

6H-1-18 A वैशाली 2687



उत्तर प्रदेश UTTAR PRADESH

Agreement & Sale

BC 119128

कल्लु  
468/9/50=VO

संश्लेषित विवेक से जारी किया गया 6-2-15  
ह. प्रमाणित किया गया है।  
इसका प्रमाणित किया गया है।  
कल्लु/उत्तर प्रदेश/उत्तर प्रदेश

PRPPER BY ME

RAJ KUMAR JHA

CHECKED BY ME

For Panchsheel Buildtech Pvt. Ltd.

Digitized Signature



ATTESTED  
NOTARY PUBLIC  
GHAZIABAD  
कात्राड

G.S

दीपक जैन  
अध्यासी जगिपता  
गजियाबाद विकास प्राधिकरण



19 09/2/15  
 1000 रु कागज विक्रय की लिखि  
 स्टाम्प कटने का प्रयोजन  
 स्टाम्प कटने का नाम व पूरा पता  
 स्टाम्प की प्रतिलिपि  
 प्रमोद कुमार स्टाम्प विक्रेता  
 तपन 284, लाईसेंस की अगति 31-3-20  
 निवास व स्थान- 33, मधुसूत मार्केट गाजियाबाद

विद्यमान अनुबंध विवेक (कलकत्ता)  
 669,912,320.00 221,310,320.00 10,000.00 60 10,060.00 3,000

प्रतिफल मासिक अग्रिम धनराशि पीएम गैजस्ट्री स्कूल व फ्री शुल्क योग अर्थ संग्रहण  
 श्री मै. पंचशील बिल्डटेक प्रा0 लि0 द्वारा गौरव सिंगला  
 पुत्र श्री सतपाल सिंगला  
 व्यवसाय अन्य  
 निवासी स्थानी एच-169 सी-63 नोएडा गौतमबुद्ध नगर  
 अस्वादी पत्र  
 न वर संपन्न हूँ कावालय में दिनांक 10/2/2015 समय 2:35PM  
 इसे निबन्धन हेतु पेश किया।





रजिस्ट्रार अधिकारी के हस्ताक्षर  
 पी0 के0 अस्थाना  
 उप निबन्धक (चतुर्थ)  
 गाजियाबाद  
 10/2/2015

निष्पादन लेखापत्र को करने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार ठहरे  
 विवेक

श्री राजकुमार झा लिखिक जी डी ए  
 प्रतिनिधि वी के जैन अधिशासी अभियन्ता जी डी ए  
 पुत्र श्री  
 पुत्र/पत्नी श्री पेशा नौकरी



श्री मै. पंचशील बिल्डटेक प्रा0 लि0 द्वारा गौरव सिंगला  
 पुत्र श्री सतपाल सिंगला  
 पेशा अन्य  
 निवासी एच-169 सी-63 नोएडा गौतमबुद्ध नगर



ने निष्पादन स्वीकार किया।  
 निवासी पत्राचार श्री करुण प्रताप सिंह  
 पुत्र श्री कुशल पाल सिंह  
 पेशा

निवासी न्यू डिफेंस कालोनी गली नं-2 ए नियर माइक्रोवेव टावर  
 व श्री सुरेन्द्र  
 पुत्र श्री सीरिन्द्र  
 पेशा  
 निवासी मानपुर अलीगढ़  
 वे की।



रजिस्ट्रार अधिकारी के हस्ताक्षर  
 पी0 के0 अस्थाना  
 उप निबन्धक (चतुर्थ)  
 गाजियाबाद  
 10/2/2015

प्रत्यक्षता भद्र गाजियों के निशान अंगूठे निबन्धानुसार लिखे गये हैं।



उत्तर प्रदेश UTTAR PRADESH

BC 119129

*This*

For Panchsheel Sun Tech Pvt. Ltd.

