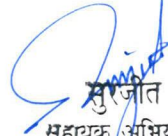




5411




E-Stamp Certificate No.- IN-UP04377566977943Y

  
सुरजीत  
सहायक अभियन्ता  
गाओ विओ प्राओ



For Kadamba Estates Pvt. Ltd.

  
Shyam Bihari  
Authorised Signatory/Director

**GHAZIABAD DEVELOPMENT AUTHORITY**

**AGREEMENT TO SELL (WITH POSSESSION)**

This Agreement to Sell (hereinafter referred to as “**Agreement**”) is executed at Ghaziabad on this 12<sup>th</sup> day of February 2026 (“**Execution Date**”):


**BETWEEN**

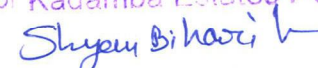
**GHAZIABAD DEVELOPMENT AUTHORITY (PAN: AAALG0072C)**, a body constituted under the provision of the Uttar Pradesh Urban Planning and Development Act, 1973, having its office at Vikas Path, Near Old Bus Stand, Ghaziabad, Uttar Pradesh, 201001, acting through its Authorised Signatory (hereinafter referred to as “**First Party**”, which expression shall unless the context does not admit includes its successors and assignees) of the **FIRST PART**;

**AND**

**KADAMBA ESTATES PRIVATE LIMITED (CIN: U68100DL2025PTC458967 & PAN: AAMCK3752C) (Allottee Id: K5/136831)**, a company registered under the provisions of Companies Act, 2013, having its registered office at 9, New Rajdhani Enclave, New Delhi-110092, India, acting through its Director Mr. Shyam Bihari Verma (Aadhar No. 9148 3143 3687), duly authorised vide Board Resolution dated 11.02.2026 (hereinafter referred to as “**Second Party**”, which expression shall unless the context does not admit includes its successors and permitted assignees) of the **OTHER PART**.

The First Party and Second Party are individually referred to as a “**Party**” and collectively referred to as “**Parties**”.

  
सुरजीत  
सहायक अभियन्ता  
गाओ विओ प्राओ

For Kadamba Estates Pvt. Ltd.  
  
Shyam Bihari  
Authorised Signatory/Director



आवेदन सं०: 202600739012271

विक्रय अनुबंध विलेख (कब्जा)

वही सं०: 1

रजिस्ट्रेशन सं०: 1788

वर्ष: 2026

प्रतिफल- 1633216194 स्टाम्प शुल्क- 114328000 बाजारी मूल्य - 1633216194 पंजीकरण शुल्क - 16332180 प्रतिलिपिकरण शुल्क - 80 योग : 16332260

श्री कादम्बा एस्टेट्स प्राइवेट लिमिटेड द्वारा

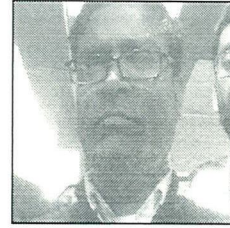
श्याम बिहारी वर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री राम चन्द्र वर्मा

व्यवसाय : अन्य

निवासी: ग्राम केशरूआ बुजुर्ग, पोस्ट- केशरूआ बुजुर्ग, रामपुर भगन, डाकघर: रामपुर भगन, जिला: फैजाबाद-224203.

*Shyam Bihari W*



श्री. कादम्बा एस्टेट्स प्राइवेट लिमिटेड द्वारा

श्याम बिहारी वर्मा अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 12/02/2026 एवं

04:50:25 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*M. S.*  
मुख्य अधिकारी

