

श्रीवांस रकम - P/CS-1 प्रताप सिंह टा ३९०२



उत्तर प्रदेश UTTAR PRADESH

Jihaziebcd

BC 991835

96,96,000/-

सम्बन्धित लिपिक की आख्या दिनांक 10-4-17
के अनुसार लेखपत्र द्वारा इस सम्पत्ति का अन्तरण/पट्टा,
प्रथम बार प्रथम व्यक्ति के पक्ष में किया जा रहा है।
कंता/पट्टागृहिता मूल्य आवती है।

PRPPED BY ME

RAJ KUMAR JHA

ATTESTE

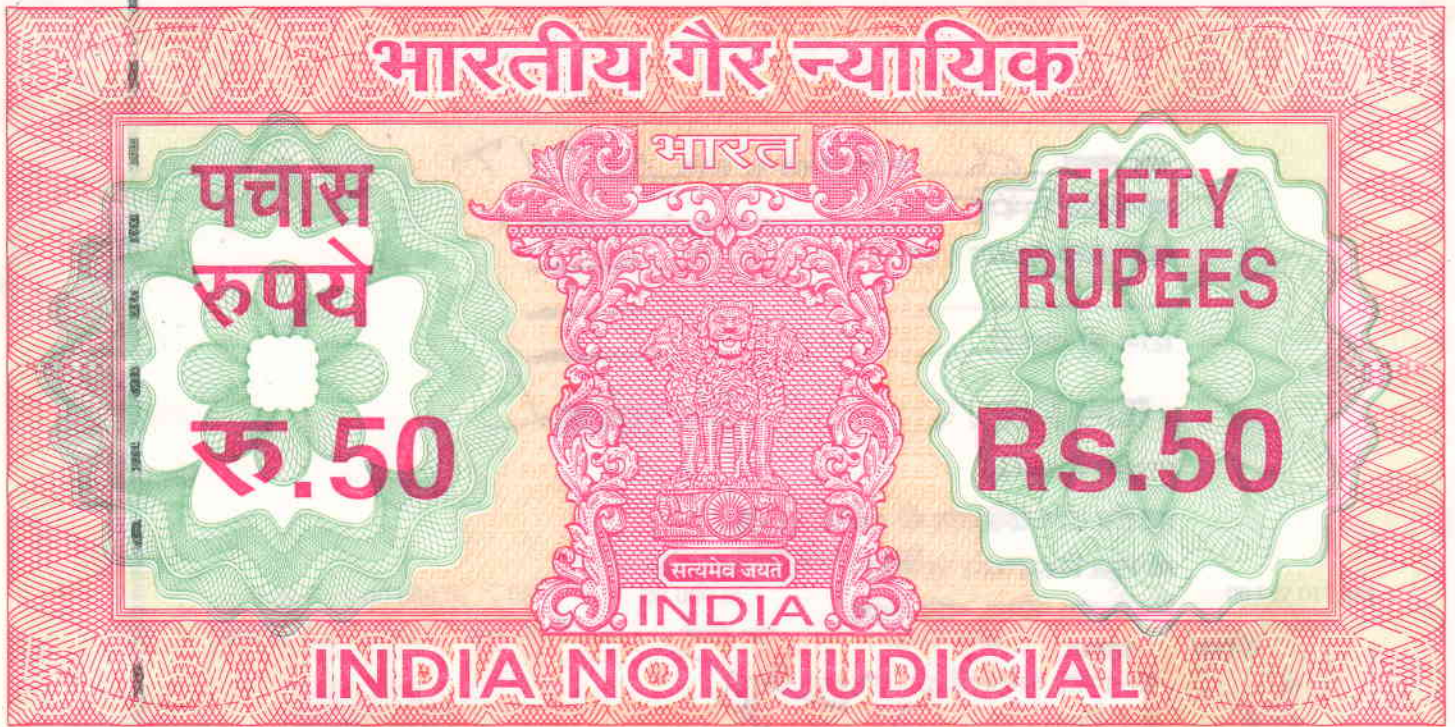


PRAMOD KUMAR
Advocate & Notary
33, Navyug Mkt., GZB

(मृदुल शर्मा)