*[Signature]*

Authorized Signatory

वी०के० जैन  
अविभागीय अधिकारी  
राजियाबाद विकास अधिकरण



20 स्टाम्प विक्रेता की तिथि 09/2/15

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रय का नाम व पता

स्टाम्प की शर्तें

प्रमोद कुमार स्टाम्प विक्रेता

संख्या 281, लॉन्ग स्ट्रीट की ओर 31-3-20 11-

विक्रेता का स्थान-- 33, मधुम बाईकट गार्जियार्ड

विक्रेता

Registration No : 2687

Year : 2015

Book No : 1

0101 राजकुमार आर. लिपिक जी डी ए प्रतिनिधि वी के जैन अधिशासी



नीकरी






उत्तर प्रदेश UTTAR PRADESH

Agreement

BC 119130

For Parthiv Patel Pvt. Ltd.

  
Authorized Signatory

  
वीरेंद्र जैन  
कृषिशास्त्री अभियन्ता  
गाजियाबाद विकास प्राधिकरण

21 स्टाम्प विक्रय की तिथि 09/24/15  
 स्टाम्प क्रय करने का प्रयोजन पंचशील विल्डेटेक प्रा. लि.  
 स्टाम्प क्रय का नाम व पूरा पता नोएडा  
 स्टाम्प की प्रकृति 50  
 प्रमोद कुमार स्टाम्प विक्रेता  
 सन्दि 221, नोएडा की जगह 31-3-20 15  
 विक्रय का स्थान- 33, नवसुख मार्केट गोंजियाबाद  
 50  
 क्रेता

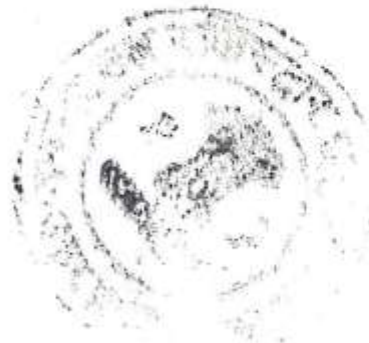
Registration No. : 2687

Year: 2,015

Book No. : 1

0201 मै. पंचशील विल्डेटेक प्रा0 लि0 द्वारा गौरव सिंगला  
 सतपाल सिंगला  
 एच-169 से-63 नोएडा गौतमबुद्ध नगर  
 अन्य







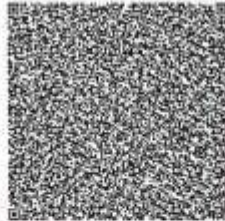


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No. : IN-UP00882663077024N  
Certificate Issued Date : 09-Feb-2015 05:43 PM  
Account Reference : SHCIL (I-I) Upshcil01/ GH/HAZIABAD/ UI-VUZB  
Unique Doc. Reference : SUBIN-UPUPSHCIL0101062719065737N  
Purchased by : PANCHSHEEL BUILDTECH PVT LTD  
Description of Document : Article 5 Agreement or Memorandum of an agreement  
Property Description : GH-01/18A SECTOR-3 VAISHALI GHAZIABAD  
Consideration Price (Rs.) : 66,99,12,320  
(Sixty Six Crore Ninety Nine Lakh Twelve Thousand Three Hundred And Twenty only)  
First Party : GHAZIABAD DEVELOPMENT AUTHORITY  
Second Party : PANCHSHEEL BUILDTECH PVT LTD  
Stamp Duty Paid By : PANCHSHEEL BUILDTECH PVT LTD  
Stamp Duty Amount(Rs.) : 4,68,95,000  
(Four Crore Sixty Eight Lakh Ninety Five Thousand only)



VERIFIED BY  
Sub-Registrar-IV  
Ghaziabad

LOCKED BY  
Sub-Registrar-IV  
Ghaziabad

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

For Panchsheel Buildtech Pvt. Ltd.

