

। प्रस्तुतकर्ता अथवा गार्डी हारा एवा जाने वाला ।

एप निव्वन्यक तुर्यीय

का. ए० 17610

मालिगानाद

हेस्त या पासंग पत्र प्रस्तुत करने का दिनांक

24-Oct-2016

प्रस्तुतकर्ता या गार्डी का नम

जनन गुप्ता

सेटर कार्ड प्रतिनिधि सैक्स ५८ ३

लेख का प्रकार

विज्ञय पत्र

पात्रपत्र की वर्ताशि

210,689,024/- 210,689,024.0

१. बैंकोंकाला शुल्क 20,000.0

२. प्राप्तिविकाला शुल्क 80

३. निरस्ता या नामाय शुल्क

४. मुद्रापत्र- न. अधिकारी कर्ता के लिए शुल्क

५. लॉन शुल्क

६. एव्वेंच

७. वांडक भत्ता

१ से ६ वाले का दरा 20,080.0

शुल्क बखूल करने का दिनांक 24-Oct-2016

दिनांक जब तेज़ प्राप्तिविधि या तात्पर गताण गव

८.४५ लाने के लिए दिया दिया 24-Oct-2016

विज्ञप्तिकार्य अधिकारी के हात भर

✓
✓

✓
✓



सत्यमेव जयते

Name: PRAKASH JHA

Designation: EXE.

Signature: Pjk

Stock Holding Corporation of India Ltd.

118/3, Model Town East, Ghaziabad

7508

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

GH-7B-GA-BAD

118/3
10000

Certificate No.

IN-UP024839762791090

Certificate Issued Date

13-Oct-2016 02:07 PM

Account Reference

SHCIL (FI) upshcild01/ GHAZIABAD/ UP-G2B

Unique Doc. Reference

SUBIN-UPUPSHCILD1029773046111610

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

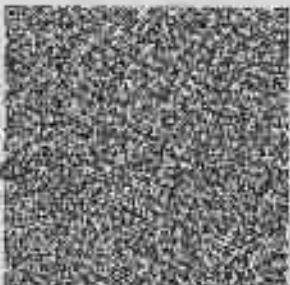
Stamp Duty Paid By

SRM INFRATECH SOLUTIONS PVT LTD

Stamp Duty Amount(Rs.)

1,47,48,500
(One Crore Forty Seven Lakh Forty Eight Thousand Five Hundred
only)

118/3
10000



Please write or type below this line

For SRM InfraTech Solutions Pvt. Ltd.



Director



LOCKED BY

Sub-Registrar-III
Ghaziabad
0002697111

VERIFIED BY

Sub-Registrar-III
Ghaziabad



Statutory Alert:

- The authenticity of the Stamp Certificate would be verified at www.indianstampact.com. Any discrepancy in the details and in Case of discrepancy, the original document should be checked.
- The onus of checking the originality is on the users of the certificate.
- In case of any discrepancy, please inform the Competent Authority.



भारतीय ग्रे न्यायिक

सौ रुपये

रु. 100

Rs. 100

ONE

HUNDRED RUPEES



भारत INDIA
1950 INDIA NON JUDICIAL

Chief Treasury Officer

उत्तर प्रदेश UTTAR PRADESH

DP 555406

गाजियाबाद



for SRM Infratech Solutions Pvt. Ltd.

for SRM Infratech Solutions Pvt. Ltd.

Director



16 स्थान विकाप का नाम
विवर दिये गये प्रक्रिया...
प्रक्रिया का नाम दिया गया...
ए की धनरक्षणी...
स्थान विकाप का पूरा नाम- दीक्षा गाँव
उत्तराखण्ड-262
जी नामित वाक अपनी-31 दि 17
ए उत्तराखण्ड का नाम



भारतीय और न्यायिक

पचास
रुपये

₹.50

FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BK 212692

गाजियाबाद

For SRM Infratech Solutions Pvt. Ltd.



Director

12
वर्षी

20 10/6/16
 S.R.M. Information Section
 PL 11
 8-
 10/6
 73 भौति बाजार, इंदौर, मार्क्षा

फैसा

Registration No. : 7508

Year : 2,016

Book No. : 1

0201 अमन गुज्जा बोटर कार्ड प्रतिनिधि मैसर्स एस आर एम इन्ड्रा
 अनिल गुप्ता

सी-103 ब्लाक सी इन्डपुरी दिल्ली
 नौकरी गृहिणी आन्य



संस्कृत विभाग ४८२-४०३

सारकीय दीर न्यायिक

पचास
रुपये

₹.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BK 212690

विकास

For SRM Infratech Solutions Pvt. Ltd.



Director

भारतीय रौप्यायिक

पचास
रुपये

₹.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

BK 212691

प्राधिकरण

For SRM Infratech Solutions Pvt. Ltd.



Director

27/10/6

9 AM

Interest 8.00% f.m.

✓ 16. $\sqrt{3}$

Q1 L1

PREFACE

Registration No.: 750B

Year: 2016

Book No. : 1

0101 ग्रदीप त्यागी द्वारा भूदत्त शर्मा प्रतिनिधि गा यि पा

ଲିପିକ

गा पि प्रा गाजियाबाद

नौवारी गढिंगी थन्य





For SRM Infratech Solutions Pvt. Ltd.

