

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक: हापुड़ 1 हापुड़ क्रम 2024141017893

आवेदन संख्या : 202400740021202

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-09-06 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम चेतन प्रकाश

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 250177997 / 250178000.00

1. रजिस्ट्रीकरण शुल्क 2501780
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 2501840

शुल्क वसूल करने का दिनांक 2024-09-06 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-09-06 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप-निबन्धक
हापुड़-1



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP70562900520240W

e-Stamp

7970

प्रदीप त्यागी
(स्टाम्प विक्रेता)
ला.इ.नं.१०-६१/२०१३
तहसील कम्पाउड, हापुर

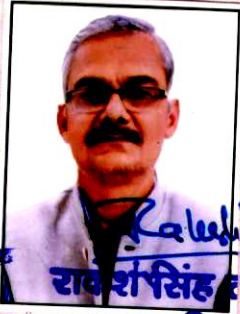
Pradipta

Certificate No.	: IN-UP70562900520240W
Certificate Issued Date	: 03-Sep-2024 03:34 PM
Account Reference	: NEWIMPACC (SV)/ up14071104/ HAPUR SADAR/ UP-HPU
Unique Doc. Reference	: SUBIN-UPUP1407110437752133324080W
Purchased by	: M AND M PROTECH PVT LTD BY CHETAN PRAKASH
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: GROUP HOUSING PLOT K-2(2) BLOCK-K ANAND VIHAR AWASIYA YOJANA HAPUR
Consideration Price (Rs.)	:
First Party	: HAPUR PILAKHUWA DEVELOPMENT AUTHORITY HAPUR
Second Party	: M AND M PROTECH PVT LTD BY CHETAN PRAKASH
Stamp Duty Paid By	: M AND M PROTECH PVT LTD BY CHETAN PRAKASH
Stamp Duty Amount(Rs.)	: 1,75,13,000 (One Crore Seventy Five Lakh Thirteen Thousand only)

03-Sep-2024 03:34 PM IN-UP70562900520240W Sep-2024 03:34 PM IN-UP70562900520240W Sep-2024 03:34 PM IN-UP70562900520240W



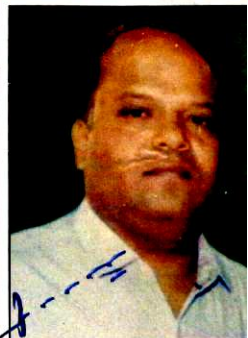
Locked



Rakesh Tomar
राकेश सिंह तोमर

सहायक सम्पत्ति अधिकारी

Please write or type below this line



Rakesh Tomar
राकेश सिंह तोमर

सहायक सम्पत्ति अधिकारी

Prepared And Checked by Mr

Property Clerk

QE 0015562512

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shoilestamp.com or using the 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.

M AND M PROTECH PVT LTD BY CHETAN PRAKASH AND M PROTECH PVT LTD BY CHETAN PRAKASH

Agreement to Sale


Details of the Property

1. Group Housing, Block-K, K-(2)(2), Anand Vihar Yojna
2. Area- 9607.45 Sq.Mtrs.
3. Allotment Rate- 23,250/-Per Sq.Mtr.
4. Coner Charges -
5. Free Hold charges@ 12% Rs. 2,68,04,785/-
6. Cost of the Plot as per Auction rate- Rs. 25,01,77,997/-
7. Stamp Duty @ 7% of the cost- Rs. 1,75,13,000/-

This agreement to sale is executed on between **Hapur Pilkhuwa Development Authority**, a body created under section-3 of 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 Sri Subhash Chandra Chaubey, Assistant Property officer, HPDA , Frist Party

And

M & M PROTECH PRIVATE LTD, BY MR. CHETAN PRAKASH ADD-679, SECTOR-23, CITY SONEPAT, HARYANA-131001 which expression shall unless the context does not admit includes his, heirs, successors, executors, administrators and permitted assignees, Second Party.


