



INDIA NON JUDICIAL

Government of Uttar Pradesh



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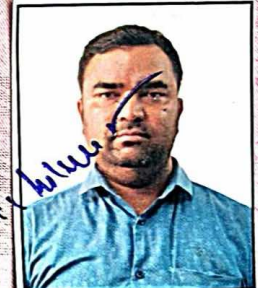
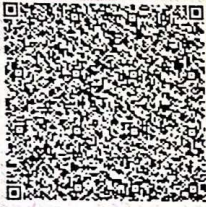
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e-Stamp

Certificate No. : IN-UP88465477330410X  
 Certificate Issued Date : 10-Oct-2025 05:24 PM  
 Account Reference : NEWIMPACC (SV)/ up14074204/ HAPUR SADAR/ UP-HPU  
 Unique Doc. Reference : SUBIN-UPUP1407420474076162206818X  
 Purchased by : MODULUX ELITE BUILD LLP  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : ANAND VIHAR YOJNA,COMMERCIAL BHUKHAND BLOCK-L,HAPUR  
 Consideration Price (Rs.) :  
 First Party : HAPUR PILKHUWA DEVELOPMENT AUTHORITY HAPUR  
 Second Party : MODULUX ELITE BUILD LLP  
 Stamp Duty Paid By : MODULUX ELITE BUILD LLP  
 Stamp Duty Amount(Rs.) : 2,57,00,000  
 (Two Crore Fifty Seven Lakh only)

कमल कुमार

स्टाम्प विक्रेता ला० नं०-65  
त० कम्पाउन्ड हापुड़



Please write or type below this line

सत्यवीर सिंह

अवर अभियन्ता  
सहायक सम्पत्ति अधिकारी  
हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

सत्यवीर सिंह

अवर अभियन्ता  
सहायक सम्पत्ति अधिकारी  
हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

For MODULUX ELITE BUILD LLP

Auth. Signatory

IPF

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shclstamp.com](http://www.shclstamp.com) or using e-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.

# Agreement to Sale

## Details of the Property

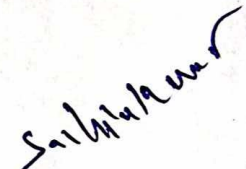
1. Anand Vihar Yojna Commercial Plot.	
2. Area-	10850.00 Sq.Mtrs.
3. Allotment Rate-	30200/-Per Sq.Mtr.
4. Coner Charges	-
5. Cost of the Plot as per Auction rate-	Rs.32,76,70,000/-
6. Free Hold charges@ 12%	Rs. 3,93,20,400/-
7. Plot Price Including @ 12% Free Hold Charge.	Rs. 36,69,90,400/-
7. Stamp Duty @ 7% of the cost-	Rs. 2,57,00,000/-

This agreement to sale is executed on ...10/10/2025..... 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 Satyaveer Singh**, Assistant Property officer, HPDA , Frist Party

And

**Modulux Elite Build LLP** By **Authorised Signatory Mr. Sachin Kumar** Add-1/55, G.F. Sector-1, Vasundhra, Ghaziabad which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assignees, Second Party.

  
**सिरी सतीवरी सिंह**  
अवर अभियन्ता  
सहायक सम्पत्ति अधिकारी  
हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

  
**For MODULUX ELITE BUILD LLP**  
**Second Party**  
**Auth. Signatory**

E-Stamp Rs. 2,57,00,000/-

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 Anand Vihar Yojna Block-L (Commercial Plot), area 10850.00 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 02-06-2025. The second party was the highest bidder with a bid for Rs. 30200/- 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. 125/सम्पत्ति/ H.P.D.A./25 dated 01-07-2025 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. 36,69,90,400/- By this allotment letter the second party was also informed about the payment schedule and installments.
3. That as per the clause 3.0 (iii) 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

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हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

For MODULUX ELITE BUILD LLP  
Second Party

Auth. Signatory

E-Stamp Rs. 2,57,00,000/-

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. 9,17,47,600/- (including 01% T.D.S.) 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 **Anand Vihar Yojna Block-L (Commercial Plot)**, area **10850.00 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.

  
**First Party**  
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हापुड़

  
**For MODULUX ELITE BUILD LLP**  
Second Party

Auth. Signatory

**E-Stamp Rs. 2,57,00,000/-**

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 or imposed on that plot or on the building construction.

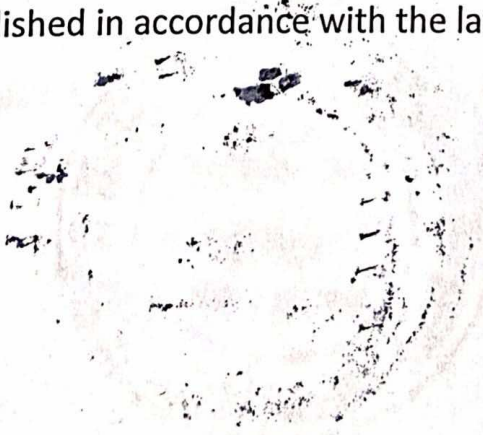


**First Party**  
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सहायक सम्पत्ति अधिकारी  
हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

**For MODULUX ELITE BUILD LLP**  
Second Party  
Auth. Signatory

**E-Stamp Rs. 2,57,00,000/-**

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 deed shall be executed in favor 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 chaukidar 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.



