

कार्यालय अधिशासी अभियन्ता,
निर्माण खण्ड-16
उत्तर प्रदेश आवास एवं विकास परिषद

सम्पत्ति प्रबन्ध

पत्रांक- 1533 / एम-22 / 197 दिनांक 23.06.14

भौतिक कब्जा पत्र

सम्पत्ति प्रबन्ध अधिकारी, गाजियाबाद के कार्यालय पत्र संख्या 4891 - 8000/गाजियाबाद-10-100-21/08/2014 प्रमाणित हस्ताक्षर एच फोटो के आधार पर सिद्धार्थ विहार योजना गाजियाबाद के सेक्टर-04 में स्थित जमीन का भूखण्ड संख्या 4/बी0एस0-01 का भौतिक कब्जा दिनांक 23.06.2014 में M/s Prateek Realtors India Pvt. Ltd. दिया गया। भूखण्ड का कुल क्षेत्रफल 97565.68 वर्ग मीटर है। भूखण्ड की स्थिति पर स्थिति निम्न है-

(as per Side plan)

NORTH 232.31 Mt.
SOUTH (83.34+71.50+130.31) Mt.
EAST 447.44 Mt.
WEST 376.49 Mt.

For Prateek Realtors India Pvt. Ltd.

भूखण्ड संख्या 4/बी0एस0-01 का कुल क्षेत्रफल 97565.68 वर्ग मीटर है। भूखण्ड की स्थिति पर स्थिति निम्न है-

आवटी/कब्जा प्राप्तकर्ता के हस्ताक्षर

Authorised Signatory

नाम M/s Prateek Realtors India Pvt. Ltd

द्वारा नियुक्त प्राधिकृत हस्ताक्षरी श्री रतन मित्तल

पुत्र स्व० श्री जय प्रकाश मित्तल

Prateek Realtors India Pvt. Ltd

Prateek Pro-Menage, A-42, Noida (U.P)

निवासी डी-157, सेक्टर-61, नोएडा गौतमबुद्धनगर।

कब्जा देन प्राप्त की जानकारी

(साक्षरता)

पदनाम - अवर अभियन्ता

कब्जा देन प्राप्त की जानकारी

(डी0क0 मित्तल)

पदनाम - सहायक अवर अभियन्ता

घोषणा - प्रमाणित किया जाता है कि मैंने उक्त भूखण्ड 4/बी0एस0-01 का भौतिक कब्जा पूर्ण सन्तुष्टि सहित प्राप्त कर लिया है। अब इसका सम्पूर्ण उत्तरदायित्व मेरा है।

दिनांक-

हस्ताक्षर

नाम M/s Prateek Realtors India Pvt. Ltd.

द्वारा नियुक्त प्राधिकृत हस्ताक्षरी श्री रतन मित्तल

दिनांक 23-6-14

पत्रांक 1533 / एम-22 / 197

प्रतिलिपि

- ✓ M/s Prateek Realtors India Pvt. Ltd, Prateek Pro-Menage, A-42, Sector Noida द्वारा नियुक्त प्राधिकृत हस्ताक्षरी श्री रतन मित्तल पुत्र स्व० श्री जय प्रकाश मित्तल निवासी- डी-157, सेक्टर-61, नोएडा गौतमबुद्धनगर।
- सम्पत्ति प्रबन्ध अधिकारी, उ०प्र० आवास एवं विकास परिषद गाजियाबाद।
- खण्ड कार्यालय की पत्रावली हेतु (सम्पत्ति प्रबन्ध कार्यालय के पत्र संख्या 4891 - 8000/गाजियाबाद-10-100-21/08/2014 सहित)
- अवर अभियन्ता के रिकार्ड हेतु।
- मानचित्रक, निर्माण खण्ड-16 को अभिलेखांक।

For Prateek Realtors India Pvt. Ltd.

M. Prateek



उत्तर प्रदेश आवास एवं विकास परिषद

सम्पत्ति प्रबन्ध कार्यालय

सेक्टर-16ए, हॉल नं०-एच-1, बसुन्धरा कॉम्प्लेक्स, बसुन्धरा
गाजियाबाद

पत्र सं०- (471)

/सं०प्र० गाजि०/

दिनांक- 22.2.14
अन्तिम (Provisional)
स्वीकृत इका इका

बल्क सेल भूखण्ड हेतु प्रदेशन/आवंटन पत्र

सेवा में,

M/s Prateek Realtors India Pvt. Ltd.
Prateek Pro-Menuge, A-42, Sector-67,
Noida (U.P.)-201301"क्षेत्रफल में कमी
के कारण
संशोधित"विषय- सिद्धार्थ विहार योजना, गाजियाबाद में स्थित बल्क सेल भूखण्ड संख्या-4/बी०एस०-05 के
प्रदेशन/आवंटन पत्र के सम्बन्ध में।