Director



GHAZIABAD DEVELOPMENT AUTHORITY:

AGREEMENT TO SALE

This agreement to sale is executed on 24th month July 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.

For SRM Infratech Solutions Pvt. Ltd.

Director

ગાંધીજી

Registration No. : 7508

Year : 2016

Book No. : 1

W1 કેવળ લખીસા વોંડ કાર્ડ

સની રામ

130 ફી ફે -4 ઇન્ડ્રાપુરન ગાંધીજી

નીકરી ગૃહિણી જન્ય



W2 વિજાન્ત કાન્પોડ ડી એલ

બજ લાલ

30 ચુગાંચ નગર જગાદરી હારિયાણા

નીકરી ગૃહિણી જન્ય



That the First Party advertised and published a Allotment of group housing plots by two bid system in Group Housing Plot No.GH-7B Kosh 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. 15,80,16,76,82/-/- 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 Kosh 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. 15,80,16,76,82/-/- will be payable in 10 half

For SRM Infratech Solutions Pvt. Ltd.

Director



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

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, Koyal Enclave Yojna, Ghaziabad admeasuring area 6718.40 Sqm. The boundaries of which are given below:



For SRM Infratech Solutions Pvt. Ltd,

Director



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

GROUP HOUSING ID: 100017
GROUP HOUSING ID: 100018
GROUP HOUSING ID: 100019

24/MIDDLE EAST

147	148	149
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for SEM Infotech Solutions Pvt. Ltd.
Dir.

1000

— 45' 100'WIDE MAYER PLAN ROAD



SUMMARY

卷之三

REPORTING

100

काशी लिखित संस्कृत ग्रन्थों का
संग्रह

२२५२ - ७५०८/२०१६

१८८८
१८८८



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

Area Schedule

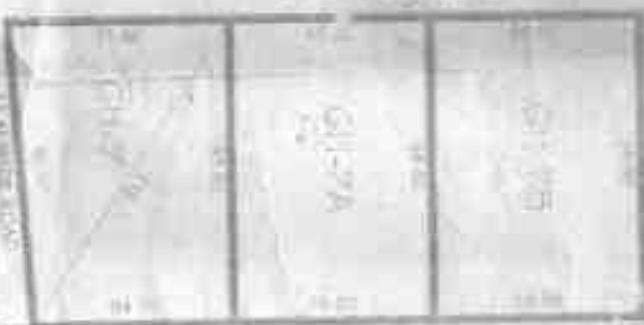
Group Housing (GH) No. 7
Group Housing (GH) No. 7A
Group Housing (GH) No. 7B

14746 sq. feet
14417 sq. feet
16718 sq. feet

24 M. WIDE ROAD

128' 06" BLDG
24 M. WIDE ROAD

128' 06" BLDG



for SRM InfraTech Solutions Pvt. Ltd.
Director

45.00M WDL MASTER PLAN ROAD

10 M. WIDE ROAD

14 M. WIDE ROAD

$$Z_{0.72} = 28.08 \pm 0.16$$

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24 | 10 | 2016



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

Group Housing (GH) No. 7, 7A & 7B
Group Housing (GH) No. 7A
Group Housing (GH) No. 7B

8140 sq ft
8140.75 sq ft
8140.75 sq ft

24' 0" x 72' 0"



128' 0" ROAD
24' 0" WIDE ROAD



for SGM InfraTech Solutions Pvt. Ltd.

Director

DR. ARIJIT SINGH

45' 0" WIDE MASTER PLAN ROAD

Project Manager
JNR. ENGINEER

Executive Engineer
Project Manager

Project Manager
Executive Engineer
Project Manager

२०७९ - २५०८/२०१६

४४३

१५/१०/२०१६



7500 | 20/6

✓

20/10/2016



In witness the parties name above have signed this AGREEMENT TO
SALE on 24/11 the day of Oct 2016 At Ghaziabad. U.P.

Ghaziabad Development Authority

Witness No. 1 KEWAL LAL KHEKAR (First Party)

66 SW MANSI KAR
130 C. I. C. INDIA PARK
Sec. 82

For SRM Infratech Solutions Pvt. Ltd.

Director

Witness No. 2 VICKANT KAMRA (Second Party)

St. 4. Block L-4
H.O. No 30 SUBHASH NAGAR
JAGDISH CHANDRA HATYANAH

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

ANNALES

group housing (D-1) 897
group housing (G-1) 89-7A
group housing (G-2) 89-7B

24 / WIDE ROAD

100	100	100
100	100	100
100	100	100

Director

100

For SGM Infotech Solutions Pvt. Ltd.

 DIL

45,000' WIDE MATURE PLANT ROAD

REIRENTIER

卷之三

1700-1701

TECHNIQUE



आज दिनांक 24/10/2016 को

वही सं. 1 जिल्द सं. 12333

पृष्ठ सं. 279 से 306 पर क्रांक 7508

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुकेश कुमार रामगर

लूप निबन्धक तृतीय

गाजियाबाद

24/10/2016