श्रीवांस अग्रिमन्त निवृत्त
श्रीवांस विकास प्राधिकरण
श्रीवांस

Bhagwati Contractors



उत्तर प्रदेश UTTAR PRADESH

Development

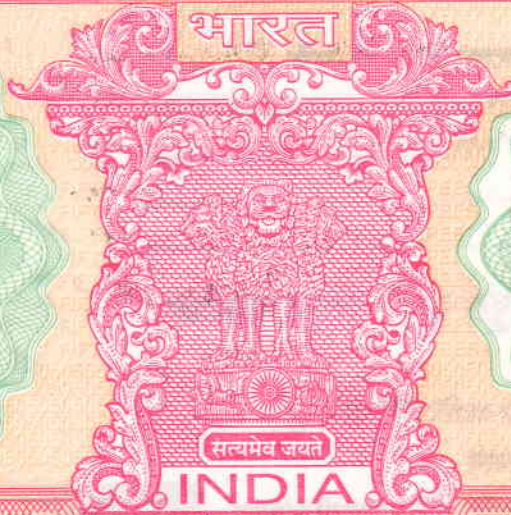
BC 991836

(मुदत्त शर्मा)
सहकारी उद्योग विभाग
मोडियाबाद विभाग, मणिपुर
मणिपुर

Ghagwati Contractors
Partner

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

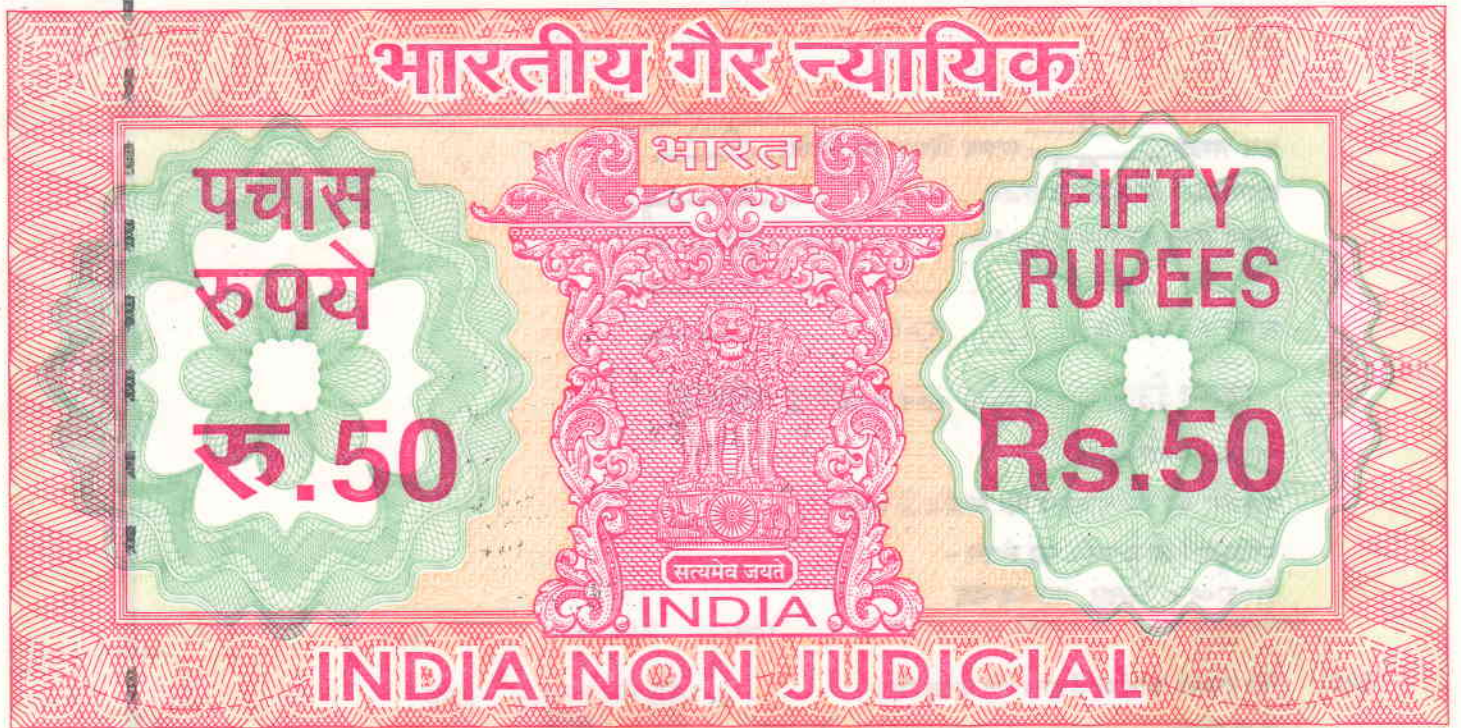
उत्तर प्रदेश UTTAR PRADESH

Authority

BC 991837

Bhagwati Contractors
Partner

(गुदत्त शर्मा)
अधिसारी अभियन्ता विद्युत
गजियाबाद विभाग, गजियाबाद
उत्तर प्रदेश



उत्तर प्रदेश UTTAR PRADESH

Agreement to sell

BC 991838

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Bhagwati Contractors
Partner

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(भूदत्त शर्मा)
अधिशारी अभियन्ता विद्युत
गाजियाबाद विकास प्राधिकरण
गाजियाबाद



