

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय गाजियाबाद क्रम 2024138015209

आवेदन संख्या : 202400739049922

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-06-03 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मनोज कुमार

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 90267268 / 120356357.00

1. रजिस्ट्रीकरण शुल्क 1203570

2. प्रतिलिपिकरण शुल्क 80

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 1203650

शुल्क वसूल करने का दिनांक 2024-06-03 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-06-03 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



INDIA NON JUDICIAL



IN-UP65964741198347W

Government of Uttar Pradesh

e-Stamp

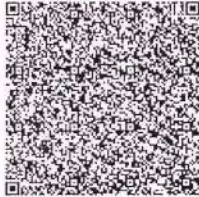
J 6779

168
2024

Certificate No. : IN-UP65964741198347W
 Certificate Issued Date : 30-May-2024 04:05 PM
 Account Reference : NEWIMPACC (SV)/ up14070804/ GHAZIABAD SADAR/ UP-CZB
 Unique Doc. Reference : SUBIN-UPUP1407080428240841664142W
 Purchased by : ROBUST ENERGY AND ENGINEERING
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : COMMERCIAL PLOT NO-BH/C-1 PRATAP VIHAR GHAZIABAD
 Consideration Price (Rs.) :
 First Party : GHAZIABAD DEVELOPMENT AUTHORITY
 Second Party : ROBUST ENERGY AND ENGINEERING
 Stamp Duty Paid By : ROBUST ENERGY AND ENGINEERING
 Stamp Duty Amount(Rs.) : 84,26,000
 (Eighty Four Lakh Twenty Six Thousand only)

र84,26,000 बिलोक चन्द शर्मा
लाइसेंस नं० १०९९
कम्पाउट माहितीVerified By
Registration Clerk
Ghaziabad
Locked By
Sub Registrar
Ghaziabad

IN-UP65964741198347W



Please write or type below this line

IN-UP65964741198347W

PREPARED BY ME
PRADIP TYAGIबिलोक चन्द शर्मा
राज्यक अभियन्ता
नं० ११० एमFor Robust Energy and Engineering
Authorized Signatory