महोदय,

उपरोक्त विषयक आपको सूचित करना है कि परिषद की सिद्धार्थ विहार योजना गाजियाबाद स्थित नवसृजित बल्क सेल भूखण्डों के निस्तारण हेतु विज्ञापनोपरान्त दिनांक 17.1.2014 को इच्छुक आवेदकों से आफर/बिड आमन्त्रित किये गये थे। जिसमें आपके द्वारा दिया गया आफर/बिड के परीक्षणोपरान्त बल्क सेल भूखण्ड संख्या-4/बी०एस०-05 के लिए दी गयी ₹०-38900.00 प्रतिवर्गमी० की उच्चतम बोली/आफर सक्षम अधिकारी द्वारा स्वीकार कर ली गयी है। जिसकी सूचना मुख्यालय के पत्र संख्या 144 /सं०प्र०-3 दिनांक 30.1.2014 द्वारा प्राप्त हुई है। जिसके फर्म में परिषद द्वारा निर्गत बोशर में निर्धारित सामान्य नियम व शर्तों के अन्तर्गत प्रदेशन/आवंटन पत्र निर्गत किया जा रहा है, निर्गत प्रदेशन/आवंटन पत्र के अनुसार आपको निम्नानुसार भुगतान करना है:-

1	बल्क सेल भूखण्ड का क्षेत्रफल 57350.828 वर्गमी०	
2	उन्वतन बोली ₹०-38900.00 के अनुसार भूखण्ड का मूल्य (लोजरेंट सहित)	₹०-2,23,09,47,210.00
	कुल मूल्य	₹०-2,23,09,47,210.00
3	(अ) प्रदेशन/आवंटन पत्र निर्गत होने की तिथि से 45 दिन के अन्दर स्वीकृत मूल्य की 15 प्रतिशत धनराशि ₹०-33,46,42,082.00 जिसमें टोकन धनराशि ₹०-11,70,00,000.00 के समायोजन होने के उपरान्त शेष धनराशि जोकि दिनांक 15.3.2014 तक जमा की जानी है।	₹०-21,76,42,082.00
	(ब) प्रदेशन/आवंटन पत्र निर्गत होने की तिथि से 90 दिनों के अन्दर स्वीकृत मूल्य का 10 प्रतिशत धनराशि ₹०-22,30,94,721.00 दिनांक 30.04.2014 तक देय होगी।	₹०-22,30,94,721.00
	(स) स्वीकृत मूल्य की शेष 75 प्रतिशत धनराशि ₹०-1,87,32,10,407.00 की 15 प्रतिशत ब्याज सहित 10 छमाही किश्तें देनी होंगी। किश्त की धनराशि ₹०-24,37,86,757.00 होगी, प्रथम किश्त दिनांक 01.07.2014 से देय होगी। देय किश्त का भुगतान 06 माह के अन्दर जमा करना होगा, देय किश्तों का भुगतान समयांतर्गत नहीं किया जाता है तो 02 प्रतिशत (15+2) अर्थात् 17 प्रतिशत की दर से छमाही कैम्पाउन्डिंग करते हुए डिफाल्टेड समय का दण्ड ब्याज देय होगा, किसी भी किश्त का अधिकतम डिफाल्टेड समय 06 माह ही होगा, अधिकतम डिफाल्टेड समय तीन किश्तों तक अनुमत्य होगा।	₹०-24,37,86,757.00
4	विविध शुल्क	
	विलेख निष्पादन शुल्क	₹०- 300.00
	विज्ञापन व्यय 0.25 प्रतिशत	₹०- 55,77,368.00
	कुल योग (दिनांक 15.3.2014 तक) ✓	₹०- 55,77,668.00 ✓

कमरा:2/-

For Prateek Realtors India Pvt. Ltd.

Authorised Signatory

उपरोक्त दिवरण के अनुसार निर्धारित तिथि तक देय धनराशियों का भुगतान ओरियन्टल बैंक आफ कामर्स, मेगाड इन्स्टीट्यूट, सेक्टर-4, वसुन्धरा शाखा, गाजियाबाद के परिषद खाता संख्या-52331171000104 (गुलाबी पर्वी) में बैंक ड्राफ्ट (30प्र0 आवास एवं विकास परिषद, गाजियाबाद के पक्ष में देय) के माध्यम से (बैंक कार्यदिवसों में) अवश्य जमा करानी होगी एवं किसी भी धनराशि के विलम्ब से भुगतान करने पर 19 प्रतिशत अतिरिक्त ब्याज पूर्ण माह का देय होगा। प्रदेशन पत्र के अनुसार प्रथम काष्ठित 25 प्रतिशत की धनराशि निर्धारित तिथि तक अवश्य जमा करानी होगी, निर्धारित तिथि तक धनराशि जमा न होने पर भूखण्ड का प्रदेशन नियमानुसार कटौती करते हुए निरस्त कर दिया जायेगा। शेष नियम व शर्तें निम्नवत् हैं -