उप निबंधक / सदर द्वितीय

गाजियाबाद

12/02/2026

रश्मि श्रीवास्तव

निबंधक लिपिक

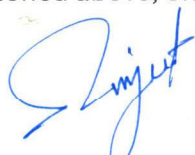
12/02/2026



**E-Stamp Certificate No.- IN-UP04377566977943Y**

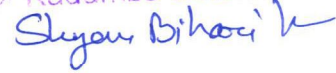
**WHEREAS:**

- A. That the First Party advertised and published a scheme/brochure for auction and allotment of Residential/Commercial/Industrial/Group Housing/Multiplex/Petrol Pump, etc. plots including Group Housing Plot No. GH-05 & 06, Koyal Enclave Scheme, District- Ghaziabad, Uttar Pradesh, admeasuring approximately 24,143.46 Sq. Mtrs. (hereinafter referred to as **"Said Plot"**), boundaries of which are mentioned in the end of this Agreement, and site plan is attached with this Agreement as **Annexure – A** with condition that building constructed thereon will be permissible as per building byelaws and as per terms and conditions mentioned in the booklet/scheme.
- B. That the Second Party participated in the tender/bid invited by the First Party held on 23.01.2026, along with the other applicants and was chosen as the highest bidder of the Said Plot, having bid for Rs. 60,400/- (Rupees Sixty Thousand and Four Hundred Only) per Sq. Mtrs., which was accepted by the Vice Chairperson of First Party on 29.01.2026, and the Allotment Letter No. 1684/Vyav.Anu./2026 dated 05.02.2026 was issued in favour of the Second Party.
- C. Thereafter, the First Party carried out demarcation of the Said Plot, and as per the demarcation plan, the exact total area of the Said Plot measures 24,142.86 sq. mtrs., which is 0.60 mtr. less than the area specified in the original Allotment Letter dated 05.02.2026. Accordingly, for the purposes of this Agreement and henceforth, the area of the Said Plot shall be deemed to be 24,142.86 sq. mtrs. In view thereof, the First Party, vide its revised letter dated 05.02.2026 bearing No. GDA/AL-20260210130909686/2026, raised a demand towards the total premium for the Said Plot amounting to Rs. 163,32,16,194/- (Rupees One Hundred Sixty Three Crores Thirty Two Lakhs Sixteen Thousand One Hundred and Ninety Four Only) (hereinafter referred to as the **"Total Premium"**) upon the Second Party.
- D. The First Party acknowledges the receipt of 25% of the Total Premium including 12% lease rent & freehold charges, i.e., Rs. 40,83,04,049/- (Rupees Forty Crores Eighty Three Lakhs Four Thousand and Forty Nine Only) (subject to deduction of TDS), and the balance 75% of the Total Premium amounting to Rs. 122,49,12,145/- (Rupees One Hundred Twenty Two Crores Forty Nine Lakhs Twelve Thousand One Hundred and Forty Five Only) will be payable by Second Party in 14 half yearly instalments along with interest (i.e., State Bank of India (SBI) MCLR Rate + 1%) as mentioned in the payment schedule letter dated 05.02.2026, and with the provision of penal interest in case of delay @2% per annum over and above the agreed rate of interest as mentioned above, on the defaulted amount for the delayed period.



सुरजीत  
सहायक अभियन्ता  
गाठ वि० प्रा०

For Kadamba Estates Pvt Ltd.



Authorised Signatory/Director  
Page 2 of 7



आवेदन सं०: 202600739012271

वही सं०: 1

रजिस्ट्रेशन सं०: 1788

वर्ष: 2026

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

विक्रेता: 1

श्री गाजियाबाद विकास प्राधिकरण के द्वारा सुरजीत के  
द्वारा अंकुर कुमार राणा,

GHAZIABAD DEVELOPMENT  
AUTHORITY

पुत्र श्री एस० पी०एस० राणा

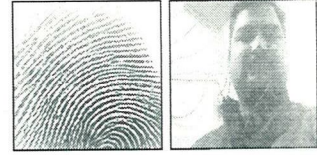
निवासी: जी डी ए

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 072C

क्रेता: 1

*[Handwritten Signature]*



श्री कादम्बा एस्टेट्स प्राइवेट लिमिटेड के द्वारा श्याम  
बिहारी वर्मा,

KADAMBA ESTATES PRIVATE  
LIMITED

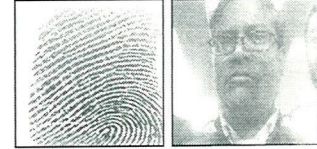
पुत्र श्री राम चन्द्र वर्मा

निवासी: ग्राम केशरूआ बुजुर्ग, पोस्ट- केशरूआ बुजुर्ग, रामपुर भगन, डाकघर: रामपुर भगन, जिला:  
फैजाबाद- 224203,

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन् XXXXXX 752C

*[Handwritten Signature]*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

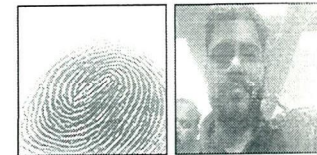
श्री प्रेम चंद पाल, पुत्र श्री रघुपाल

निवासी: रूपापुर, डाकघर: उरुआला, उप-जिला: बिसौली, जिला: बदायूँ- 243601, उत्तर प्रदेश