राकेश सिंह तोमर
First Party
सहायक सम्पत्ति अधिकारी

Prepared And Checked by Me


Property Clerk


Second Party

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 7970

वर्ष: 2024

प्रतिफल- 250177997 स्टाम्प शुल्क- 17513000 बाजारी मूल्य - 250178000 पंजीकरण शुल्क - 2501780 प्रतिलिपिकरण शुल्क - 60 योग: 2501840

श्री एम एण्ड एम प्रोटेक प्राईवेट लिमिटेड द्वारा
चेतन प्रकाश अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री रामनाथ
व्यवसाय : व्यापार
निवासी: 679 सैक्टर-23, सिटी सोनीपत हरियाणा

(Handwritten signature)



श्री. एम एण्ड एम प्रोटेक प्राईवेट लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 06/09/2024 एवं
12:01:57 PM बजे
निबंधन हेतु पेश किया।

चेतन प्रकाश अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हिमांशु चन्द्रा
उप निबंधक : हापुड़ ।
हापुड़
06/09/2024

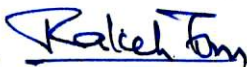
मनोज कुमार .
निबंधक लिपिक
06/09/2024

प्रिंट करें



Now this Agreement to Sale is Executed as under :-

1. That the First Party advertised about a Public Auction for the sale of Free hold Group Housing, Block-K, K-(2)(2), Anand Vihar Yojna of area 9607.45 Sq. Mtrs, boundaries of which are mentioned in the end of this deed & site plan is also attached with this deed.
2. That the Second Party participated in the auction held on 28-02-2024. The second party was the highest bidder with a bid for Rs. 23250/- per Sq. Mtrs. For the above plot. This bid was approved by the Vice Chairman, HPDA. The First Party issued the Allotment Letter bearing no. 1568/सम्पत्ति/ H.P.D.A./24 dated 15-03-2024 in favour of the second party in respect of the aforesaid plot and informed the second party about the total premium of the plot, that is Rs. 9,28,47,760/- By this allotment latter the second party was also informed about the payment schedule and installments.
3. That as per the clause 3.0 (V) If bidder adopts the pay Plan A, possession will be given after the full payment of the dues against the plot including the taxes and registered sale deed will be executed in favour of the allottee. If the allottee accepts the Plan B, than the possession of plot will


First Party लोमर
सहायक सम्पत्ति अधिकारी

Prepared And Checked by Me


Property Clerk


Second Party

बही सं०: 1

रजिस्ट्रेशन सं०: 7970

वर्ष: 2024

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

श्री राकेश सिंह तोमर सहायक सम्पत्ति अधिकारी के द्वारा रमेश कुमार लिपिक, पुत्र श्री श्यामलाल

निवासी: एचपीडीए हापुड

व्यवसाय: नौकरी

क्रेता: 1



श्री एम एण्ड एम प्रोटेक प्राईवेट लिमिटेड के द्वारा चेतन प्रकाश, पुत्र श्री रामनाथ

निवासी: 679 सैक्टर-23, सिटी सोनीपत हरियाणा

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री कमलदीप, पुत्र श्री धीरेन्द्रपाल सिंह

निवासी: 1888, न्यू पत्रापुरी हापुड जिला हापुड

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिषेक गोयल, पुत्र श्री प्रदीप गोयल

निवासी: 6 रेवती कुंज हापुड जिला हापुड

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निष्पादनानुसार लिए गए हैं।

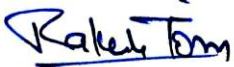
टिप्पणी:

हिमांशु चन्द्रा
उप निबंधक हापुड।
हापुड
06/09/2024
मनोज कुमार
निबंधक लिपिक हापुड
06/09/2024

प्रिंट करे

be handed over to the allottee after the payment of 25% amount of total cost of the plot and a registered agreement to sale will be executed. Accordingly the bidder can plan a scheme for construction of the entire land within the prescribed bye-laws of HPDA and can get the approval by HPDA, the bidder-allottee will be entitled to have plan sanctioned by the HPDA and start construction. The bidder shall be free to advertise the scheme and sell the build up space at his own cost and risk.