RD 0026391029

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

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H555

7-11-18

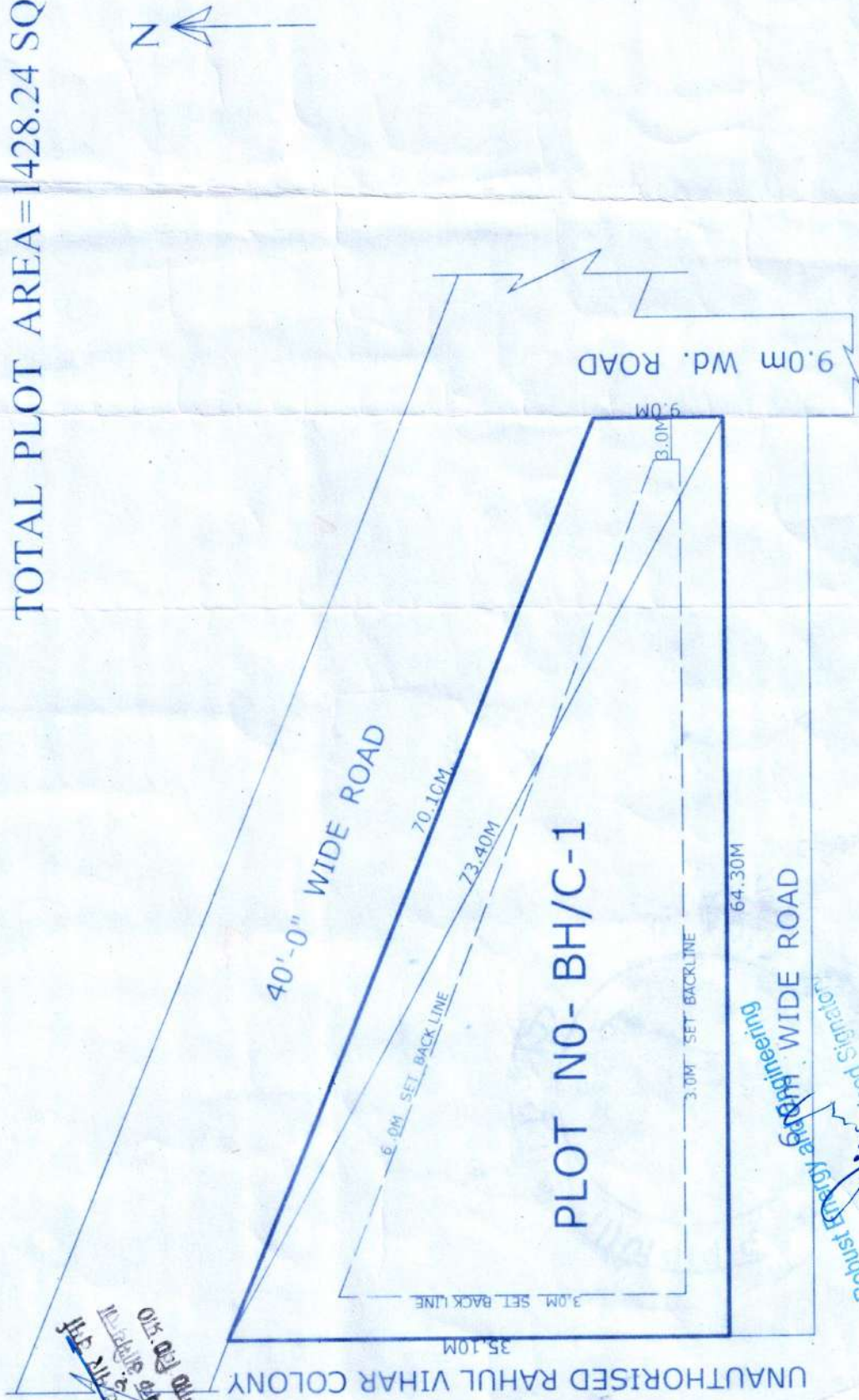
SHCIL



00588361030

SITE PLAN OF COMMERCIAL PLOT NO- BH/C-1 (BHAURAO DEVRAS AVASIYA YOJNA) AT PRATAP VIHAR SECTOR 12 G.M.P

TOTAL PLOT AREA=1428.24 SQM.



TOWN PLANNER

ASSSTT.ENG.

MEASURED BY.

COMPARED BY.

PREPARED BY.

27/12/12
(Signature)
ASSSTT.ENG.

27/12/12
(Signature)
MEASURED BY.

27/12/12
(Signature)
COMPARED BY.

27/12/12
(Signature)
PREPARED BY.

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For Robust Energy and Engineering
Authorised Signatory

GHAZIABAD DEVELOPMENT AUTHORITY

विनय कुमार वर्मा
सहायक अभियन्ता
गाँव विभाग

AGREEMENT TO SALE

This agreement to sale is executed on 30 month MAY year 2024 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. ROBUST ENERGY AND ENGINEERING, a company registered under THE COMPANIES ACT, 1956 having its office at II-A KARKARDOOMA NEAR CENTRAL BANK DELHI 110092 Ghaziabad through its Designated Partner Sh. MANOJ KUMAR Son of Ramesh chand Gupta R/o- 18A, Pocket B, Mayur vihar Delhi phase-2 Samaspur parparganj Delhi-110091 which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assignees of the other part –

..... SECOND PARTY

विनय कुमार वर्मा
सहायक अभियन्ता
गाँव विभाग

For Robust Energy and Engineering
Authorised Signatory

आवेदन सं०: 202400739049922

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 6779

वर्ष: 2024

प्रतिफल- 90267268 स्टाम्प शुल्क- 8426000 बाजारी मूल्य - 120356357 पंजीकरण शुल्क - 1203570 प्रतिलिपिकरण शुल्क - 80 योग : 1203650

श्री मै० रॉबस्ट एनर्जी एण्ड इंजिनियरिंग द्वारा
मनोज कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री रमेश चन्द गुप्ता
व्यवसाय : अन्य

निवासी: 18-ए पाकेट बी मयूर विहार फेस-2 समसपुर पटपडगंज दिल्ली-91



श्री, मै० रॉबस्ट एनर्जी एण्ड इंजिनियरिंग द्वारा

मनोज कुमार अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/06/2024 एवं 01:15:38

PM बजे

निबंधन हेतु पेश किया।



प्रिंट करें

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवनीत कुमार प्रभारी
उप निबंधक :सदर तृतीय
गाजियाबाद
03/06/2024

नवनीत कुमार ...
निबंधक लिपिक
03/06/2024

That the First Party advertised and published a Allotment of Multipurpose Plots an Residential Flats through Tender-cum-Auction for the Commercial Plot No. BH-C/1 Pratap Vihar, Ghaziabad. measuring area 1428.24 Sq.Mtrs. The Second Party submitted the bid in the same and allotment for the area 1428.24 Sq.Mtrs. The boundaries of which is mentioned in the end of this deed & site plan is attached with this deed. The FAR & Ground Coverage as mentioned in the booklet is permissible.