व्यवसाय: अन्य

पहचानकर्ता: 2

*[Handwritten Signature]*



श्री सिद्धार्थ सेजवाल, पुत्र श्री सुरेंद्र सेजवाल

निवासी: 55-ए, ऑरबिंदो मार्ग, अधसिनी गांव, मालवीय नगर, डाकघर: मालवीय नगर, जिला: दक्षिणी  
दिल्ली, दिल्ली- 110017

व्यवसाय: अन्य

*[Handwritten Signature]*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*[Handwritten Signature]*  
मुखराम . सिंह  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
12/02/2026


*[Handwritten Signature]*  
रश्मि श्रीवास्तव .  
निबंधक लिपिक गाजियाबाद  
12/02/2026

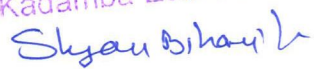
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी :

**E-Stamp Certificate No.- IN-UP04377566977943Y**

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The First Party represents and declares that the Said Plot, i.e., Group Housing Plot No. GH-05 & 06, Koyal Enclave Scheme, District- Ghaziabad, Uttar Pradesh, admeasuring 24,142.86 Sq. Mtrs., is free from all charges, mortgages, liens, third party rights, litigations and encumbrances and the First Party has agreed to transfer the Said Plot to the Second Party, through this Agreement.
2. The Second Party agrees to pay the balance 75% of the Total Premium of Rs. 122,49,12,145/- (Rupees One Hundred Twenty Two Crores Forty Nine Lakhs Twelve Thousand One Hundred and Forty Five Only) in 14 half yearly instalment along with interest (i.e., State Bank of India (SBI) MCLR Rate + 1%), and with the provision of penal interest in case of delay @2% per annum over and above the agreed rate of interest as mentioned above, on the defaulted amount for the delayed period.
3. The peaceful vacant physical possession of the Said Plot in question will be given by First Party to the Second Party, after execution of 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 the Said Plot, including lease rent and freehold charges, as per the applicable rules.
6. The Second Party shall undertake the construction of building on the Said Plot/develop the Said Plot in accordance with the plan/lay-out approved by First Party, as per the terms and condition of this Agreement and as per minimum specification prescribed by the Authority.
7. The Second Party undertakes to construct the building/develop the Said Plot, in accordance with the approved plan/lay-out.
8. It has been agreed that after getting the possession of the Said Plot as mentioned above by the Second Party, the Second Party shall have the right to start construction and development on the Said Plot after getting the map and lay-out approved from the Authority. The Second Party shall also have the right to publish the plan on the Said Plot, but it will not have the right to transfer and convey the Said Plot before the execution of Sale Deed of the Said Plot by the First Party.


  
सुरजीत  
सहायक अभियन्ता  
गाँव वि० प्रा०

For Kadamba Estates Pvt. Ltd.  
  
Authorised Signatory, Director  
Page 3 of 7



**E-Stamp Certificate No.- IN-UP04377566977943Y**

9. The Parties herein agree that upon registration of this Agreement, the Second Party shall have the right to obtain registration of the project, proposed to be developed on the Said Plot under Real Estate (Regulation and Development) Act, 2016 (RERA). Upon receipt of RERA Registration of the project, the Second Party shall be entitled to advertise, market and sell the project and the units, proposed to be developed on the Said Plot, to any third parties, in terms of the provisions of RERA.
10. The First Party will have no objection to the Second Party obtaining the loan by mortgaging the Said Plot/building constructed thereon; however, the Second Party shall obtain mortgage permission from the First Party for mortgage of the Said Plot in favour of lender/banks/financial institutions. The entire expenses towards the process of mortgage shall be borne by the Second Party.
11. The Second Party shall be liable to pay rates, municipal taxes, charges, and assessment of every description in respect of Said Plot whether assessed, charged or imposed on that Said Plot or on the building constructed thereon, if any, from the date of handover of possession of the Said Plot. Any rates, taxes, charges, and assessment of every description in respect of Said Plot for the period prior to the date of handover of the Said Plot to the Second Party, shall be borne and paid by the First Party.
12. Any money due to the First Party from the Second Party towards the Said Plot shall be recoverable as arrears of land revenue from the Second Party.
13. If it is disclosed that the Agreement to sell of the Said 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 this Agreement, the said Agreement will be cancelled, and the possession of the Said Plot and the building thereon will be taken over by the Authority and the Second Party shall not be entitled to any compensation whatever nor for refund of 25% of the Total Premium paid by it. Any additional premium paid to the First Party (over and above the 25% of the Total Premium) shall be refunded by the First Party to the Second Party, after deducting interest on the defaulted amount. However, before cancellation of the Agreement, First Party shall serve a notice on the Second Party to remedy the breaches (if any) and in case the Second Party fails to remedy the breaches, the First Party will cancel the Agreement and take back the possession of Said Plot.
14. Any unauthorized construction made by the Second Party, is liable to be demolished in accordance with the rules/laws in force.