4. That the Second Party has paid Rs. 9,28,47,760/- (including 01% T.D.S. amount Rs. 9,25,445) The First Party acknowledges the receipt of the above said amount through this deed. The second party has to pay the balance premium and other charges as per the payment schedule. If the payment is not made according to the schedule, the penal interest @ 14.5 % will be charged and HPDA has the right to cancel the allotment.
5. The First Party declares that the Group Housing, Block-K, K-(2)(2), Anand Vihar Yojna of area 9607.45 Sq. Mtrs, is free from all charges, liens and encumbrances and being transferred to the Second Party through this deed.
6. The peaceful physical possession has been transferred to the Second Party through this deed.



राकेश सिंह तोमर
FIRST PARTY
सहायक सम्पत्ति अधिकारी

Prepared And Checked by Me


Property Clerk



Second Party

7. Second Party shall complete the constructions of the building in accordance with plan approved by HPDA as per conditions of agreement and as per specifications prescribed by the HPDA within 5 years from the date of agreement which shall be the essence of contract.
8. Second Party shall not be entitled to sub-divide the plot or to amalgamate it with any other plot.
9. The plot and building thereon shall not be used for any purpose other than specified in the agreement executed by HPDA.
10. Second Party shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot, before or after the erection of the building without the previous permission in writing of the Authority, In the event of the consent being given the bidder may impose such terms and conditions as may be deemed fit and necessary in that behalf.
11. Second Party shall be liable to pay rates, taxes, charges and assessment of every description plot/building whether assessed, charged of imposed on that plot or on the building construction.

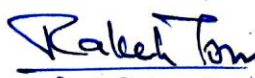

राकेश सिंह तोमर
First Party
सहायक सम्पत्ति अधिकारी

Prepared And Checked by Me


Property Clerk


Second Party

12. The authority reserves the right to recover balance amount due against the plot. Any money due to the HPDA from Second Party shall be recoverable as per arrears of land revenue from the Second Party by issuing the Recovery Certificate.
13. If it is disclosed that the sale deed of the plot/property has been obtained by suppression of any fact or misstatement or misrepresentation or fraud or if there is any breach of the conditions of the sale deed, the sale deed will be cancelled as also the possession of the property and the building thereon will be taken over by the authority, and the bidder will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
14. The water supply, sewerage, drainage and electricity lines as per specifications and standard shall be provided up to the boundary to the property by HPDA. The internal work shall be completed by the bidder himself.
15. Sales deeds shall be executed in favour of Second Party after the submission of the certificate of recognition issued by the competent authority.
16. If the Second Party does not take possession of the plot/flat within due date of possession then he shall pay chaukidari charges.
17. Any unauthorized construction by the Second Party on the allotted plot/flat, is liable to be demolished in accordance with the law in force.



राकेश सिंह तोमर
सहायक सम्पत्ति अधिकारी
First Party

Prepared And Checked by


Property Clerk


Second Party

18. Plot will be allotted on "As is- where is" basis and possession of plot will be given to allottee on "As is- where is" basis also. No objection will be entertained later.
19. Electricity and water connection will be liability of Second Party.
20. Service tax would be payable extra by Second Party if applicable in future.
21. The First Party reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose for searching for, working and obtaining removing and enjoying the same without providing or provided always, that the first Party shall make reasonable compensation to the Second Party for all damages directly orasoned by exercise of the right hereby reserved. The decision of the HPDA on the amount of such compensation shall be final and binding on the applicant.
22. The land right have been given to HPDA under land acquisition Act. Authority has fixed the cost of plot on basis of to the award declared by SLAO. But if in future, by any Court's order or in any circumstances the amount the compensation is revised then it will be loaded at the plot and the Second Party will have to bay it within 3 months from the demand raised by the authority. If the Second Party fails to pay the enhance amount it may be recovered as the arrears of land revenue.