- अ. प्रदेशन/आवंटन पत्र निर्गत होने के 90 दिनों के अन्दर 25 प्रतिशत धनराशि एवं विविध शुल्क की धनराशि उपरोक्तानुसार जमा करानी होगी एवं तत्पश्चात् 60 दिनों के अन्दर किरत किराया कम अनुबन्ध हेतु अन्य औपचारिकतायें पूर्ण करने के उपरान्त कब्जा देय होगा। किरत किराया कम अनुबन्ध/विक्रय विलेख हेतु 30प्र0 शासन द्वारा निर्धारित स्टाम्प शुल्क केता द्वारा स्वयं वहन करना होगा।
- ब. सम्पत्ति लेखा परिक्षादिनांक के दोषर में माकेटिंग के अनुसार निर्माण कार्य पूर्ण करने एवं शेषता जप सुविधायें विकसित कर एवं दोषर में अंकित अन्य शर्तें पूर्ण करने के उपरान्त कुल भूमि मूल्य का 02 प्रतिशत फी होल्ड शुल्क जमा कराकर विकासकर्ता सम्पत्ति को फीहोल्ड करा सकेगा।
- स. भूखण्ड का कब्जा प्राप्त करने के पश्चात् मानचित्र स्वीकृत कराया जा सकेगा। मानचित्र स्वीकृत के पश्चात् आवंटी परिषद के भवन निर्माण उपविधि/समाचार पत्र में विज्ञापित एवं परिषद नियमानुसार एफ010आर0/प्राउण्ड कवरेज व भूखण्ड पर योजना प्रकाशित करने का अधिकार होगा। परिषद से विक्रय विलेख निर्धारित कराने से पूर्व किसी भी केता को विक्रय की गयी सम्पत्ति (सुकान/भवन, जो लागू हो) हस्तान्तरित नहीं कर सकेगा। परिषद से मानचित्र स्वीकृत कराकर बल्क सेल भूखण्ड पर निर्माण कराने हेतु अनुमन्त्र अवधि कब्जा प्राप्त करने की तिथि से पांच वर्ष हैं।
- द. विद्युत/ट्रांसफार्मर का व्यवस्थापन केता को ध्यय करना होगा।
- य. भूखण्ड का क्षेत्रफल अनुमानित है। दोषर की शर्तों के अनुसार घट-बढ़ सकता है।
- र. केन्द्र सरकार/उ0प्र0 सरकार/स्थानीय निकाय द्वारा लागू कर जैसे सार्वित टैक्स, आयकर, जलकर एवं अन्य कर केता को स्वयं वहन करना होगा।
- ल. आवंटित भूमि के सम्बन्ध में गण0 सक्षम न्यायालयों द्वारा समय-समय पर यदि कोई निर्णय पारित किये जाते हैं तो उनका अनुपालन उन्मवपक्ष को करना होगा।
- व. सम्पत्ति का कब्जा प्राप्त करने हेतु इस पत्र पर नीचे अंकित सभी प्रपत्र दिनांक 31.5.2014 तक इस कार्यालय में जमा कर किरत किराया अनुबन्ध निर्धारित कराना होगा, अन्यथा रु0-300.00 प्रतिदिन की दर से सम्पूर्ण प्रपत्र जमा कराने की तिथि तक विलम्ब शुल्क देय होगा। कब्जा पत्र निर्गत होने के 30 दिन के अन्दर भौतिक कब्जा न लेने पर रु0-300.00 प्रतिदिन की दर से भौतिक कब्जा लेने की तिथि तक रख-रखाव शुल्क भी देय होगा।
- प. उक्त के अतिरिक्त समय-समय पर शासन/परिषद द्वारा बन्धवै गये नियम व शर्तें आवंटन की तिथि से प्रभावी होंगे एवं केता को मान्य होंगे।
- फ. दू-बिड से नीलामी हेतु निर्गत दोषर में अंकित नियम व शर्तों के अतिरिक्त जो प्राविधान उपलब्ध नहीं है, में उ0प्र0 आवास एवं विकास परिषद नीलामी सम्बन्धी विनियमावली एवं प्रदेशन सम्बन्धी विनियमावली 1980 तथा संशोधित फरवरी 1993 के प्राविधान लागू होंगे।
- ब. दू-बिड से नीलामी हेतु निर्गत दोषर में अंकित समस्त नियम व शर्तें आवंटी पर लागू होंगी तथा इन नियम व शर्तों में संशोधन/अतिरिक्त संशोधन किये जाने का अधिकार आवास आयुक्त महोदय में निहित होगा। किसी भी विवाद की स्थिति में आवास आयुक्त महोदय का निर्णय अंतिम एवं स्वीकार्य होगा।

सुपरीस

उप आवास आयुक्त
कृत आवास आयुक्त

आवंटी द्वारा दिनांक 31.5.2014 तक इस कार्यालय में जमा करने वाले प्रपत्रों की सूची :-

1. कब्जे से पूर्व भूखण्ड के कुल मूल्य का 07 प्रतिशत स्टाम्प ड्यूटी अथवा शासनादेश के अनुसार लागू स्टाम्प ड्यूटी एवं रु0-100.00 का स्टाम्प पेपर जमा करें। स्टाम्प पेपर की गणना समय-समय पर शासन को आदेशानुसार परिवर्तनीय है।
2. स्टाम्प पेपर कब्जाधिकारी मानचित्रमाद से निर्गत हो मान्य होंगे।
3. अधिसूची अतिरिक्त, निर्माण खण्ड-27, उ0प्र0 आवास एवं विकास परिषद, वसुन्धरा गाजियाबाद के कार्यालय से 05 नम साईट प्लान प्राप्त कर जमा कराये।
4. राजपत्रित अधिकारी से दो फोटो एवं हस्ताक्षर प्रमाणित कराकर जमा करें। कम्पनी/संस्था की दशा में प्रमाण प्रमाण पत्र भी जमा कराना होगा।
5. रु0-50.00 फी-होल्ड पुस्तिका शुल्क जमा करा पुस्तिका कार्यालय से प्राप्त करें।
6. रु0-10.00 के स्टाम्प पेपर पर फी-होल्ड शपथ पत्र।