That the Second Party participated in the tender-cum-auction held on 03/11/2023 along with other applicants and were the highest bidder having bid for Rs. 68,400/- per sq.mtrs., which is accepted by the Vice Chairman on 07/11/2023 and the allotment letter no. 2651/ Vya.Anu./2023 dated 05/12/2023 was issued in the favor of the Second Party. The total premium of the Commercial Plot including 12% Lease Rent & Free Hold Charge Rs. 12,03,56,357/- (Rupees twelve crore three Lac fifty six thousand three hundred fifty seven only).

The First Party acknowledge the receipt of 25% of the total premium including 12% lease rent & free hold charges Rs. 3,00,89,089/- (Rupees Three crore eighty nine lac eighty nine only) through this deed. The balance 75% of the total premium i.e. Rs. 9,02,67,268/- will be payable in 14 half yearly installment alongwith 11% interest as mentioned in the payment schedule letter dated 05/12/2023 and the interest will be charged @ 14% P.A on the balance amount for the delayed period.

Now both the parties agree as under:

1. The First Party declares that Commercial Plot No. BH-C/1 Pratap Vihar, Ghaziabad measuring area 1428.24 Sq.Mtrs is free from all charges, liens and encumbrances and transferred to the Second Party through this deed.

विनय कुमार वर्मा
आयक समित्यन्ता
30 विग 11/11

For Robust Energy and Engineering
Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 6779

वर्ष: 2024

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

विक्रेता: 1

श्री विनय कुमार वर्मा सहायक अभियन्ता के द्वारा प्रदीप त्यागी लिपिक, पुत्र श्री —

निवासी: गाजियाबाद विकास प्राधिकरण गा०बाद

व्यवसाय: अन्य

क्रेता: 1



श्री मै० रॉबस्ट एनर्जी एण्ड इंजिनियरिंग के द्वारा मनोज कुमार, पुत्र श्री रमेश चन्द गुप्ता

निवासी: 18-ए पाकेट बी मयूर विहार फेस-2 समसपुर पटपडगंज दिल्ली-91

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री हिमांशु अग्रवाल, पुत्र श्री एन सी अग्रवाल

निवासी: बंगला प्लॉट नं० 4ए अपोजिट मदर डेयरी पांडव नगर ई दिल्ली-110092

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री हरी ओम, पुत्र श्री राम कला

निवासी: बी-5 सुरजन विहार नियर आदित्य मॉल न्याय खण्ड-2 इन्दिरापुरम गा०बाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवनीत कुमार प्रभारी
उप निबंधक : सदर तृतीय
गाजियाबाद
03/06/2024

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी :

नवनीत कुमार . .
निबंधक लिपिक गाजियाबाद
03/06/2024



प्रिंट करें

2. The Second Party agree to pay the balance 75% of the total premium Rs. 9,02,67,268/- will be payable in 14 half yearly installment alongwith 11% interest as mentioned in the payment schedule letter dated 05/12/2023 and the interest will be charged @ 14% 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.

विनय कुमार वर्मा
सहायक अभियन्ता
गा0 दि0 प्रा0

For Robust Energy and Engineering
Authorised Signatory



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 and allotment letter dated 05/12/2023 shall be applicable.
16. Details of Convenient Shopping Plot No. BH-C/1 Pratap Vihar, Ghaziabad admeasuring area 1428.24 Sq.Mtrs. are boundaries of which are given below:

विनय कुमार वर्मा
सहायक अभियन्ता
गाँव वि० प्र०

For Robust Energy and Engineering
Authorized Signatory



NORTH:

SOUTH:

EAST

WEST

As per Site
Plans

In witness the parties name above have signed this AGREEMENT TO SALE on
30th the day of 2024 At Ghaziabad, U.P.

Final

Witness No. 1

Himanshu Agrawal
S/o Naresh Chandra Agrawal
R/O Bungalow plot No. 4A, Flat No A1
Pandew Nagar, opp. Mother Dairy
Delhi - 92

Witness No. 2

Hari Om

S/o Ram Kala

R/O B-5, Seijan Vihar
Near Aditya Mall, Nyay Khurd-2
Indirapuram, Ghaziabad
UP- 201014

Ghaziabad Development Authority

विनय कुमार वर्मा
सहायक अभियन्ता
गाँव वि० प्रा०

(First Party)

For Robust Energy and Engineering
Authorized Signatory
(Second Party)

आवेदन सं०: 202400739049922

बही संख्या 1 जिल्द संख्या 18820 के पृष्ठ 361 से 382 तक क्रमांक 6779 पर दिनांक 03/06/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवनीत कुमार प्रभारी
उप निबंधक : सदर तृतीय
गाजियाबाद
03/06/2024