राकेश सिंह तोमर
First Party
सहायक सभ्यता अधिकारी

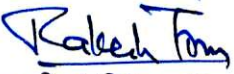
Prepared And, Checked by Me


Property Clerk


Second Party

23. Decision of the Vice Chairman, HPDA will be final in every matter related to the bid/sanction of building plans constructions etc. or related to any other matter.
24. Hapur court will have exclusive jurisdiction for adjudication of disputes with regard to his office.
25. That the first party has 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.
26. Details of Group Housing, Block-K, K-(2)(2), Anand Vihar Yojna of area 9607.45 Sq. Mtrs, are boundaries of which are given below.

NORTH	Group Housing, Block-K, K-(2)(1)
SOUTH	30.00 Mtrs wide road.
EAST	Group Housing, Block-K, G.H.-(3)
WEST	Group Housing, Block-K, G.H.-(1)


राकेश सिंह तोमर
First Party
सहायक सम्पत्ति अधिकारी

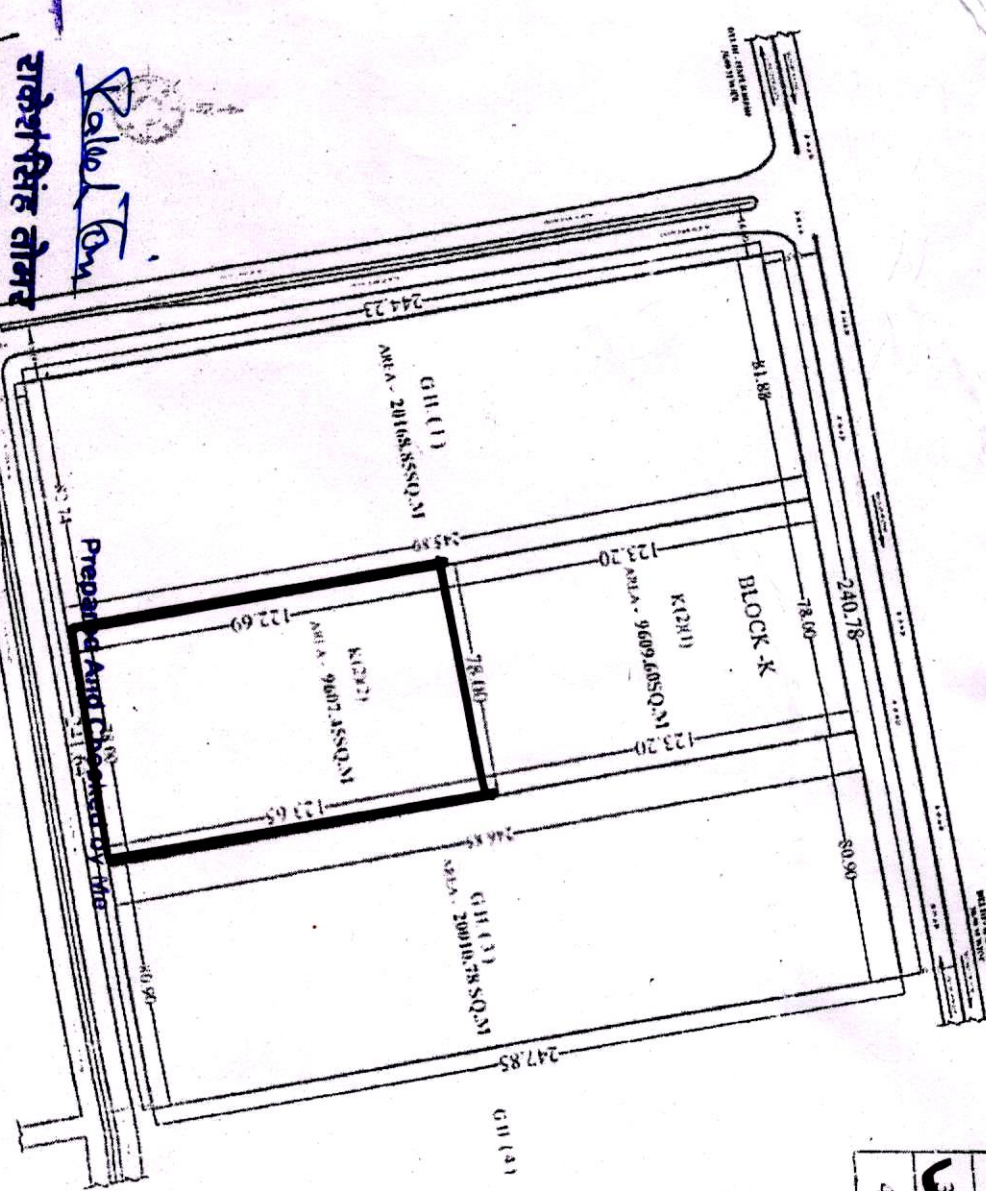
Prepared And Checked by me


Property Clerk


Second Party

HAPUR PIKHUWA DEVELOPMENT AUTHORITY

SITE PLAN OF PLOT NO: ANAND VIHAR (BLOCK - K)
 NOTE:- ALL DIMENSIONS AREA IN METER
 NAME OF THE ALLOTTEE SRI/SMT./KM.



S.NO.	PLOTS NOS.	AREA
1.	G.H.(1)	20168.85 SQ.MT.
2.	K(2K1)	9609.60 SQ.MT.
3.	K(2K2)	9607.45 SQ.MT.
4.	G.H.(3)	20010.78 SQ.MT.

राकेश सिंह तोमर
 सहस्यक सभ्यसि अधिकारी
 20/6/22

Rakesh Tomar

Arvind
 ASSISTANT ENGINEER