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PRATEEK GUPTA
ADVOCATE

14, TENSIL COMPOUND, GHAZIABAD
(C)-3193944, (M)-981034

1423



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

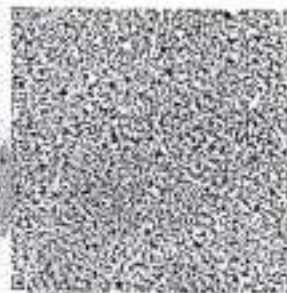
e-Stamp

Certificate No. : IN-UP00260328045901M
Certificate Issued Date : 21-Feb-2014 02:19 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCILC100298220280043M
Purchased by : PRATEEK REALTORS INDIA PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO 4/BS-05, SIDDHARTH VIHAR GHAZIABAD
Consideration Price (Rs.) : 223,09,47,209
(Two Hundred Twenty Three Crore Nine Lakh Forty Seven Thousand Two Hundred And Nine only)
First Party : UTTAR PRADESH AWAS AVAM VIKAS PARISHAD
Second Party : PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Paid By : PRATEEK REALTORS INDIA PVT LTD
Stamp Duty Amount (Rs.) : 15,61,66,500
(Fifteen Crore Sixty One Lakh Sixty Six Thousand Five Hundred only)

Tested OK

1/3

locked by 6/10/5



Uttar Pradesh Avam Vikas Parishad

Lease Agreement

This Agreement made on 22nd day of Feb. 2014 between the Uttar Pradesh Avam Vikas Parishad (UPAVP), Constructed under Uttar Pradesh Avam Vikas Parishad Act-1965. Head Office is Situated at 104, Mahatma Gandhi Marg, Lucknow hereinafter called "Parishad". Its all

जय आवास विकास

उत्तर प्रदेश आवास विकास परिषद

Prateek Realtors India Pvt. Ltd.

0000032165

Prateek Realtors India Pvt. Ltd.
M. Kumar



See Product Fertilizers India Pvt. Ltd.

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230,947,209.00

पट्टा अनुबंध विलेख

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प्रतिफल मातियत औसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री प्रतीक रियल्टर्स प्रा०लि० द्वारा रतन मिश्र
पुत्र श्री स्व० जयप्रकाश मिश्र
व्यवसाय नौकरी/व्यापार/ग्रहणी



निवासी स्थान डी-157 से०-६१ नोएडा गौ०बु०नगर
अस्थावी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 25/2/2014 समय 3:19PM
बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक (पंचम)

गाजियाबाद

25/2/2014

निष्पादन लेखपत्र बाद सुनने व समझने पत्रपत्र व प्राप्त धनादेश रु. पलेखानुसार उक्त
पट्टा पाल

पट्टा गृहीता

श्री शिशुपाल सिंह लिपिकर
प्रतिनिधि एच बी सिंह उपे आवास आयुक्त
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी/व्यापार/ग्रहणी



श्री प्रतीक रियल्टर्स प्रा०लि० द्वारा रतन मिश्र
पुत्र श्री स्व० जयप्रकाश मिश्र
पेशा नौकरी/व्यापार/ग्रहणी
निवासी डी-157 से०-६१ नोएडा गौ०बु०नगर



ने निष्पादन स्वीकार किया।

दिनांक पाठन श्री अनुज कुमार अग्रवाल
पुत्र श्री स्व० पी एस अग्रवाल
पेशा नौकरी/व्यापार/ग्रहण
निवासी 423/7 जागृति विहार मेरठ
य श्री नदीम चौहान
पुत्र श्री नी० जमील
पेशा नौकरी/व्यापार/ग्र
निवासी न्यू० ६/३ शास्त्रीनगर मेरठ
ने की।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक (पंचम)

गाजियाबाद

25/2/2014

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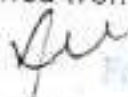
AND WHEREAS the Lessor approved the name and status of Special Purpose Company (SPC) on the request of consortium members as mentioned in accordance with the allotment, vide Allotment Letter No-981/EMO.GZB DATED 1.2.2014 2014 & Revised Letter No-1471/EMO.GZB/ DATED 22.02.2014



AND WHEREAS the lessee is a Special Purpose Company comprising of

SI. No	Name of Member	Share Holding	Status
-	-	-	-

And it has been represented to the Lessor that the consortium members have agreed amongst themselves that Nil, having its registered office at PRATEEK PRO-MENAGE A-42, SECTOR-67, NOIDA (UP.) shall remain always be the lead Member of the Special Purpose Company till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor (Parishad). However, the Special Purpose Company will be allowed to Transfer Sell up to 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" (on the date of submission of the tender) shall continue to hold at least 51.00% of the shareholding subject to the condition that the

"Lead Member" shall continue to hold at least 26% of the shareholding in the SPC till the completion of the project. In compliance with the Govt. Order No. 5007/11-5-2010-500(50)/IO dated 11 October, 2010, issued by the Department of Tax & Registration, Government Of Uttar Pradesh, the change in the name of shareholders does not amount to transfer of the property of the company. The change in Constitution Deed regarding change in the shareholders as a result of transfer of shares in the companies is not mandatory to be registered under Section 17 of the Registration Act, 1908. In addition to this, no stamp duty is leviable on this CIC deed under Clause 23 of Schedule Ib of the Stamp Act, 1899. No transfer charges shall be leviable on the transfer of shares in the Companies, and no prior approval of the UPAVP shall be required for transferring the shares.) and the "Lead member" shall remain unchanged till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Lessor.


