



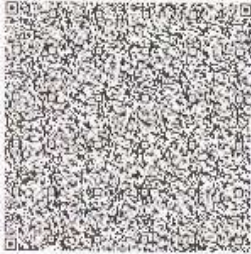
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp



Certificate No. : IN-UP00488742625881M  
Certificate Issued Date : 23-Jul-2014 10:59 AM  
Account Reference : NONACC (BK)/ upbobbk02/ SHAMSHABAD/ UP-AGR  
Unique Doc. Reference : SUBIN-UPUPBOBBK0200584297997149M  
Purchased by : GANGA RATAN DEVELOPERS  
Description of Document : Article 23 Conveyance  
Property Description : PART OF PLOT NO. G/C-1 TAJ NAGARI PHASE II AGRA AREA MEASURING 5319.10 SQMT.  
Consideration Price (Rs.) : 6,05,00,000  
(Six Crore Five Lakh only)  
First Party : GANGETIC DEVELOPERS PVT LTD  
Second Party : GANGA RATAN DEVELOPERS  
Stamp Duty Paid By : GANGA RATAN DEVELOPERS  
Stamp Duty Amount(Rs.) : 42,00,000  
(Forty Two Lakh only)



.....Please write or type below this line.....

9675

For Gangetic Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Ganga Ratan Developers

*[Signature]*  
Partner

YL 0000015202

### Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.





उत्तर प्रदेश UTTAR PRADESH

For Ganga Developers Pvt. Ltd.

*Subanjan*  
Authorised Signatory

For Ganga Ratan Developers

AS 367206

*Keshav Gupta*  
Partner

Sale Deed

1. Type of land - Residential land
2. Ward & District - Tajganj, Agra
3. Tehsil - Sadar Agra
4. Details of the property Tajganj, Agra. - Part of Plot No. G/C -1, Sector-G, Taj Nagari, Phase-2<sup>nd</sup>,  
(Residential Tower No. 2 as shown in the attached Map)
5. Area of the property - 5319.10 Sq. Mtr.
6. Position of Road - Property situated on <sup>18.00</sup>~~30.48~~ Meter wide Road.
7. Position of Plot - Vacant /open land
8. Sale Consideration - Rs. 6,05,00,000/- (Rs. Six Crore Five Lac Only)
9. Circle Rate - Rs. 8500/- per Sq. Mtr. (From Praroop-2, Bhag-2, Page No.-22 )
10. Valuation (As per circle rate) - Rs. 4,52,12,500/-
11. Stamp Duty - Rs. 42,35,000/-

For Ganga Developers Pvt. Ltd.

*Subanjan*  
Authorised Signatory

For Ganga Ratan Developers

*Keshav Gupta*  
Partner

Contd....2

10  
11-7-14

डेनामा

गंगा रतन स्वकपसे द्वारा पार्टनर लिक्विडर गुप्ता

क्रा.नं 17

5000h.

 Yashwantrao

45 नवंबर 31 मार्च 2017

गुप्ता लिक्विडर







उत्तर प्रदेश UTTAR PRADESH

(2)

AS 367205

शिवलाल  
सहाय योगेश्वरी

3 JUL 2014

कोयलगर, अग्रा

Boundaries

East - Open land and thereafter residential tower no. 3  
West - Open land and thereafter Hotel no. 1  
North - Open land and thereafter other's pr  
South - Open land and thereafter Residential tower no. 1 and hotel no. 3

Sale Deed

This sale deed made on this day of July 30, 2014 by M/s. Gangetic Developers Pvt. Ltd., a Company registered under the companies Act. 1956 having its registered office C-11, 3<sup>rd</sup> Floor, Panchseel Enclave, New Delhi, through its Authorised Signatory Shri Sanjay Kumar Banerjee S/o Shakar Nath Banerjee R/O - 2/92, Vishwas Khand, Gomti Nagar, Lucknow. (Herein after called the seller which expression shall mean and include its successor in interest, administrator and assingns)

In favor of

M/s Ganga Ratan Developers, a partnership firm having its registered office at 18/149A Fatehabad Road Agra through its partner/Authorized signatory Shri Kishore Gupta S/o. Late Shri Kailash Chand Gupta R/o 18/163, A/3 Vibhav Nagar Agra. (Herein after called the purchaser which expression shall mean and include its respective heirs, successor in interest, administrator and assigns) on the terms set out here under.