Arvind
 ASSISTANT ENGINEER

Property Clerk

TRACER

JUNIOR ENGINEER

ASSISTANT ENGINEER

TOWN PLANNER

EXECUTIVE ENGINEER

अहेश चन्द उदगी

युवा सहायक

Arvind

20/6/22



हापुड़-पिलखुवा विकास प्राधिकरण

प्रीत विहार, दिल्ली रोड, हापुड़-245101. ☎ 0122-2308764-65

वेबसाइट: www.hpdaonline.in ई-मेल: hpda_1@rediffmail.com

पत्र संख्या:- 1568 / संपत्ति / एच0पी0डी0ए0 / 24

दिनांक 15/3/24

आवंटन / किश्त पत्र

सेवा में,

एम0 एण्ड एम0 प्रोटेक प्रा0 लि0
द्वारा श्री चेतन प्रकाश
पता-679, सेक्टर-23, सिटी सोनीपत,
हरियाणा-131001 ।

विषय:- दिनांक 28.02.2024 को सम्पन्न हुई ई-नीलामी में आनन्द विहार आवासीय योजना में ब्लॉक-'के' अन्तर्गत ग्रुप हाउसिंग भूखण्ड संख्या-के(2)(2) क्षेत्रफल 9607.45 वर्गमी0 के अन्तर्गत आवंटन के सम्बन्ध में।

योजना का नाम-	आनन्द विहार आवासीय योजना	ई-नीलामी में प्राप्त भूखण्ड का मूल्य	रु0 22,33,73,212 /-
कार्नर शुल्क 10 प्रतिशत	-	फीहोल्ड शुल्क 12 प्रतिशत	रु0 2,68,04,785 /-
बोली में प्राप्त दर	रु0 23250 /- प्रतिवर्गमी0	भूखण्ड का कुल मूल्य (मूल्य+फीहोल्ड)	रु0 25,01,77,997 /-

महोदय / महोदया,

कृपया आपको सहर्ष सूचित किया जाता है कि आनन्द विहार आवासीय योजना में ब्लॉक-'के' अन्तर्गत ग्रुप हाउसिंग भूखण्ड संख्या-के(2)(2) क्षेत्रफल 9607.45 वर्गमी0 के लिए आप द्वारा ई-नीलामी के माध्यम से लगायी गयी अधिकतम बोली रु0 23250 /- प्रतिवर्गमीटर की स्वीकृति उपाध्यक्ष महोदय द्वारा प्रदान कर दी गयी है।