  
सुरजीत  
सहायक अभियन्ता  
गाँव दि० प्रा०

For Kadamba Estates Pvt. Ltd.  



Authorised Signatory  
Page 4 of 7

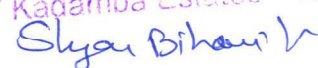


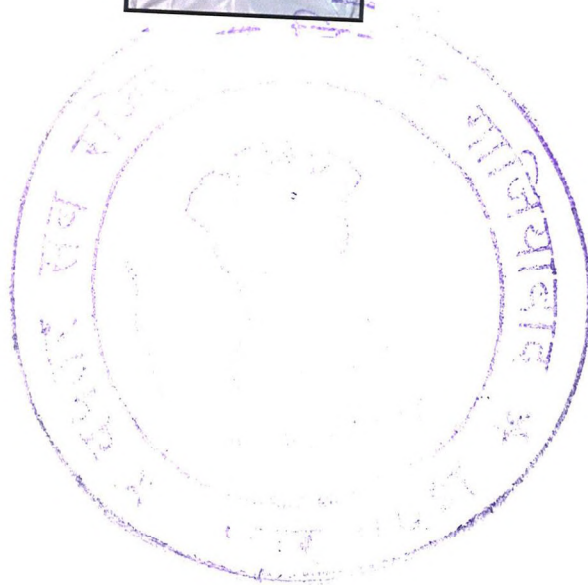
**E-Stamp Certificate No.- IN-UP04377566977943Y**

15. The water supply, sewerage, drainage, STP connection and electricity lines as per specification and standard shall be provided up to the boundary of the Said Plot by Authority. The Internal work shall be completed by the Second Party.
16. The sale deed of the Said Plot shall be executed in the proforma prescribed by the Authority. The First Party shall execute the sale deed within one month from the date of entire payment of Total Premium, by the Second Party.
17. That the First Party shall have the right to cancel, terminate, forfeit or re-enter the Said Plot in case the Second Party commits any breach of the terms and conditions of this Agreement. In such case, any additional premium paid to the First Party (over and above the 25% of the Total Premium) shall be refunded by the First Party to the Second Party. However, before cancellation of the Agreement, First Party will serve a notice on the Second Party to remedy such breaches and in case the Second Party fails to remedy the said breaches, the First Party will cancel the Agreement and take back the possession of Said Plot.
18. That the terms and conditions given in the auction brochure and allotment letter dated 05.02.2026 shall be applicable on the Parties.
19. In case, the cost of Said Plot is more than Rs. 50 lakhs, according to notification of Income tax department, allottee will have to deposit due amount in account of Ghaziabad Development Authority after deduction of 1% TDS and deposit it in authority's permanent account number (PAN) AAALG0072C. TDS certificate is to be submitted in the office of Authority.
20. Decision of the Vice Chairperson, GDA will be final and binding.
21. Details of Group Housing Plot No. GH-05 & 06, Koyal Enclave Scheme, District- Ghaziabad, Uttar Pradesh, admeasuring 24,142.86 Sq. Mtrs. is bounded as under:

NORTH: Plot No. GH-04/Commercial Belt  
SOUTH: Plot No. GH-07  
EAST: 45 Meter Wide Road/12 Meter Service Road  
WEST: Plot No. GH-09

  
सुरजीत  
सहायक अभियन्ता  
गाँव विकास प्रा०

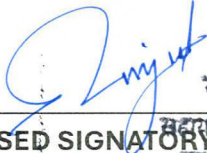
For Kadamba Estates Pvt. Ltd.  
  
Authorised Signatory Director



E-Stamp Certificate No.- IN-UP04377566977943Y

In witness whereof, the Parties named above have signed this Agreement on 12<sup>th</sup> day of February 2026 at Ghaziabad, Uttar Pradesh.

