

। प्रस्तुतकर्ता अथवा प्राप्ति द्वारा एला जाने वाला ।

उप निम्नलिखित तृतीय

क्र. सं 17610

मासिक/मास

लेख या पायंग्र पत्र प्रस्तुत करने का दिनांक

24-Oct-2016

प्रस्तुतकर्ता या गर्थी का नाम

जनन गुप्ता

वॉटर कार्ड

प्रतिनिधि मैसर्स एस ३

लेख का प्रकार

विक्रय पत्र

पोषण की वारंशि

210,689,024 / 210,689,024.0

1. निवेश/विक्रय शुल्क 20,000.00
2. प्रतिनिधि/विक्रय शुल्क 80
3. निवेश या वारंशि शुल्क
4. मुद्रांतरण के अतिरिक्त/विक्रय के लिए शुल्क
5. वारंशि शुल्क
6. निवेश

7. वारंशि शुल्क

1 से 6 तक का योग

20,080.00

शुल्क वसूल करने का दिनांक

24-Oct-2016

दिनांक जय लेख प्राप्ति/विक्रय या वारंशि शुल्क

वसूल करने के लिए तैयार किया

24-Oct-2016

निम्नलिखित अधिकारी के हस्तक्षेप



ms

ms

Name: PRAKASH JHA  
Designation: EXE.  
Signature: PRAKASH JHA  
Stock Holding Corporation of India Ltd.  
118/3, Model Town East, Ghaziabad

7508



सत्यमेव जयते

## INDIA NON JUDICIAL

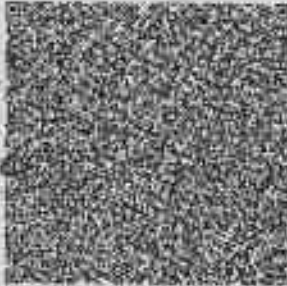
### Government of Uttar Pradesh

#### e-Stamp

GH-2-37A BAD

14/10/2016  
20000

Certificate No.	: IN-UP024839762791090
Certificate Issued Date	: 13-Oct-2016 02:07 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-G2B
Unique Doc. Reference	: SUBIN-UPUPSHCIL029773046111610
Purchased by	: SRM INFRATECH SOLUTIONS PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: GROUP HOUSING PLOT NO-GH-7B KOYAL ENCLAVE GHAZIABAD
Consideration Price (Rs.)	: 21,06,89,024 (Twenty One Crore Six Lakh Eighty Nine Thousand And Twenty Four only)
First Party	: GHAZIABAD DEVELOPMENT AUTHORITY
Second Party	: SRM INFRATECH SOLUTIONS PVT LTD
Stamp Duty Paid By	: SRM INFRATECH SOLUTIONS PVT LTD
Stamp Duty Amount(Rs.)	: 1,47,48,500 (One Crore Forty Seven Lakh Forty Eight Thousand Five Hundred only)



-----Please write or type below this line-----

For SRM Infratech Solutions Pvt. Ltd.

Director

VERIFIED BY

Sub-Registrar-II  
Ghaziabad

LOCKED BY

Sub-Registrar-III  
Ghaziabad

0002697111

#### Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at "www.indiastamp.com". Any discrepancy in the details of the Certificate and its details and its
2. The issue of checking the authenticity is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.



उत्तर प्रदेश सहस्रशिक्षा योजना



Chief Treasury Officer  
उत्तर प्रदेश UTTAR PRADESH

DP 555406



गाजियाबाद



For SRM Infratech Solutions Pvt. Ltd.

Director



$$\begin{array}{r} 10 \\ 20 \overline{) 40} \\ 40 \\ \hline 0 \end{array}$$

समय ०५:३०-०६:३०

अंगीकृत

७-१८-२३  
देका गल

7





उत्तर प्रदेश UTTAR PRADESH

BK 212692

गाजियाबाद

For SRM Infratech Solutions Pvt. Ltd.

Director



22/10/16 5PM In Accusation Section  
 70/10/16  
 8-10/16  
 73 मोरि अम्ब-1, इन्दौरपुरा, नाबाल

क्रेता

Registration No. : 7508

Year : 2016

Book No. : 1

0201 अमन गुप्ता बोटर कार्ड प्रतिनिधि मैसर्स एस आर एम इन्फ्रा  
 शनित गुप्ता  
 सी-60 ब्लाक सी इन्धपुरी दिल्ली  
 नोकरी गृहिणी अन्य



संलग्नक 2 के अनुसार MSR 107



भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BK 212690

विकास

For SRM Infratech Solutions Pvt. Ltd.