*Sachin Kumar*  
**For MODULUX ELITE BUILD LLP**  
**Second Party**  
**Auth. Signatory**

*Sachin*  
**First Party**

**सत्यवीर सिंह**

अवर अभियन्ता

सहायक सम्पत्ति अधिकारी

हापुड़-पिलखुवा विकास प्राधिकरण

हापुड़

**E-Stamp Rs. 2,57,00,000/-**

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. Good and 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 orationed 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 pay 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.

**First Party**

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हापुड़

**For MODULUX ELITE BUILD LLP**

**Second Party**

**Auth. Signatory**

**E-Stamp Rs. 2,57,00,000/-**

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हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

**For MODULUX ELITE BUILD LLP**

**Second Party**  
**Auth. Signatory**



आवेदन सं०: 202500740027249

(सरकारी)

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 9844

वर्ष: 2025

प्रतिफल- 366990400 स्टाम्प शुल्क- 25700000 बाजारी मूल्य - 366991000 पंजीकरण शुल्क - 3669910 प्रतिलिपिकरण शुल्क - 60 योग : 3669970

श्री माडुलक्स एलीट बिल्ड एल एल पी द्वारा  
सचिन कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री उदयरज सिंह  
व्यवसाय : व्यापार  
निवासी: वसुन्धरा गाजियाबाद



श्री, माडुलक्स एलीट बिल्ड एल एल पी द्वारा

सचिन कुमार अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 10/10/2025 एवं 07:41:47  
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निबंधन हेतु पेश किया।

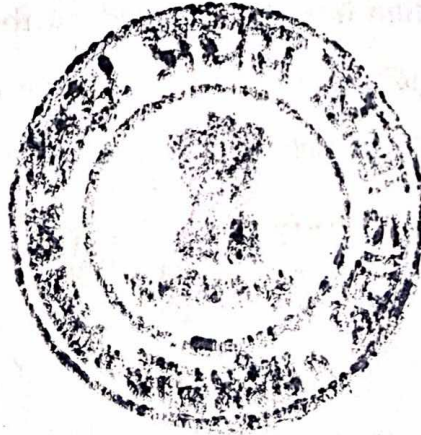
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हिमांशु चन्द्रा  
उप निबंधक : हापुड़ 1  
हापुड़  
10/10/2025

मनोज कुमार  
निबंधक लिपिक  
10/10/2025



स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश



STAMP & REGISTRATION DEPARTMENT, U.P.

Auth Signatory

**E-Stamp Rs. 2,57,00,000/-**

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 **Anand Vihar Yojna Block-L (Commercial Plot)**, area 10850.00 Sq. Mtrs, are boundaries of which are given below.

NORTH	36.00 Meter Wide Road.
SOUTH	Other land.
EAST	Other land.
WEST	Convs. Shop And Parking area.

First Party

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हापुड़-पिलखुवा विकास प्राधिकरण  
हापुड़

For MODULUX ELITE BUILD LLP

Second Party

Auth. Signatory



आवेदन सं०: 202500740027249

बही सं०: 1

रजिस्ट्रेशन सं०: 9844

वर्ष: 2025

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

श्री हापुड पिलखुवा विकास प्राधिकरण के द्वारा  
सत्यवीर सिंह,

HAPUR PILKHUWA DEVELOPMENT  
AUTHORITY

पुत्र श्री विक्रम सिंह

निवासी: एचपीडीए हापुड

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैन XXXXXX 051L

क्रेता: 1



श्री माडुलक्स एलीट बिल्ड एल एल पी के द्वारा  
सचिन कुमार,

MODULUX ELITE BULD LLP

पुत्र श्री उदयराज सिंह

निवासी: वसुन्धरा गाजियाबाद

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 249F

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1



श्री नितिन शर्मा, पुत्र श्री लोकेश

निवासी: जसरूपनगर तहसील व जिला हापुड

व्यवसाय: अन्य

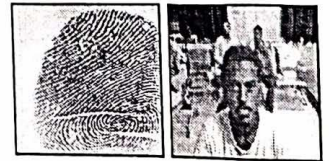
पहचानकर्ता: 1



श्री विनय कुमार पासवान, पुत्र श्री श्रवण कुमार पासवान

निवासी: ए-13, खसरा नं० 822, छतरपुर एक्स० साउथ दिल्ली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हिमांशु चन्ना ०  
उप निबंधक हापुड 1  
हापुड  
10/10/2025

मनाज कुमार ०  
निबंधक लिपिक हापुड  
10/10/2025



ने क्रेता प्रत्यक्षतः भद्र साक्षिणी के निशान अंगूठे नियमानुसार लिए गए हे।  
टिप्पणी:

E-Stamp Rs. 2,57,00,000/-

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

Witness No. 1-

Mr. Nitin Sharma  
S/O Sh. Lokesh add-H.No-00, Jasroop  
Nagar Colony, Hapur.



Witness No. 2

Mr. Bechan Kumar Paswan.  
S/O Sh. Shrawan Paswan.  
Add-A-13, Kh.No-822, Chhattarpur Extension,  
Chhattarpur, South Delhi.



First Party

सत्यवीर सिंह

अचर अभियन्ता  
सहायक सम्पत्ति अधिकारी  
हापुड़-पिलखुवा विकास प्राधिकरण,  
हापुड़


For MODULUX ELITE BUILD LLP  
Second Party

Auth. Signatory

आवेदन सं०: 202500740027249

बही संख्या 1 जिल्द संख्या 14599 के पृष्ठ 259 से 278 तक क्रमांक 9844 पर  
दिनांक 10/10/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
हिमांशु चन्द्रा  
उप निबंधक : हापुड़ 1  
हापुड़  
10/10/2025



FOR MODULUX ELITE BUILD LLP

Auth. Signature