FOR GHAZIABAD DEVELOPMENT AUTHORITY

  
सुरजीत  
अभियन्ता  
गौ वि० प्रा०  
AUTHORISED SIGNATORY

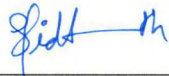
FOR KADAMBA ESTATES PRIVATE LIMITED

For Kadamba Estates Pvt Ltd  
Shyam Bihari  
Authorised Signatory/Director  
DIRECTOR

WITNESSES:



1. **Prem Chand Pal,**  
S/o Sh. Raghupal,  
R/o Rupapur, PO: Uruala,  
Sub-District: Bisauli,  
District: Budaun- 243601,  
Uttar Pradesh  
Aadhar No. 7515 3295 0416

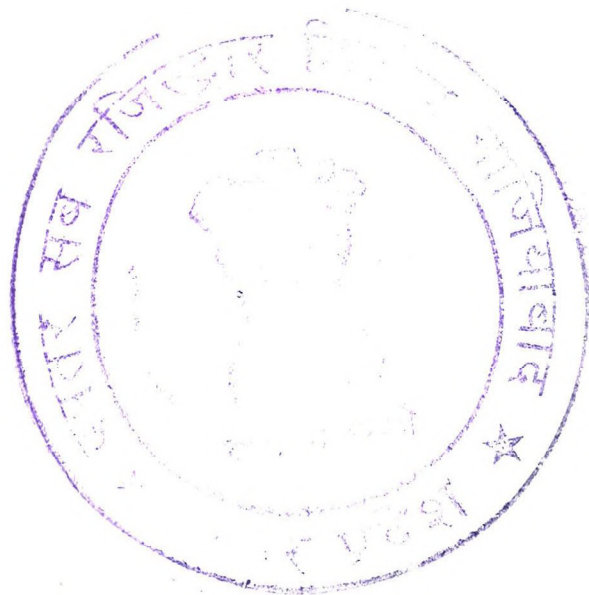


2. **Sidharth Sejwal,**  
S/o Sh. Surender Sejwal,  
R/o 55-A, Aurbindo Marg,  
Adhcini Village, Malviya Nagar,  
PO: Malviya Nagar,  
District: South Delhi,  
Delhi- 110017  
Aadhar No. 7954 0775 7206

For Kadamba Estates Pvt. Ltd.