*[Signature]*  
Authorized Signatory

वी०के० जैन  
अधिवक्ता अभियन्ता  
गाजियाबाद विकास प्रधिकरण

**XM 0000364735**

### Statutory Alert:

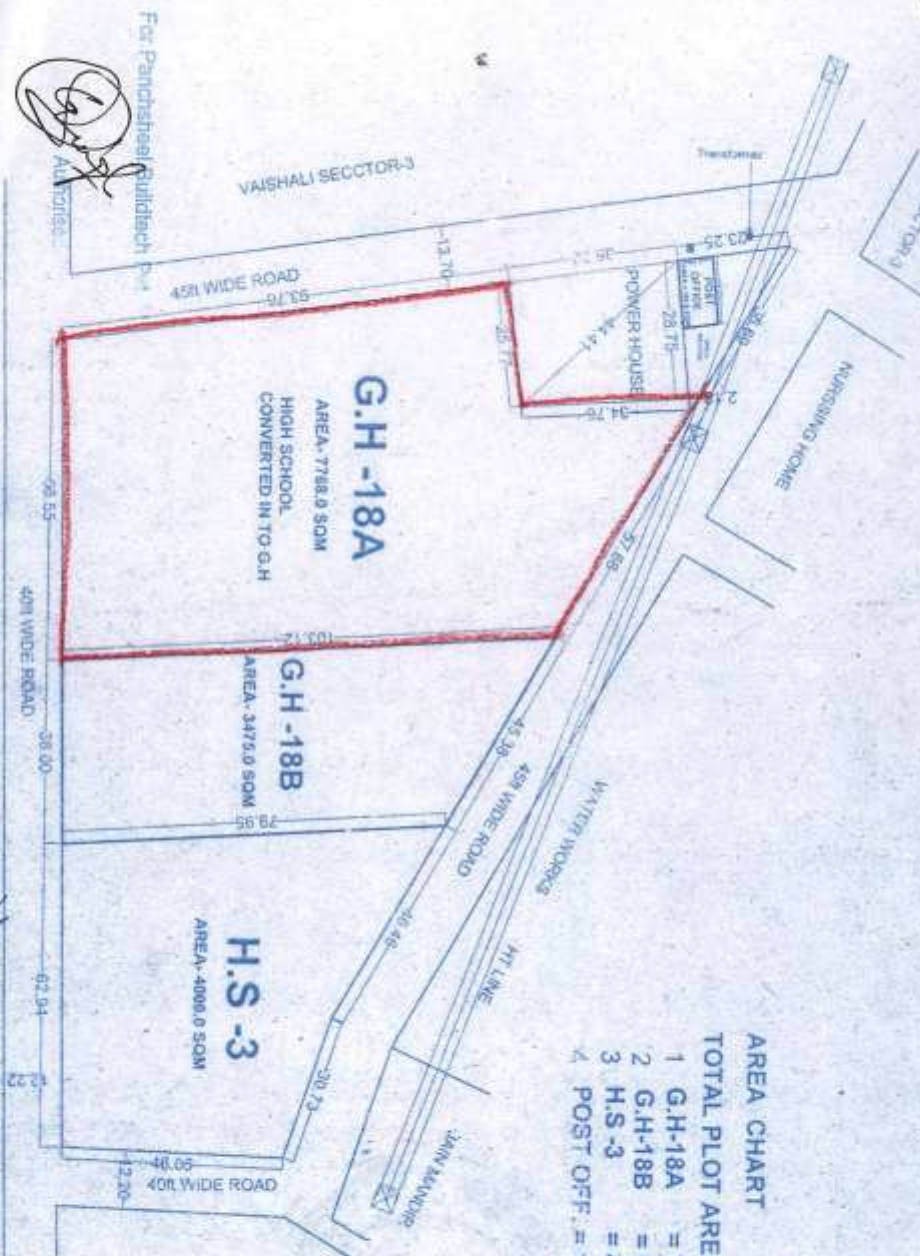
1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



2017-10-10



# SITE PLAN OF HIGH SCHOOL PLOT CONVERTED IN TO G.H / POST OFFICE AT SECTOR -3 VAISHALI GHAZIABAD



**AREA CHART**

**TOTAL PLOT AREA-15243 SQM**

1	G.H-18A	= 7768.0 SQM
2	G.H-18B	= 3475.0 SQM
3	H.S-3	= 4000.0 SQM
4	POST OFF.	= 101.0 SQM

PREPARED BY:

COMPAIRED BY:

MEASURED & CAL.