GHAZIABAD DEVELOPMENT AUTHORITY

AGREEMENT TO SALE

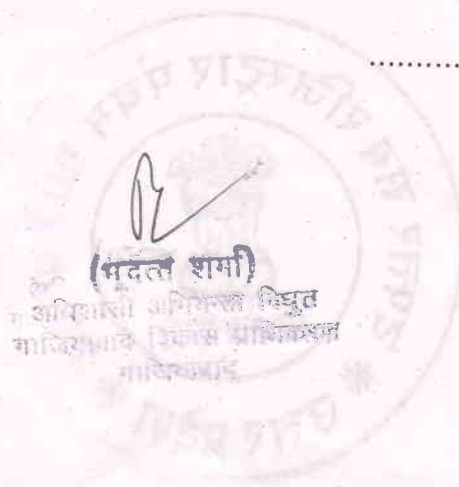
This agreement to sale is executed on 07 month जुलाई year 2017, between **Ghaziabad Development Authority** a body created under provision of the U.P. Urban Planning and Development Act, 1973 hereinafter called Authority (Which expression shall unless the context does not admit includes its successors and assignees) through its AUTHORISED SIGNATORY –

..... FIRST PARTY

AND

M/s. Bhagwati Contractors Registered Office G-195/196, Prashant Vihar, Delhi-110085 through its authorized signatory Sh. Ravi Kant Singhal S/o Sh. J.P. Singhal R/o G-195/196, Prashant Vihar, Delhi, which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assignees of the other part –

..... SECOND PARTY.



Name: MANOJ KUMAR BISHT
Designation: Branch Manager
Signature: 
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad



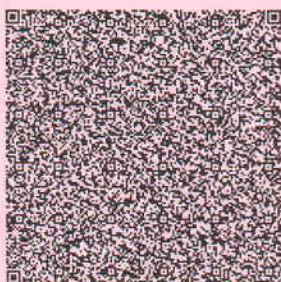
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP03407097978627P
Certificate Issued Date : 06-Jul-2017 12:39 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0104087940742734P
Purchased by : BHAGWATI CONTRACTORS
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO.P/CS-1 P BLOCK SECTOR-12 PRATAP VIHAR
GHAZIABAD
Consideration Price (Rs.) :
First Party : GHAZIABAD DEVELOPMENT AUTHORITY
Second Party : BHAGWATI CONTRACTORS
Stamp Duty Paid By : BHAGWATI CONTRACTORS
Stamp Duty Amount(Rs.) : 96,95,800
(Ninety Six Lakh Ninety Five Thousand Eight Hundred only)



.....Please write or type below this line.....

(मूदर शर्मा)
व्यवसायी अभियन्ता विद्युत
भाषितप्रदाय विभाग प्राधिकरण
गुवाहाटी



Bhagwati Contractors
Partner

VO 0005958903

SITE PLAN CONVENIENT SHOPS PLOT No. - P/CS-1 AT SECTOR - 1 PRATAP VIHAR GHAZIABAD (BLOCK -P

TOTAL AREA OF PLOT = 3212.22 Sqm.



प्रमाणित
 अधिकारी
 अभियंता
 प्रमाणित
 अधिकारी

अभिजात कॉन्सल्टेंट्स
 Partner

DMAN
 Jun Engg.

Asst. Engg.

Ex. Engg.

T.P.

C.T.P.

Secretary

V.C.

That the First Party advertised and published a Application Form for allotment of Group Housing and Non-Residential Plots of 2000 Sq.Mtr. and above through Two-Bid System in various schemes for the allotment of Pratap Vihar Yojna P-Block Convenient Shopping Plot measuring area 3195.22 Sq.Mtrs. The boundaries of which is mentioned in the end of this deed & site plan is attached with this deed.

That Second Party participated in the two-bid system held on 18/10/2016 and second party was the highest price bid having bid for Rs. 38,500/- per Sq.mt. for the abovesaid area which is accepted by the Vice Chairman on 22/10/2016 and the total premium of plot including 12% lease rent & freehold charge i.e. Rs.13,77,90,822/- (Rupees Thirteen Crore Seventy Seven Lac Ninety Thousand Eight Hundred Twenty Two only).

The First Party issued Allotment letter bearing no.1997/Vya.Anu./ 2016-17 dated 22/10/16 in respect of the aforesaid Pratap Vihar Yojna P-Block Convenient Shopping Plot.

But at the time of preparation of site plan the actual area of Pratap Vihar Yojna P-Block Convenient Shopping Plot has been increased to 16.70 Sq.Mtrs. Now total area of abovesaid plot is 3212.22 Sq.Mtrs. and total premium of Pratap Vihar Yojna P-Block Convenient Shopping Plot including 12% lease rent & freehold charge is Rs.13,85,10,927/- (Rupees Thirteen Crore Eighty Five Lac Ten Thousand Nine Hundred Twenty Seven only).