Whereas the seller and M/s Gangetic Hotels Pvt. Ltd. are the absolute owner of commercial plot no. G/C-1 (it comprises of khasra No. 91, 92, 93, 94, 95, 96, 97, 98, 99, 101, 103, 1955, 1956, 1957, 1958, 1559, 1962, 1963, 1964, 1986, 1987, 1988, 1994, 1995, 1996, 1997. Pertaining to Mauja Basai Mustquill) situated of Taj Nagari Phase II, Sector G, Tajganj, Agra measuring 34581.554 sq. Mtr. developed by Agra Development Authority Agra, having purchased the same from Bhole Baba Buildcon Pvt. Ltd. through a sale deed dated 09/01/2008 registered in Bahi No-1, Zild No - 1895 at page no. 357 to 386 at serial No. 178 on 09.01.2008 in the office of Sub - Registered III (seller) Agra, As per the sale deed between the seller and Bhole Baba Buildcon Pvt. Ltd.; 80% of the land covered under the sale deed is owned by Gangetic Developers Pvt. Ltd. and 20% land ownership would be of Gangetic Hotels Pvt. Ltd.

For Gangetic Developers Pvt. Ltd.

*Sanjay Kumar Banerjee*  
Authorised Signatory

For Ganga Ratan Developers

*Kishore Gupta*  
Partner

Contd....3



11-7-14

लेनामा

गेजार्तन डबलपर्स द्वारा पार्टनर फिरोज गुप्ता

50000

81 म्यं डी लेनामा-जुड गुप्ता सि० 18/149

जतिहाज 6 रेड आगरा

Sharma

40-

17

विक्रय पत्र

45,212,500.00 / 60,500,000.00

10,000.00

20

10,020.00

800

प्रतिफल

मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

दोग

शब्द लगभग

श्री

संजय कुमार वैनरजी

पुत्र श्री

शंकर नाथ वैनरजी

व्यवसाय व्यापार

निवासी स्वामी

विश्वास खण्ड गोमती नगर लखनऊ

अस्थायी पता

ने वह लेखपत्र इस कार्यालय में

दिनांक

31/7/2014

समय

12:09PM

वले निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

m.shash

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014

निष्पादन लेखपत्र बाद सुनने व समझने भजनून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री संजय कुमार वैनरजी

पुत्र श्री शंकर नाथ वैनरजी

पेशा व्यापार

निवासी विश्वास खण्ड गोमती नगर लखनऊ

श्री किशोर गुप्ता

पुत्र श्री कैलाश चंद गुप्ता

पेशा व्यापार

निवासी विभव नगर आगरा

ने निष्पादन स्वीकार किया।

चिन्की पहचान श्री प्रमोद कुमार

पुत्र श्री भोले सिंह

पेशा व्यापार

निवासी शहीद नगर आगरा

व श्री प्रवेन्द्र कुमार

पुत्र श्री मोती राम

पेशा व्यापार

निवासी ऊचा रामशाबाद आगरा

ने की।

प्रत्यक्षता गड मासियों के निशान अंगुठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

m.shash

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014

Sharma

Kishor Gupta

Sharma

Pravendra Kumar





उत्तर प्रदेश UTTAR PRADESH

(3)

AS 367207

And whereas a partition deed was made between seller and M/s. Gangetic Hotels Pvt. Ltd. On 26.09.2009 which is registered in Bahi No. -1, Zild No. 2715, Page No. 01 to 278 at serial No. 6212 as 26.09.2009 in the office of sale Registered III (seller) Agra, as per the partition deed with attached map shows the division of land between M/s. Gangetic Developers Pvt. Ltd. and M/s. Gangetic Hotels Pvt. Ltd. as per the shown boundaries and both parties have possession of the land as defined.

After the execution of the above said partition deed Gangetic Developers Pvt. Ltd. has transferred possession of 402.239 sq. mt. of land to Gangetic Hotels Pvt. Ltd. on 30<sup>th</sup> July, 2014, now M/s. Gangetic Developers Pvt. Ltd. is owner and in possession of 27263.01 sq. Mtr.