Director

22/10/16 SPM Infrontech Solution  
PCT

Nil. 628

५. विक्रय पत्र

210,689,024.00 /	210,689,024.00	20,000.00	80	20,080.00	28
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प्रतिफल      मालियत

फौस रजिस्ट्री

नक्षत्रं च प्रति शब्दं

योग

में की संख्या

श्री अमन गुप्ता योटर कार्ड प्रतिनिधि सेंसर्स एस आर एस इन्फ्राटेक सोल

पुत्र श्री अनिल गुप्ता

વ્યવસાય નીકરી ગૃહિણી અન્ય

निवासी स्वामी सी-८७ ब्लॉक सी इन्द्रपरी दिल्ली

अस्थायी यत्ता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/10/2018 समय 3:23PM

इति निश्चयनं हेतुं पेशा विलग्नः ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मकेश कुमार सागर

उप निबन्धक तृतीय

गुजियाबाद

24/10/2016

विष्यादन लेखपत्र जाव सुनने व समझने पजनुन व प्राप्त धनराशि रु. प्रत्येमानुसार उक्त

दिव्येन्द्र

पैसा

श्री. प्रदीप त्यागी द्वारा भुवना शर्मा

प्रतिनिधि गा यि प्रा

लिपिक

पुत्रपत्नी वी पेशा नौकरी गृहिणी अन्य

શ્રી અમન ગુપ્તા      વોટર કાર્ડ

प्रतिनिधि मेसर्स एस आर एम इन्फाटेक सोल्युशन प्रा लि

पुत्र श्री अनिल गुप्ता

पेशा नौकरी गृहिणी अन्य

निवासी सी-80 ब्लाक सी इन्द्रपुरी दिल्ली

नै निष्पादन स्वीकार किया ।

जिनकी पहचान केवल सखीरा योटर फार्म

**मन्त्री राम**

पेक्षा नीकरी गृहिणी अन्य

निवासी 130 जी के -4 इन्द्राधुरम गाबाद

व विज्ञानतः काम्योज डी एस

ब्रज लाल

पेशा नौकरी गृहिणी

निवासी <sup>२७७</sup> सुभाष नगर जगादरी हरियाणा

वे श्री ।

प्रत्यक्षतः पत्र साक्षियों के निशान अंगूठे निम्नानुसार लिये गये हैं।

### रजिस्ट्रार अधिकारी के हस्ताक्षर

मकेश कुमार सागर

उप निबन्धक तृतीय

गाजियाबाद

24/10/2016



उत्तर प्रदेश UTTAR PRADESH

BK 212691

प्राधिकरण

For SRM Infotech Solutions Pvt. Ltd.

Director

*B*  
[Faint official stamp and text]

4. 6. 23

For SRM Infratech Solutions Pvt. Ltd.

Director



## GHAZIABAD DEVELOPMENT -AUTHORITY-

### AGREEMENT TO SALE

This agreement to sale is executed on 24th month अप्रैल year 2016, 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. SRM INFRATECH SOLUTIONS PRIVATE LIMITED**, a company registered under THE COMPANIES ACT, 1956 having its office at R-35, Inder Puri, New Delhi-110012 through its Director Sh.

AMAN GUPTA S/o Sh. ANIL GUPTA  
R/o E-80 Block-C Inder Puri - Delhi 110012  
..... which expression shall unless the context does not admit includes his heirs successors, executors, administrators and permitted assignees of the other part -

..... SECOND PARTY.

*(Signature)*

For SRM Infratech Solutions Pvt. Ltd.

Director

गवाह

Registration No.: 7508

Year: 2016

Book No.: 1

W1 केवल लखीरा दोहर कार्ड  
मनी राम  
130 जी के -4 इन्ड्रामुरन गाबाद  
नीकरी गृहिणी अन्य



W2 विजयान्त काम्बोज डी एल  
ब्रज लाल  
30 सुभाष नगर जगापती हरियाणा  
नीकरी गृहिणी अन्य

*Grant*



That the First Party advertised and published a Allotment of group housing plots by two bid system in Group Housing Plot No.GH-7B Kogal Enclave Yojna, Ghaziabad. The Second Party submitted the bid in the same and allotment for the area 6718.40 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 3/11/2015 along with other applicants and were the highest bidder having bid for Rs. 28,000/- per sq.mtrs., which is accepted by the Vice Chairman on 6/11/2015 and the allotment letter no. 2006/Vya.Anu./2015-16 dated 10/11/15 was issued in the favor of the M/s. S.R.M.O.S. Consortium and the second party is Special Purpose Company of the main allottee. The total premium of the group housing plot including 12% Lease Rent & Free Hold Charge Rs. 21,06,89,024/- (Rupees Twenty One Crore Six Lac Eighty Nine Thousand Twenty Four only).

The First Party acknowledge the receipt of 25% of the total premium including 12% lease rent & free hold charges i.e. Rs. 5,26,72,256/- (Rupees Five Crore Twenty Six Lac Seventy Two Thousand Two Hundred Fifty Six only) through this deed. The balance 75% of the total premium Rs. 15,80,16,768/- will be payable in 10 half yearly installment alongwith 12% interest as mentioned in the payment schedule letter dated 20/8/16 and the interest will be charged @ 15% 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-7B Kogal Enclave Yojna, Ghaziabad approx. area 6718.40 square meter 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. 15,80,16,768/- will be payable in 10 half


For SRM Infratech Solutions Pvt. Ltd.