For Prateek Realtors India Pvt. Ltd.
जय संजय चतुर्वेदी
2000, आनंदपुरा रोड, नोडा, उत्तर प्रदेश
गतिविधि


For Prateek Realtors India Pvt. Ltd.

Author of Signature

पट्टा दाता

Registration No.: 1423

Year: 2014

Book No.: 1

0101 शिरुपाल सिंह लिपिक प्रतिनिधि एस सी सिंह उप जायास आयुष

आवास विकास गा बाव
नंबर 1/अध्यापक/पहली



For Prince Realtors India Pvt. Ltd.



Authorized Signatory

Terms and conditions of this Agreement are as :-**Area Considerations**

The area of plot allotted may slightly vary at the time of handing over of the possession. The premium of plot will proportionately vary due to such variations. If such variation is within 20% limits, no surrender shall be allowed. However, if such variation is more than 20%, allottee will have the option of surrendering the allotment and taking back the entire amount deposited by him/her without any interest, except the processing fee. The applicable rate of allotment of additional area shall be the accepted tender rate of the nearby area at the time of communication about the additional land or the original rate of allotment along with simple interest @ 15% from the date of allotment, whichever is higher. Payment of premium of the additional land will be made as per clause G. 12 of Bulk sale document.

Payments details and its schedule

1. This in consideration of the total premium of Rs 223,09,47,210.00 (Rs. Two Hundred Twenty Three Crore Nine Lacs Forty Seven Thousand Two Hundred Ten only) (for 57350.828 sqm. x Rs.38900.00 per sqm) including 10% Lease-rent of the 90 years Lessee has paid 25% Premium of Total Cost i.e. Rs 55,77,36,803.00 (Rs. Fifty Five Crore Seventy Seven Lacs Thirty Six Thousand Eight Hundred Three only) for Bulk Sale Plot NO-4/BS-05 allotted by vide Allotment Letter No-981/EMO.GZB DATED 01.02.2014 & Revised Letter No-1471/EMO.GZB/ Dated 22.02.2014. The rest 75% premium amount Rs 167,32,10,407.00 (Rs One Sixty Seven Crore Thirty Two Lacs Ten Thousand Four Hundred Seven only) to be paid 10 six monthly installment @ 15% the installment amount is Rs. 24,37,86,757.00 which is start on 1.7.2014. Premium referred to in this document means total amount payable to the Lesser for the allotted plot.



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steek Realtors India Pvt. Ltd.

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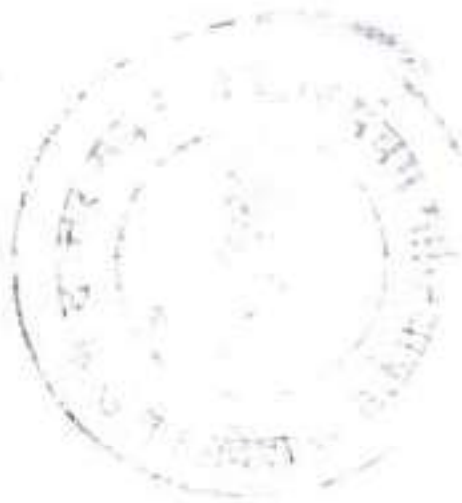
घट्टा गृहीता

Registration No.: 1423

Year: 2014

Book No.: 1

0201 प्रतीक रियलटर्स प्रा०लि० द्वारा रत्न मित्तल
एच० जयप्रकाश मित्तल
डी-157 शी०-61 नोएडा गौ०बु०नगर
नोकरा/ब्याचर/पडगी



For Prateek Realtors India Pvt. Ltd.

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2. Scheduled for the payments will be as:-

Sl. No	Due Date	Installment (In Lacs)
1	01.7.2014 to 31.12.2014	243786757.00
2	01.1.2015 to 30.6.2015	243786757.00
3	01.7.2015 to 31.12.2015	243786757.00
4	01.1.2016 to 30.6.2016	243786757.00
5	01.7.2016 to 31.12.2016	243786757.00
6	01.1.2017 to 30.6.2017	243786757.00
7	01.7.2017 to 31.12.2017	243786757.00
8	01.1.2018 to 30.6.2018	243786757.00
9	01.7.2018 to 31.12.2018	243786757.00
10	01.1.2019 to 30.6.2019	243786757.00

3. In case of default in depositing the installments or any payment additional /penal Interest @ 02% compounded half yearly i.e. $15+2=17\%$ shall be liable for defaulted period on the defaulted amount.
4. All payment should be made through a demand draft/pay order drawn in favour of "Uttar Pradesh Avas Evam Vikas Parishad, Ghaziabad" and payable at Oriental Bank of **Commerce, Mewar Institute, Sector-4, Vasundhara, Ghaziabad**. The Lessee should clearly indicate his name and details of plots applied for / allotted on the reverse of the demand draft/pay order. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day. All payments should be remitted by due date. All payments should be remitted by We date. In case the due date is a bank holiday then the allottee should ensure remittance on the previous working day.

उत्तर प्रदेश आवास एवं विकास परिषद
संयुक्त आवास एवं विकास परिषद
गhaziabad

For Prateek Realtors India Pvt. Ltd.

For Prateek Realtors India Pvt. Authorized Signatory





For Prateek Realtors India Pvt. Ltd.