Page 6 of 7

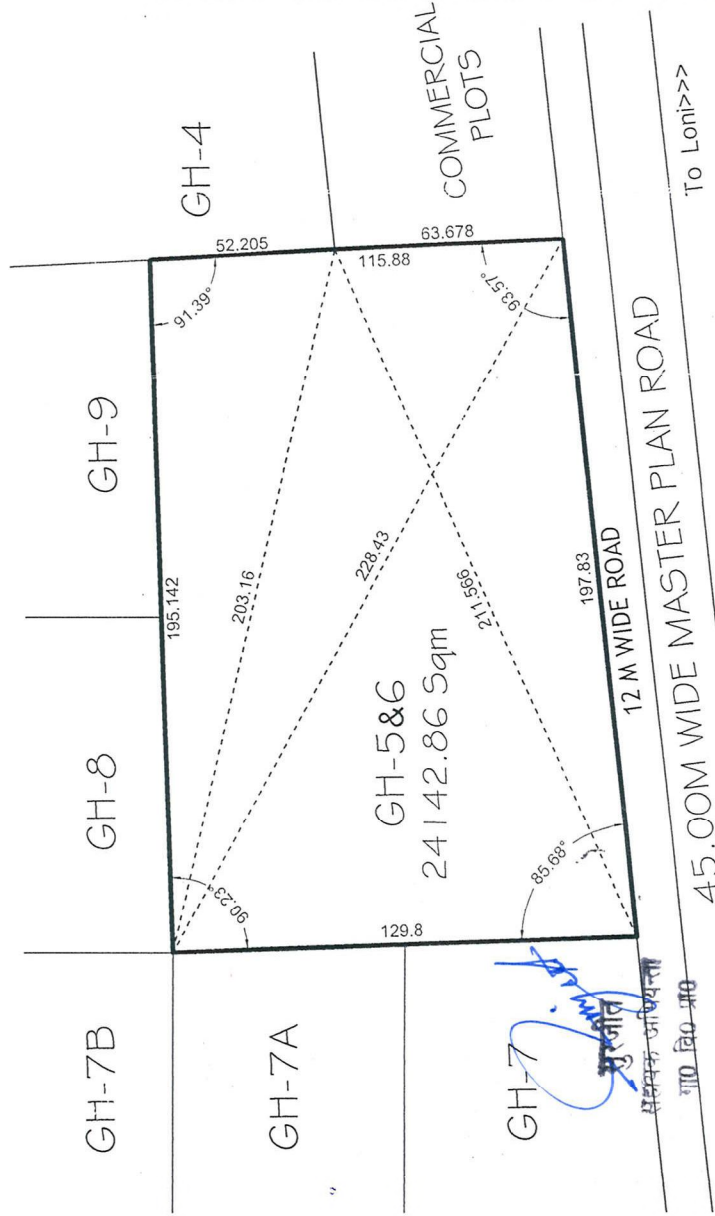
  
Authorised Signatory/Director



# GHAZIABAD DEVELOPMENT AUTHORITY

## REVISED SITE PLAN OF GROUP HOUSING PLOT No. - GH 5 & 6, AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

**AREA SCHEDULE**  
GROUP HOUSING PLOT GH - 5 & 6 = 24142.86 Sqmt.



For Kadamba Estates  
*SuganBhosale*

Authorised Signatory

<<<To Bhopura

*[Signature]*  
11/02/26  
D/Man

*[Signature]*  
11/02/26  
Jun. Engr

*[Signature]*  
Asst. Engr 11.02.2026

*[Signature]*  
Ex. Engr  
Asst. T.P.

*[Signature]*  
SECRETARY

*[Signature]*  
VICE CHAIRMAN



# ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: 202600739012271	Tehsil : गाजियाबाद
Type of Document: विक्रय अनुबंध विलेख (कब्जा)	Unique Id:
Transaction No. : NIB260249293	Transaction Date: 12-02-2026
Assessment Year: : 2026-2027	Tax Period:: A
Name of Bank	NA
Depositor Name:	श्री श्याम बिहारी वर्मा
Depositor Address:	ग्राम केशरूआ बुजुर्ग, पोस्ट- केशरूआ बुजुर्ग, रामपुर भगन, डाकघर: रामपुर भगन, जिला: फैजाबाद- 224203,

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	18	16332280
	Total of the above Heads	--	16332280

A SUM OF Rs. 16332280 AGAINST THE HEADS MENTIONED ABOVE --[ THROUGH NET-PAYMENT TRANSACTION ]-- ON NA HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS CPAGHWPGI1, Scroll Date:-NA  
Note:- Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPAGHWPGI1 for status of the deposit.



आयकर विभाग  
INCOME TAX DEPARTMENT

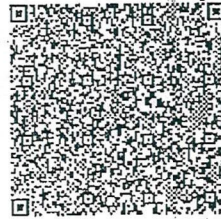


भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAMCK3752C

नाम / Name: KADAMBA ESTATES PRIVATE LIMITED

निगमन/गठन की तारीख  
Date of Incorporation / Formation: 06/12/2025



Signature valid

Digitally signed by  
Income Tax Dept.  
Date: 2025.12.06 01:54:14  
GMT+05'30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर माग, टेक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व चहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

-Cut-

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAMCK3752C</p> <p>नाम / Name KADAMBA ESTATES PRIVATE LIMITED</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 06/12/2025</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सोचें। आयकर पैन सेवा इकाई, प्रोसेसिंग यूनिट टेक्नोलॉजीज लिमिटेड प्राणी मंजिल, एडमन टॉवर, एम्स मिल कंपाउंड, सेक्टर 15, गान्धी मार्ग, नोएडा, उत्तर प्रदेश, सुराई 200 901</p> <p>If this card is lost / someone's lost card is found, please inform / return to : Income Tax PAN Services Unit, Processory Technologies Limited 1<sup>st</sup> Floor, Times Tower, Kamala Mills Compound, Sector 15, Gandhi Marg, Lower Panel, Noida-200 901 Tel: 91-20-1121 9880, Email: info@pancarder.in in.systems.1.h@income-tax.gov.in, pan@income-tax.gov.in</p>
---	--------------------------------------	---

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, visit [www.income-tax.gov.in](https://www.income-tax.gov.in)

For Kadamba Estates Pvt. Ltd.

*Shyam Bihari*  
Authorised Signatory/Director



E-Stamp Certificate No.- IN-UP04377566977943Y

**ANNEXURE- A**

**SITE PLAN OF SAID PLOT  
(Annexed Separately)**

शुभचिन्ता चिन्ता सलंगन है।



शुभचिन्ता  
सहायक अधिवक्ता  
गठ वि० ११०

For Kadamba Estates Pvt. Ltd.  
Shyamu Bihari

Authorised Signatory Director

आवेदन सं०: 202600739012271

बही संख्या 1 जिल्द संख्या 23397 के पृष्ठ 359 से 386 तक क्रमांक 1788 पर दिनांक 12/02/2026 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम . सिंह

उप निबंधक : सदर द्वितीय

गाजियाबाद

12/02/2026