A.E

TOWN PLANNER

ADDITIONAL LANTERN

ADDITIONAL LANTERN

ADDITIONAL LANTERN

ADDITIONAL LANTERN

ADDITIONAL LANTERN



Handwritten red mark, possibly a signature or initials.

ADDITIONAL LANTERN

ADDITIONAL LANTERN

ADDITIONAL LANTERN



For Panchsheel Buildtech Pvt. Ltd.

  
Authorized Signatory



वी०के० जैन  
अधिसूची अभियन्ता  
ग़ाज़ियाबाद विकास प्राधिकरण

## **GHAZIABAD DEVELOPMENT AUTHORITY**

### **AGREEMENT TO SALE**

This agreement to sale is executed on \_\_\_\_\_ month February year 2015, 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 Joint Secretary/ AUTHORISED SIGNATORY –

..... FIRST PARTY

AND

**M/s. Panchsheel Buildtech Pvt. Ltd.**, a company registered under THE COMPANIES ACT, 1956 having its office at H-169, Sector-63, Noida (U.P.) 201301 through its Authorized Signatory Sh. Gaurav Singla S/o Sh. Satpaul Singla R/o H-169, Sector-63, Noida, Gautambudh Nagar, (UP), which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assignees of the other part –

..... SECOND PARTY.

For Panchsheel Buildtech Pvt. Ltd.

  
Authorized Signatory

12

DEPARTMENT OF  
INDUSTRY  
AND  
COMMERCE  
AUTHORITY





That the First Party advertised and published a Allotment of group housing plots by two bid system in Group Housing Plot No.GH-1 (18A) Vaishali Scheme Sector-3, Ghaziabad. The Second Party submitted the bid in the same and allotment for the area 7766.00 Sq.Mtrs. At the time preparation of the site plan the actual area of the plot is workout 7768.00 Sq.Mtrs. The boundaries of which is mentioned in the end of this deed & site plan is attached with this deed. The FAR is 2.50 & Ground Coverage is 40% as mentioned in the booklet is permissible.

That the Second Party participated in the tender through two bid system held on 18/12/2014 along with other applicants and were the highest bidder having bid for Rs. 77,000/- which is accepted by the Vice Chairman on 19/2/2014 and the allotment letter no. 2058/ Vya.Anu./2013-14 dated 27/12/14 was issued in the favor of the second party. The total premium of the plot is Rs. 59,81,36,000/- (Rupees Fifteen Nine Crore Eighty One Lac Thirty Six Thousand only) and 12% Lease Rent & Free Hold Charge Rs. 7,17,76,320/- (Seven Crore Seventeen Lac Seventy Six Thousand Three Hundred Twenty only).

The First Party acknowledge the receipt of 25% of the total premium Rs. 14,95,34,000/- (Fourteen Crore Ninety Five Lac Thirty Four Thousand only) and 12% Lease Rent & Free Hold Charge Rs. 7,17,76,320/- (Seven Crore Seventeen Lac Seventy Six Thousand Three Hundred Twenty only) through this deed. The balance 75% of the total premium Rs. 44,84,86,500/- will be payable in 4 half yearly installment alongwith 16.75% interest as mentioned in the payment schedule letter dated 30/1/15 and the interest will be charged @ 19.75 % P.A on the balance amount for the delayed period .

**Now both the parties agree as under:**

1. The First Party declares that Group Housing Plot No.GH-1 (18A) Vaishali Scheme Sector-3, Ghaziabad approx. area 7768.00 square meter is free from all charges, liens and encumbrances and transferred to the Second Party through this deed.