The Second Party has paid 25% premium Rs. 3,46,27,732/- (Rupees Three Crore Forty Six Lac Twenty Seven Thousand Seven Hundred Thirty Two only). The First Party acknowledge the receipt of the above said amount through this deed and balance 75% of the total premium is due from 22/4/17 to 22/10/21 in 10 half yearly installment alongwith 12% interest, if installment is not paid on due date the interest will be charged @ 15% P.A on the balance amount for the delayed period.

12

(सुदत्त शर्मा)
अधिसाजी अधिवक्ता नियुक्त
मोक्षियामाद विकास प्रविजन
मोक्षियामाद

Bhagwati Contractors
Partner

Now both the parties agree as under:

1. The First Party declares that Pratap Vihar Yojna P-Block Convenient Shopping Plot No. P/CS-1, Pratap Vihar, Ghaziabad measuring area approx. 3212.22 square meter permissible FAR and ground coverage of the terms & condition of the brochure is free from all charges, liens and encumbrances and transferred to the Second Party through this deed.
2. The Second Party agree to pay the balance 75% of the total premium Rs.10,38,83,195/- will be payable in 10 half yearly installment alongwith 12% interest as mentioned in the payment schedule letter dated 22/2/17 & 7/3/17 if the installment is not paid on due date as mentioned in the payment schedule letter, the interest will be charged @ 15% P.A on the balance amount for the delayed period.
3. The peaceful vacant physical possession of the plot in question is given after the execution of this deed.
4. If the compensation of the land in question is increased by the decision of the court of law, the second party to pay the proportionate amount of compensation to the first party.
5. The second party has paid Stamp duty on the total premium of land as per the rules.
6. The Second Party shall complete the construction of the building in accordance with the plan approved by GDA as per condition of agreement and as per minimum specification prescribed by the Ghaziabad Development Authority.
7. The Second Party undertake to construct the building in according to the approved plan.
8. The Second Party shall be liable to pay rates, taxes, charges, and assessment of every description in respect of apportioned

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(मृदुला शर्मा)
अधिराज्यी अधिकृत विद्युत
गोविन्दगढ़ विकास प्राधिकरण
गोविन्दगढ़

(Handwritten signature)
Bhagwati Contractors
Partner

plot/building whether assessed, charged or imposed on that plot or on the building construction.

9. Any money due to the GDA from the second party of the aforesaid property, shall be recoverable as arrears of land revenue from the second party.
10. If it is disclosed that the agreement to sale of the plot/property has been obtained by suppression of any fact or mis-statement or misrepresentation or fraud or if there is any breach of the conditions of the agreement to sale, the agreement to sale will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority, and the second party will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
11. Any unauthorized construction by the second party, is liable to be demolished in accordance with the rules/laws in force.
12. The water supply, sewerage, Drainage and Electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work shall be completed by the second party.
13. The sale deed shall be executed in the proforma prescribed by the Authority. The first party shall execute the sale deed within one months from the final date of payment by the second party.
14. That the first party have right to cancellation, termination, forfeiture or re-entry on aforesaid grounds after the first party has service on the second party, a notice in writing and the violation has not been corrected by the second party within reasonable time.
15. That the Terms and conditions given in the auction brochure allotment letter dated 22/10/16 shall be applicable.

(गुदरत रामा)

पुणे जिल्हा अधिनियम विधुत
विभाग, पुणे

Bhagwati Contractors
Partner

16. Decision of the Vice Chairman, Ghaziabad Development Authority will be final and binding and Ghaziabad Courts will have exclusive jurisdiction for adjudication of any disputes.
15. Details of that Pratap Vihar Yojna P-Block Convenient Shopping Plot No. P/CS-1, Pratap Vihar, Ghaziabad measuring area approx. 3212.22 square meter are boundaries of which are given below:

NORTH :

SOUTH :

EAST :

WEST :

संलग्न स्थल निम्न के अनुसार

In witness the parties name above have signed this AGREEMENT TO SALE on 07 जुलाई the day of 2017 At Ghaziabad, U.P.

Ghaziabad Development Authority

Witness No. 1

Sumit Kumar s/o Sh. Babu Singh
Village - Khurana Ghaziabad
Post - Simbhaoli, Dist - Hapur (U.P.) - 245201

(First Party)

(महेश्वर राम)

अधिशारी अभियन्ता विद्युत
ग्राजियाबाद विकास प्राधिकरण
ग्राजियाबाद

Bhagwati Contractors
Partner

Witness No. 2

MADAN S/O TEJVEER SINGH

205 PHARSOTI POST - MURSAW
DIST - MATHURA O.P. 204213

(Second Party)