M. Prateek



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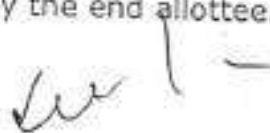
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Possession

1. Possession of allotted land will be handed over to the Lessee after execution and registration of lease agreement. Possession of part of land shall not be allowed.
2. Execution and registration of lease Agreement can be done only after minimum payment of 25% of premium is paid.
3. The Lessee will be authorized to develop and market the flats/plots only after the lawful possession of the allotted plot is taken over.

Execution of sale deed

1. The land shall be allotted on agreement to development on lease basis.
2. The allottee will have to construct on its own minimum twenty five (25) percent of the total permissible FAR.
3. The Lessee shall allot an area only once the internal development work such as internal-roads, sewerage, drainage, culverts, water-supply, electricity distribution/transmission lines, street-lighting, etc. in that area is in progress.
4. After the approval of the layout plan by UPAVP, the lessee can allot plots and flats only once the internal development work such as internal roads, sewerage drainage, culverts, water supply, electricity distribution/transmission lines, street- lighting etc in that area in progress.
5. The free hold registry in favour of end allottees shall be made by UPAVP but only after the development works are complete. At the time of registry, free hold charges to UPAVP and stamp duty to govt. shall be paid by the end allottee.



उपखण्ड विकास प्राधिकरण
उपखण्ड विकास परिषद
राजिंदरगढ़

For Prateek Realtors India Pvt. Ltd.

For Prateek Realtors India Authorized Signatory


Authorized Signatory



For Prateek Resthops India Pvt. Ltd
M. Anand

2022



For Private Realtors India Pvt. Ltd.

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Documentation

The allottee shall deposit due stamp duty for Lease Agreement in the Treasury of Ghaziabad and should produce a certificate to that effect in UPAVP, UPAVP within 60 days from the date of issue of Check-list for execution of Lease Agreement which shall be issued after confirmation of receipt of allotment money. The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee/lessee, who will also pay the stamp duty levied on transfer of immovable property, or any other duty or charge that may be levied by any Board empowered in this behalf. However in case of delay in execution of lease deed by the allottee/lessee, extension can be granted by Housing Commissioner of UPAVP, at his discretion or any other officer authorized by him subject to payment of penalty @ Rs. 1007- for 1000 Sq.Mtrs. per day. The Lessee shall be responsible to communicate to the allottees the conditions applicable to them before making any allotment.

Norms of Development

The tenderer is allowed to develop the plots/construct the flats subject to the following norms.

Maximum permissible	35%
Maximum Set backs	2.50
Maximum Height	As per Building Bylaws of UPAVP
Provision of public and semi public facilities	No Limit* subject to ATC clearance.
	The layout of the scheme has to be prepared as per the provisions of building bye laws applicable at the time of allotment and as such park /open spaces, schools/ colleges and other facilities etc are to be provided in the integrated scheme.

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एन. प्रतेक रेअल्टर्स इंडिया प्राइवेट लिमिटेड
 नगर विकास एवं निवास परिषद
 गाजियाबाद

For Prateek Realtors India Pvt. Ltd.

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 Authorized Signatory

For Prateek Realtors India Pvt. Ltd.

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 Authorized Signatory

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Przebieg Realtors Limited Ltd.

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Notary

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Construction

1. The lessee is required to submit building plan together with the layout plan showing the phases for execution of the project for approval within 30 days from the date of possession and shall start construction within 3 months from the date of Sanction of plans. The Lessee shall be required to complete the construction of project on allotted plot as per approved layout plan and get the Completion certificate issued from Architecture and Planning Department of the Board within a period of 5 years from the date of execution of lease deed. In case of plotted development, the final purchaser of plot shall have to obtain completion certificate from the Board within the period of 5 years from the date of execution of Sale deed.
2. Along with the layout plan the detail project report (DPR) shall also be submitted which shall include land use plan, specifications of infrastructure and services, plans, time table for implementation of project in five years, financing of the project, property management and maintenance etc.
3. Approval shall be granted within 30 days once it is found in order and as per building bye laws.
4. A development agreement shall also be executed in which schedule of implementation, specification, and other conditions/ restrictions to ensure the quality of Internal development etc shall be included.
5. If any village abadi exists within the project area, than all the public amenities shall be provided by the lessee within the Abadi area.
6. The developer /lessee shall provide and construct 10% E.W.S and 10% L.I.G flats within the project area and these flats shall be allotted to the benefeceries as per the provision of G.O No.- 3338/-08-1-11-80 vivid/ 2010 dated 26.09.2011. The selling cost shall also be fixed as per the provisions of G.O'S.

उप आदेश परीक्षण
 ३०३७० आदेश एवं शिफारस परिसर
 गजियाबाद

For Prateek Realtors India Pvt. Ltd.

For Prateek Realtors India Pvt. Ltd.
 Authorized Signatory

(Signature)
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For Emtek Realtors India Pvt. Ltd.