And whereas the seller is the absolute owner of plot G/C-1 under khasra No. 94, 95, 96, 97, 98, 1955, 1956, 1957, 1958, 1959, 1962, 1986, 1987, 1988, 1995, 1996, and part of Khasra No. 99, 103, 1963, 1994, 1997, Total area. 27263.01 sq. mt. mauja Basai mustaquil (Taj Nagari Phase II, Agra.)

Gangetic Developers Pvt. Ltd. had applied for sanction of map to Agra Development Authority (here under referred to as A.D.A.) which has been sanctioned as per file no. 1587/BFT/03/07-08 of A.D.A. dated 19/07/2014, the total FSI approved by A.D.A. is 61401.01 Sq. Mtr., as per the map sanctioned by A.D.A below is the bifurcation of the FSI.

Name of the Tower	FSI (In Mtr.)	Proportionate Land factor (In Sq. Mtr.)
Residential tower 1	15486.84	5319.10
Residential tower 2	15486.84	5319.10
Residential tower 3	9533.95	3264.16
Hotel -1	7897.42	4305.90
Hotel -2	6707.26	3398.74
Hotel -3	6288.69	3476.01

For Gangetic Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Ganga Rajani Developers

*[Signature]*  
Partner

Contd....4



19  
11-7-14

पुस्तक संख्या

पुस्तक नाम

लेनाका

पुस्तक की कीमत

गंगा रतन प्रकाशनी द्वारा पार्टनर लिशोर गुप्ता

पुस्तक की कीमत

5000/-

21-08-17



पुस्तक की कीमत

45-0000 31-08-17

पुस्तक संख्या

विक्रेता

Registration No.:

8965

Year:

2014

Book No.:

1

0101 संजय कुमार वैरजी

शंकर नाथ वैरजी

विश्वास सण्ड गोमती नगर लखनऊ

ज्योति







(4)

उत्तर प्रदेश UTTAR PRADESH

And where as the seller company resolved to sale the plot and authorize above named Shri Sanjay Kumar Banerjee S/o Shri Shakar Nath Banerjee to execute this sale deed wide Board Resolution dated 27/07/2014. AS 367208

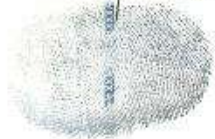
The payment for the sale consideration has been made as per the below annexure.

ACCOUNT NAME	UTR NUMBER	DATE	AMOUNT
GANGETIC DEVELOPERS PVT LTD	CNRBR52014072200633268	22/07/2014	8,95,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206401	03/08/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206402	15/08/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206403	30/08/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206404	05/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206405	15/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206406	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206407	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206408	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206409	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206410	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206411	25/09/2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	Canara Bank Cheque no. 206412	30/09/2014	40,00,000
		Total	5,98,95,000
		T.D.S.	605,000
		Grand Total	6,05,00,000

Contd....5

For Gangetic Developers Pvt. Ltd.

*Sanjay Kumar Banerjee*  
Authorised Signatory



For Ganga Ratan Developers

*Kishor Gupta*

Partner





14  
15-7-14

अल्प विद्या की शिक्षा

अल्प विद्या की शिक्षा

अल्प विद्या की शिक्षा

अल्प विद्या की शिक्षा

लेनाका

गंगा रतन स्वल्पमि द्वारा पार्टनर किशोर गुप्ता

81स्य. 31 लेनाका-चउ गुप्ता डि. 18/149A

जिहाका/शे आगरा

5000h

*[Signature]*

अल्प विद्या की शिक्षा

अल्प विद्या की शिक्षा 40 अर्थात् 31 मार्च 2014

अल्प विद्या की शिक्षा

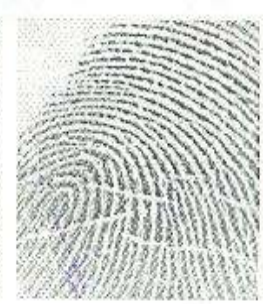
क्रेता

Registration No. : 8965

Year : 2014

Book No. : 1

0201 किशोर गुप्ता  
केलाश चंद गुप्ता  
विभव नगर आगरा  
व्यापार







(5)