अतः आप भूखण्ड मूल्य के 25 प्रतिशत की अन्तरण धनराशि रु0 6,25,44,500 /- में से टोकन मनी की धनराशि रु0 1,94,55,000 /- का समायोजन उपरान्त देय आवंटन धनराशि रु0 4,30,89,500 /- दिनांक 16.04.2024 तक तथा अवशेष 75 प्रतिशत धनराशि को 08 तिमाही किश्तों में 12 प्रतिशत वार्षिक ब्याज सहित निम्नानुसार जमा कराने का कष्ट करें।

क्रम सं0	किश्तों की मूल धनराशि	किश्तों में ब्याज @12% per year	कुल देय धनराशि	देय तिथि
1	23454188	5629005	29083193	20-06-2024
2	23454187	4925379	28379566	20-09-2024
3	23454187	4221754	27675941	20-12-2024
4	23454187	3518128	26972315	20-03-2025
5	23454187	2814502	26268689	20-06-2025
6	23454187	2110877	25565064	20-09-2025
7	23454187	1407251	24861438	20-12-2025
8	23454187	703626	24157813	20-03-2026

कृपया उपरोक्त विवरणानुसार देय धनराशि एच0पी0डी0ए0 बैंक, रेलवे रोड, हापुड़ के खाता संख्या- 50100392004805 एवं आई0एफ0एस0सी0 कोड-HDFC0000672 में नगद/बैंक ड्राफ्ट/आर0टी0जी0एस0 के द्वारा (जो उपाध्यक्ष, हापुड़-पिलखुवा विकास प्राधिकरण, के पक्ष में व हापुड़ में देय हो) समय से जमा कराने का कष्ट करें समय से धनराशि जमा न करने पर 14.50 प्रतिशत वार्षिक ब्याज की दर से दण्ड ब्याज अतिरिक्त देय होगा। इसके अतिरिक्त सरकार/शासन/प्राधिकरण द्वारा समय समय पर निर्धारित शुल्क भी देय होंगे। निर्धारित अवधि में अन्तरण धनराशि जमा न कराने की दशा में आपको आवंटित भूखण्ड का आवंटन निरस्त कर दिया जायेगा, जिसकी समस्त जिम्मेदारी आपकी होगी। यदि संपत्ति का मूल्य रु0 50 लाख से अधिक है तो मूल्य पर देय टी0डी0एस0 प्राधिकरण के पेन नम्बर AAALH00511 पर भूखण्ड की देय धनराशि में समायोजन कर जमा कराना होगा। एक मुश्त भुगतान करने की दशा में आवंटन पत्र निर्गत किये जाने की दिनांक से 60 दिवस के अन्दर करना होगा। भूखण्ड के निबन्धन निष्पादन हेतु तत्समय प्रचलित स्टाम्प शुल्क भी देय होंगे। किसी भी वाद-विवाद की दशा में उपाध्यक्ष, हापुड़-पिलखुवा विकास प्राधिकरण, हापुड़ का निर्णय अन्तिम व मान्य होगा।

सम्पत्ति अधिकारी

हापुड़-पिलखुवा विकास प्राधिकरण


हापुड़।

Attachment 1 of 1

Total E-Stamp Rs. 1,75,13,000/-


In witness the parties name above have signed the AGREEMENT TO SALE on At hapur, U.P.

Witness No. 1


कमलदीप
Sto लारे-कुपलसिंह
1800, नू पन्नापुरी
हापुर



Witness No. 2


अभिषेक गोयल
प्रदीप गोयल
B, रेवती कुंज, हापुर




Rakesh Tomar

First Party
राकेश सिंह तोमर
सहायक सम्पत्ति अधिकारी

Second Party

Prepared And Checked by Me


Property Clerk

आवेदन सं०: 202400740021202

बही संख्या 1 जिल्द संख्या 14115 के पृष्ठ 1 से 20 तक क्रमांक 7970 पर
दिनांक 06/09/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Himanshu Chandra

हिमांशु चन्द्रा

उप निबंधक : हापुड़ 1

हापुड़

06/09/2024

प्रिंट करें