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7. Within the project area, provision for police station, fire station, dumping space, sewer treatment plant, police chowki, post office, telephone exchange, rail booking counter etc. as per the provision of building bye law shall be made Police station, fire station, police chowki plots along with construction shall be transferred UPAVP free of cost, while other plots can be dispose off as per norms to the concerning deptt.
8. One primary school plot and one primary hearth centre plot for Govt deptt. shall also be provided and shall be handed over free of cost to UPAVP.
9. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lesser/UPAVP.
10. Without prejudice to the Board's right of cancellation, the extension of time for the completion of Project can be extended for a maximum period of another three years only with penalty as under:
 - For first year the penalty shall be 1 % of the total premium.
 - For second year the penalty shall be 2% of the total premium.
 - For third year the penalty shall be 3% of the total premium.Extension for more than three years, normally will not be permitted.
11. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment lease deed as the case may be, shall be liable to be cancelled. Lessee shall loose all rights to the allotted land and buildings appurtenant thereto.

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एन. प्रतेक रीटलर्स इंडिया प्राइवेट लिमिटेड
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एन. प्रतेक रीटलर्स इंडिया प्राइवेट लिमिटेड

For Prateek Realtors India Pvt. Ltd.

For Prateek Realtors India Pvt. Ltd.

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12. There shall be total liberty on the part of allottee /lessee to decide the size of the flats/plots or to decide the ratio of the area for flatted & plotted development.
13. 25% of the developed property and the buildings constructed on that shall be retained by UPAVP, so there if this is any dues against acquisition, development works or land cost that should be recovered from the same. The proportionate land shall be released according to the progress of development works and payments made against land cost to UPAVP.
14. The minimum width of Road within the scheme area shall be 12.0m.
15. The total floor area ratio on the land shall be 2.5 in case the land is being utilized for Group Housing but for other uses like commercial, office, Institutional and community facilities, the FAR allowed shall be within the limit of maximum FAR allowed for those uses as per building By laws.

Mortgage

The mortgage permission shall be granted (where the plot is not-cancelled or any show cause notice is not served) in favour of a scheduled Bank I Govt. organization/ financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee should have valid time period for construction as per terms of the lease deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium. The Lessee will submit the following documents:

- a. Sanction Letter of the scheduled Bank/ Govt. Organization/ financial institution approved by the Government of India.
- b. An affidavit on non judicial stamp paper of Rs. 10/- duly notarized stating that there is no unauthorized construction and commercial activities on the Residential Area (Group Housing).

સાચું અસરકારક
વસ્તુ સંસ્કાર અને સુવ્યવસ્થિત
આયોજન

For Prateek Realtors India Pvt. Ltd.
Prateek Realtors India Pvt. Ltd.




Authorized Signatory



For Print - Realtors India Pvt. Ltd.

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- c. Clearance of upto date dues of the UPAVP. UPAVP shall have the first charge on the plot towards payment of all dues of UPAVP. Provided that in the event of foreclosure of the mortgaged charged property, the UPAVP shall be entitled to claim and recover such percentage, as decided by the UPAVP, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge: The decision of the UPAVP in respect of the market value of the said land shall be final and binding on all the parties concerned.

The UPAVP's right to the recovery of the unearned increase and pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency from a court of law.

Transfer of plots/ constructed apartment area.

Without obtaining the prior approval, the lessee does'nt have the right to subdivide the allotted plot into suitable smaller plots as per planning norms and to transfer the same to the interested parties with the prior approval of UPAVP on payment of transfer charges @ 1 % of allotment rate. However, individual flat/plot will be transferable with prior approval of the Board as per the following conditions:


- (i) The dues of UPAVP towards cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed before executing of Sale deed of the flat.
- (ii) The lease deed has been executed.
- (iii) Transfer of flat will be allowed only after obtaining completion certificate by the Lessee.
- (iv) First sale/transfer of a flat/plot to an allottee shall be through a sale Deed to be executed on the request of the Lessee to the Board in writing.

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गान्धिनगर

For Prateek Realtors India Pvt. Ltd.

Prateek Realtors India Pvt. Ltd.


Authorized Signatory


Authorized Signatory



For Priteek Realtors India Pvt. Ltd.

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APC

Misuse, Additions, Alterations Etc.

1. The Lessee shall not use the allotted land for any purpose other than mentioned in the sanctioned layout plan. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed as per regulations of board.
2. The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shaft immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.
3. If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

Liability to pay taxes

The Lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any Board empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

Overriding power over dormant properties

The lessor 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 of searching for, working and obtaining removing and enjoying

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गाजिराबाद

For Prateek Realtors India Pvt. Ltd.

For Prateek Realtors, India Pvt. Ltd.




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For Proteck Realtors India Pvt. Ltd.

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the same without providing or leaving, any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of Housing Commissioner of Board on the amount of such compensation shall be final and binding on the applicant/allottee/lessee.

Maintenance

1. The Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:
 - a) In a state of good condition to the satisfaction of the Lessor at all times.
 - b) and to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place.
2. The Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Board framed/Issued by the concerned authority from time to time.
3. In case of non-compliance of terms and directions of Board, the Board shall have the right to impose such penalty as the Commissioner of Board may consider just and expedient.
4. The lessee shall make such arrangements as are necessary for maintenance of the buildings and common services and if the buildings are is not maintained property, Executive Engineer or any officer authorized by Commissioner of UPAVP, will have the power to

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एडिशनल प्रो. ए. ई. ऑफिस
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For Proteck Realtors India

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get the maintenance done through any other Agency and recover the amount so spent from the lessee. The lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of Uttar Pradesh Apartment (Promotion of Construction, Ownership, and Maintenance) Act, 2010 shall be applicable on the lessee/end allottee. No objection to the amount spent for maintenance of the building by the lessor shall be entertained and decision of the Housing Commissioner of UPAVP in this regard shall be final.