For Panchshaj Panchaj Ltd.

  
Authorized Signatory

  
वीरेश जीन  
अधिकारी अभिलेख  
वाजिहाद विकास अधिकारी

1. The first part of the report is a general  
introduction to the subject of the study.  
It discusses the importance of the study  
and the objectives of the research.  
The second part of the report is a  
review of the literature on the subject.  
It discusses the work of other researchers  
in the field and identifies the gaps in  
the knowledge.

The third part of the report is a  
description of the methodology used in the  
study. It discusses the data sources,  
the sample, and the statistical methods  
used to analyze the data. The fourth  
part of the report is a presentation of  
the results of the study. It discusses  
the findings of the research and compares  
them with the results of other studies.

The fifth part of the report is a  
discussion of the implications of the  
study. It discusses the theoretical and  
practical implications of the findings  
and suggests areas for further research.  
The final part of the report is a  
conclusion. It summarizes the main  
findings of the study and provides a  
final assessment of the research.



2. The Second Party agree to pay the balance 75% of the total premium Rs. 44,84,86,500/- will be payable in 4 half yearly installment alongwith 16.75% interest as mentioned in the payment schedule letter dated 30/1/15 and the interest will be charged @ 19.75 % P.A on the balance amount for the delayed period.
3. The peaceful vacant physical possession of the plot in question is given after this agreement.
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 including lease rent and free hold charges 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 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.

For Panchsheel Builders Pvt. Ltd.

  
Authorized Signatory

  
डी.के. जैन  
अधिसूची अधिकारी  
गाज़ियाबाद विकास - विकास





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. Details of Group Housing Plot No.GH-1 (18A) Vaishali Scheme Sector-3, Ghaziabad admeasuring area 7768 Sqm. are boundaries of which are given below:

NORTH :


SOUTH :

EAST

WEST

For Panchsheel Builders Pvt. Ltd.

  
Authorized Signatory

  
दीपक जैन  
अधिसारी अभिलेखा  
फ़ोन: +91 9891 234567



In witness the parties name above have signed this AGREEMENT TO  
SALE on \_\_\_\_\_ the day of \_\_\_\_\_ At Ghaziabad, U.P.  
February 2018

**Ghaziabad Development Authority**

Varun Pratap  
Varun Pratap Singh  
Witness No. 1 S/o Kushal pal Singh  
New Defence Colony  
Gali No-2/A Near Mirzapur  
Tower, Muradnagar  
(First Party)  
वीरप्रताप सिंह  
अभिषेक अग्रवाल  
गाजियाबाद विकास प्राधिकरण

Witness No. 2  
S/o S/o S/o S/o S/o  
For Panchsheel Buildtech Pvt. Ltd.  
Authorized Signatory

आज दिनांक 10/02/2015 को  
वही सं. 1 जिल्द सं. 29146  
पृष्ठ सं. 181 से 200 पर कमांक 2687  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर

पी० के० अस्थाना  
उप निबन्धक (चतुर्थ)  
गाजियाबाद  
10/2/2015





प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक कार्यालय

क्रम सं० 5175

गाजियाबाद

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

10-Feb-2015

प्रस्तुतकर्ता या प्रार्थी का नाम मै. पंचसील बिल्डटेक प्रा० लि० द्वारा गौरव सिंगल

लेख का प्रकार

विक्रय अनुबंध विलेख (कब्जा)

प्रतिफल की धनराशि 669,912.32 / 0.00

1. रजिस्ट्रीकरण शुल्क 10,000.00

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुछतारनामा के अधिपमाण करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. बाह्यिक भत्ता

1 से 6 तक का योग 10,060.00

शुल्क वसूल करने का दिनांक 10-Feb-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

बापस करने के लिए तैयार किया 10-Feb-2015

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



2001  
2687