Director

सं. १०३४/१९८१ दि. १५/०५/८१

१५/०५/८१

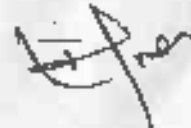




yearly installment alongwith 12% interest as mentioned in the payment schedule letter dated 20/8/16 and the interest will be charged @ 15% P.A on the balance amount for the delayed period.

3. The peaceful vacant physical possession of the plot in question is given after 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.
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

12  
For SRM Infratech Solutions Pvt. Ltd.



Director



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.

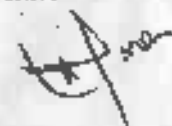
11. Any unauthorized construction by the second party, is liable to be demolished in accordance with the rules/laws in force.
12. The water supply, sewerage, Drainage and Electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work 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 and allotment letter dated 10/11/15 shall be applicable.
16. Details of Group Housing Plot No.GH-7B, Kirti Enclave Yojna, Ghaziabad admeasuring area 6718.40 Sqm. the boundaries of which are given below:

NORTH  
SOUTH  
EAST  
WEST

As per Site Plan

  
(सहस्र निधि)  
सहस्र निधि  
सहस्र निधि  
सहस्र निधि

For SRM Infratech Solutions Pvt. Ltd.



Director



# SITE PLAN OF GROUP HOUSING (GH) NO. - 7A & 7B AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

AREA SCHEDULE

GROUP HOUSING (G.H.) No. 7	7.6740.28 Sqm.
GROUP HOUSING (G.H.) No. 7A	4.8411.28 Sqm.
GROUP HOUSING (G.H.) No. 7B	6.6718.81 Sqm.

For SRM Infotech Solutions Pvt. Ltd.  
  
 Director

PROJECT ENGINEER

PROJECT ENGINEER

PROJECT ENGINEER

PROJECT ENGINEER

PROJECT ENGINEER



For the Justice Commission and the  
Director

दृ. नं. - 7508/2016

YSP  
20/10/2016



# SITE PLAN OF GROUP HOUSING (GH) NO. - 7, 7A & 7B AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

## AREA SCHEDULE

GROUP HOUSING (GH) No. 7	8740.58 Sqm
GROUP HOUSING (GH) No. 7A	8141.78 Sqm
GROUP HOUSING (GH) No. 7B	6718.48 Sqm

For SRM Infotech Solutions Pvt. Ltd.  
  
 Director

  
 JUNIOR ENGINEER



B

EXAMINING ENGINEER

EXAMINING ENGINEER

TOWN PLANNER

2017-18 2017-18 2017-18 2017-18

2017-18 - 2018/2016



2017/10/2016





# SITE PLAN OF GROUP HOUSING (GH) No. - 7, 7A & 7B AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

AREA SCHEDULE

GROUP HOUSING (GH) No. - 7	= 5740.88 Sqm.
GROUP HOUSING (GH) No. 7A	= 6441.76 Sqm.
GROUP HOUSING (GH) No. 7B	= 6778.40 Sqm.

For SRM InfraTech Solutions Pvt. Ltd.

*[Signature]*  
Director



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DATE

JUNIOR ENGINEER

EXHIBITION ENGINEER

EXECUTIVE ENGINEER

TOWN PLANNER

*[Signature]*  
16/7/2015

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2009-2012/2016



545

29/10/2016



सु. मा. २००१०२ (१०००००) २००२

सं. ७५००१/२०१६

२०/१०/२०१६



In witness the parties name above have signed this AGREEMENT TO  
SALE on 24th the day of Oct 2016 At Ghaziabad. U.P.

**Ghaziabad Development Authority**

Witness No. 1 KEWAL LAKHERR (First Party)  
86 SUMANILAM.

130 C.1. LEJINDRA PAPER  
52.00.

For SRM Infratech Solutions Pvt. Ltd.

Witness No. 2 VIKRANT KAMBOJ (Second Party)  
514. BANG LAL

H.O. No 30 SURSHAS NAGAR

JAGADHRI HARYANAT

# SITE PLAN OF GROUP HOUSING (GH) NO. - 7, 7A & 7B AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

AREA SCHEDULE  
 GROUP HOUSING (GH) 1 No. 7 = 87.40 Sq. Mts.  
 GROUP HOUSING (GH) 1 No. 7A = 87.40 Sq. Mts.  
 GROUP HOUSING (GH) 1 No. 7B = 87.40 Sq. Mts.

For SRM Infotech Solutions Pvt. Ltd.  
  
 Director

MANAGER ENGINEER

EXECUTIVE ENGINEER

OFFICINE ENGINEER

TOWN PLANNER



PRODUCED BY SRM INFOTECH SOLUTIONS PRIVATE LIMITED

आज दिनांक 24/10/2016 को

वही सं. 1 जिल्द सं. 12333

पृष्ठ सं. 279 से 306 पर क्रमांक 7508

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुकेश कुमार सागर

रूप निबन्धक तृतीय

गाजियाबाद

24/10/2016