5. For the maintenance of township a joint venture agreement between the lessee/ developer and UPAVP shall be executed, maintenance of external services i.e. Electric sub station, Zonal roads, parks and other amenities shall be done by UPAVP.
6. The lessee shall have the rights to charge one time user charges or maintenance charges till the town ship is handed over to the local authority. 40% of the money so recovered shall be handed over to UPAVP while balance money shall be deposited in ESCRO Account which shall be operated jointly by lessee and UPAVP.
7. At the time of handing over the maintenance of the township to the society (RWA), the unutilized money shall be handed over to RWA. Cancellation of lease deed.

In addition to the other specific clauses relating to cancellation, the Board/Lessor, as the case may be, will be free to exercise its right of cancellation of lease/allotment in the case of:

1. Allotment being obtained through misrepresentation/suppression of material facts, mis-statement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any Board or by any other statutory body.
3. Default on the part of the applicant/ allottee / lessee for breach / violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.

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अधिकारण संस्थान
गोवा रोड, नया
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4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 5% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Board with structure thereon, if any, and the Lessee will have no right to claim compensation thereof. The balance, if any, shall be refunded without any interest.

Arbitration

In the event of any dispute, difference or any question with regard to the Planning, construction, development or interpretation of this agreement or anything connected there with and contained in this agreement with regard to the rights and liabilities and duties of the parties hereto, the same shall be referred to for arbitration to Housing Commissioner and his decision on behalf shall be final and binding on the lessee. However, it is hereby provided that the arbitrator aforesaid shall make his award within one year from the date of arbitration entering into reference.

Other clauses

1. The Board / Lessor reserves the right to make such additions, alternations or modifications in the terms and conditions of allotment/lease deed/sale deed from time to time, as may be considered just and expedient.
2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Commissioner of the Board shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Board's control, the Board is unable to make allotment or facilitate the Lessee to undertake the activities within one year, in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with interest which shall be calculated on the basis of saving account rate of interest.

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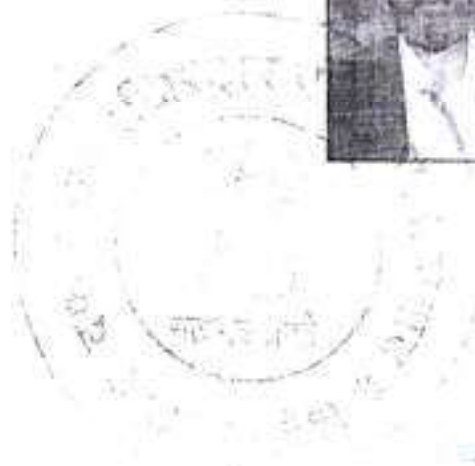
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Board to ask the Lessee to remove the nuisance within a reasonable period failing which the Board shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Board and Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District Lucknow or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
6. The Lease Deed / allotment will be governed by the provisions of the* Rules and regulations of UPAVP or directions issued.
7. The Board will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The lease shall be liable to pay all taxes/charges livable from time to time by UPAVP or any other Board duly empowered by them to levy the tax/charges.
9. Dwelling units flats shall be used for residential purpose only. In case of default, render the allotment/lease liable for cancellation and the Allottee/Lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities can not be used for purposes other than community requirements.
11. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.

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Director

- 12. The Board in larger public interest may take back the possession by making payment at the prevailing rate.
- 13. In case the Board is not able to give possession of the land in any circumstances, deposited money will be refunded to the allottee with simple interest, the rate, of which shall be saving accent interest rate.

DETAIL OF PROPERTY

Boundaries of the Property

Bulk Sale Property No-4/B.S.-05

Area : 57350.828 Sqm

North: Plot No-4/B.S.-05

North : As Per

South: Ganga water Treatment Plant

South : Site

East : 75.00M, Wide Road


East : Plan

West: Plot No. 4/B.S.-01

West : Attached

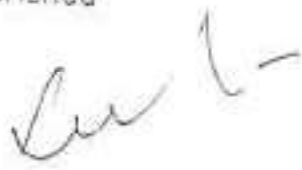
Witness No-1

lessor on behalf of U.P. Avas
Eva n Vikas Parishad

1 Signature 


2 Name

3 Address



Witness No-2

(Deputy Housing Commissioner)
On Behalf of Housing Commissioner

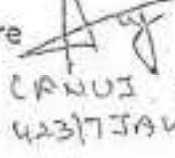
1 Signature 

2 Name

3 Address

Witness No-1

Lessee on behalf of Company

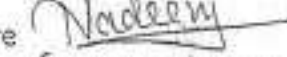
1 Signature 

2 Name (ANUS KRAMARJAL)

3 Address 42317 JANASTI VIMAR
MEERUT

Witness No-2

For Prateck Realtors India Pvt. Ltd

1 Signature 

2 Name NADEEM CHAUHAN

3 Address 44B/13 SHASTRI NAGAR
MEERUT

(Signature) 
Authorized Signatory

For Prateck Realtors India Pvt. Ltd



आज दिनांक 25/02/2014 को

बही सं. 1 जिल्द सं. 4191

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रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उप निबन्धक (पंचम)

गाजियाबाद

25/2/2014



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