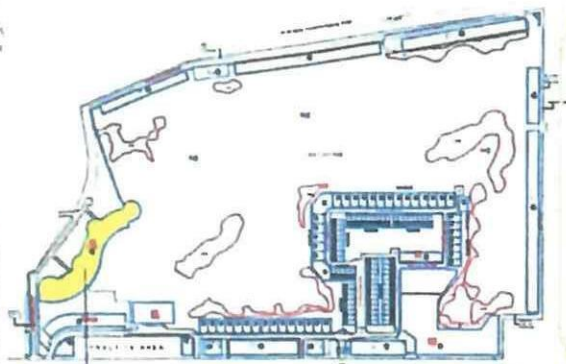
DESIGNED	DRAWN	CHECKED	APPROVED

DATE: 28/01/2021
BY: JAYPEE GREENS

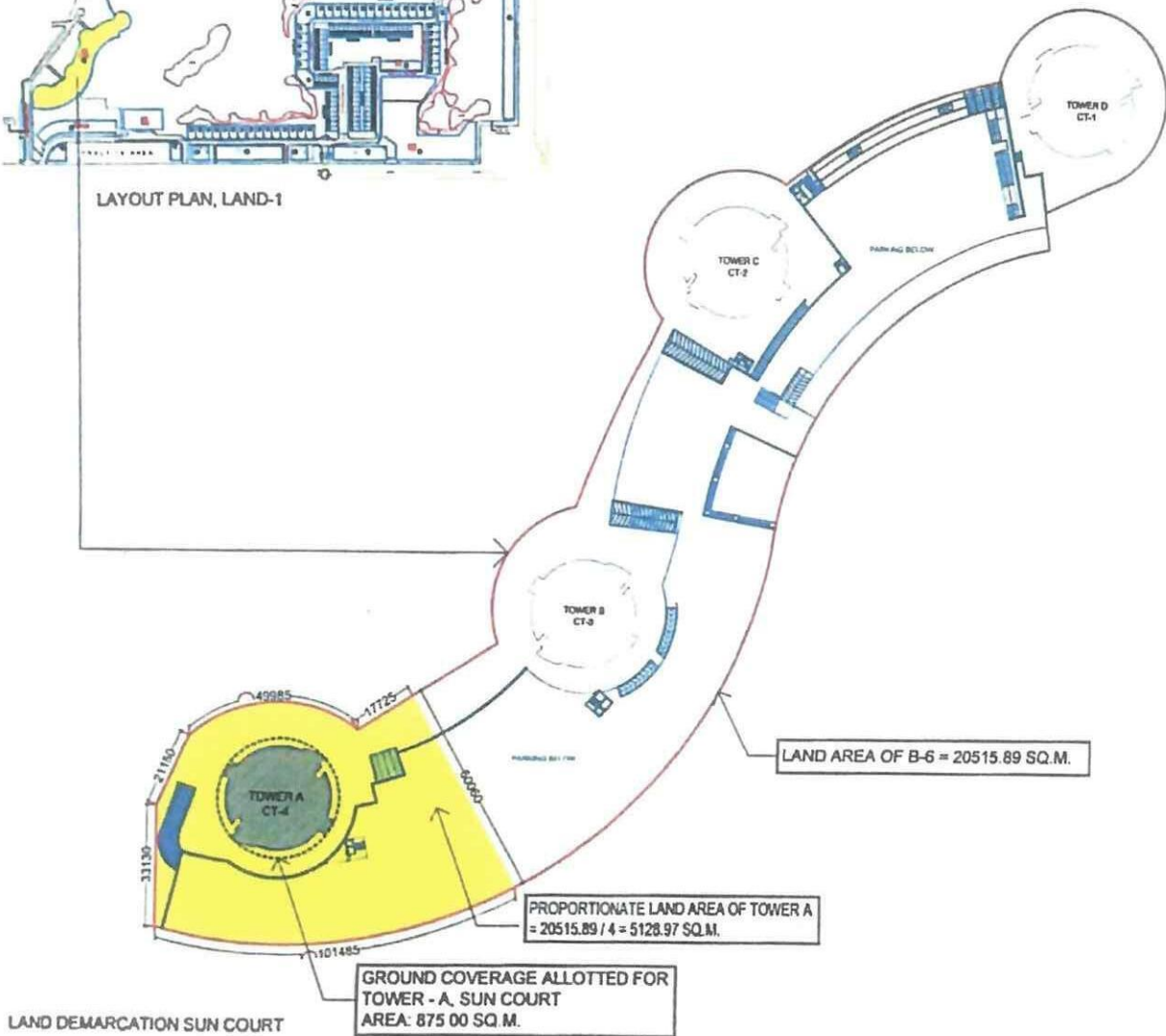
Handwritten signature

TRADING
A - 93407
CHANGKING
TUVUJ
(KOR M.)







LAYOUT PLAN, LAND-1



NOTES:

1. ALLOTTED FAR OF TOWER - A AS PER APPROVED LAYOUT PLAN = $84000.00 / 4 = 21000.00$ SQ.M.
2. F.A.R. OF TOWER - A AS PER SANCTION BUILDING DRAWINGS APPROVAL = 18801.62 SQ.M.
3. SUPER AREA OF TOWER - A AS PER DECLARATION UNDER U.P. APARTMENT ACT = 22479.27 SQ.M.
4. PARKING SLOTS ALLOCATED FOR TOWER - A:
 - 4a LOWER BASEMENT - 87 No's.
 - 4b UPPER BASEMENT - 69 No's.
 - TOTAL PARKING SLOTS - 156 No's.

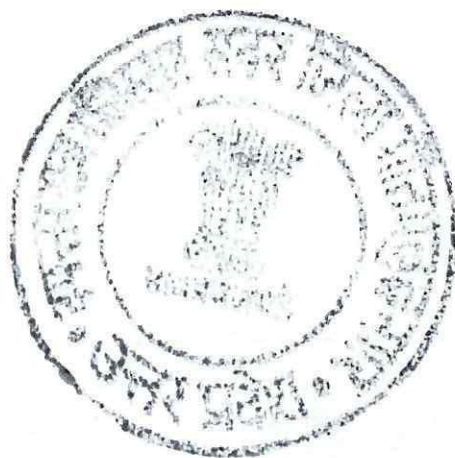


 Another Place. Another World.	PROJECT JAYPEE GREENS, GREATER NOIDA DRAWING TITLE LOCATION PLAN OF TOWER A SUN COURT (B6)	ARCHITECTURE & PLANNING DEPT. DEALT BY VC CHECKED BY PPW APPROVED BY DATE 13.05.2019	SCALE N.T.S. DRAWING NO. JPG-GN/ARCH/SCLP.01	NORTH 
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For GOLF LAKE PLP
Vedant Singh
 Authorised Signatory

Scanned with CamScanner



expenses /charges incidental thereto in connection with transfer /sale of scheduled property in the name of the Purchaser.

9. That this Deed of Certificate of Sale shall be governed by and construed in accordance with the laws of Republic of India. The Parties agree that the courts at Gautam Budh Nagar, Uttar Pradesh shall have exclusive jurisdiction to resolve any disputes or claims arising under or in connection with this Deed of Certificate of Sale.

IN WITNESS WHEREOF the First Party/ Seller and the Second Party/ Purchaser have set their hands to this Deed on the day, month and year herein above mentioned in presence of the following witnesses.



FIRST PARTY/ SELLER

Through its Authorized Officer

For GOLF LAKE LLP

Authorized Signatory

SECOND PARTY/ PURCHASER

Through its Authorized Signatory

Witnesses:

1. Ankur Bhati S/o Sh. Man Singh Bhati
R/o Fajalpur G.B. Nagar. →

H

2. Jagdish Chandra S/o Sh. Manik Ray Chandra
R/o A2/251, Gate No 13, Happy Vihar Delhi 93

आवेदन सं०: 202300743052174

बही संख्या 1 जिल्द संख्या 43274 के पृष्ठ 31 से 46 तक क्रमांक 20712 पर
दिनांक 11/08/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
11/08/2023