उत्तर प्रदेश UTTAR PRADESH

Now This Sale deed Witnessed As Under

AS 367209

1. That having received the said consideration amount in the manner detailed above, the seller here by sells conveys and assign absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and appurtenances attached thereto, to hold and posses the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances what so ever.
2. Not with standing any act, deed, matter or thing whatsoever committed or omitted by the seller or any person claiming though the seller, the seller hereby covenants that it has in itself good right, full power and absolute authority to grant, convey and transfer the above mentioned property in favor of the purchaser in the manner provided here in and that the title of the seller to the above mentioned property is clear, marketable and free from all encumbrances and reasonable doubts.
3. The seller has on execution of this Sale Deed handed over to the purchaser quite, vacant peaceful possession of the above mentioned property to the purchaser with all rights and privileges appurtenant to the above mentioned property and the seller hereby covenants that it shall here in after be lawful for the purchasers to peaceably and quietly hold enter upon use occupy possess and enjoy the above mentioned property as owners thereof and receive the rents issues and projects thereof and of very part thereof to their own use and benefits without any suit or lawful eviction, interruption, claim and demand what so ever.
4. That if any person claims through the seller any right or privileges in respect of the property mentioned above it shall be rendered illegal and void by virtue of the present sale.

Contd....6

For Ganga Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Ganga Ratan Developers

*[Signature]*  
Partner



15  
15-7-14

प्रमाणित किया जाता है कि

प्रमाणित किया जाता है कि

प्रमाणित किया जाता है कि

प्रमाणित किया जाता है कि

प्रमाणित किया जाता है कि

वैजाभा

गंगा रत्न स्वामी दाता फाटिनर लि शीर गुफा

5000/-

2110-10-14



वसन्त कुमार शर्मा

आम्रकोट 43 नवाब 31 मार्च 2014

महाराष्ट्र सरकार, मुंबई







उत्तर प्रदेश UTTAR PRADESH

This property is free from all encumbrances, charges, mortgages, prior assignments or sale of leasehold or court attachment and it is not subject to any other litigation.

AS 367210

6. That the area of the plot hereby sold is 5319.10 Sq. Mtr. the market value where off for the purpose of stamp. Duty as per rate fixed by the collector, Agra @ Rs. 8500/- Per Sq. Mtr. comes to Rs. 31,64,900/- only there is no construction on the plot. It is situated approximately 300 Mtr. Away from main Fatehabad Road.

As per the circle rate the value of the property is Rs. 4,52,12,500/-

As agreed between the buyer and seller, the actual sale consideration is decided to be Rs. 6,05,00,000/- and the stamp duty of Rs. 42,35,000/- is paid on the actual sale consideration.

7. That the purchaser has also made an agreement with the seller for purchasing the FSI with proportionate land of residential tower nos. 2 and 3 and in future the purchaser shall bear all responsibility and expenses/charges towards the Internal and External development of the campus, in addition it also mutually agreed by both parties that the purchaser shall be entitled to get the map revised, compound, or purchase additional floor area from Agra Development Authority for the area sold herein and the seller shall provide all necessary documentation and NOC's for the same without any monetary consideration.

8. That the expression "Seller" and the "Purchasers" here in before used repugnant to the context mean and shall away mean and include their respective heirs, successors, legal representatives and assigns.

For Gangetic Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

Contd....7

For Ganga Ratan Developers

*[Signature]*  
Partner



16  
15-7-14

गैलाना :

गंगा रतन डबलपर्स ड्रमा पार्टनर चित्रीर गुप्ता

5000/-

21/10-15/14

Y. K. Sharma

4-

17







उत्तर प्रदेश UTTAR PRADESH

(7)

AS 374512

Schedule of property-

5319.10 Sq. Mtr. land with A.D.A. approved FSI of 15498.69 Mtr. out of commercial plot G/C -1 (it comprises of Entire Khasra No. 94, 95, 96, 97, 98, 1955, 1956, 1957, 1958, 1959, 1962, 1986, 1987, 1988, 1995, 1996 and part of Khasra no. 99, 103, 1963, 1994, 1994, 1997 partiality to village Bansi Mustaqbil Pargana Tehsil Distt. Agra) Situated at Taj Nagari Phase II, Agra Bounded as below:-

East - Open land and thereafter other's property

West - Open land and thereafter Hotel no. 2

North - Open land and thereafter tower nos. 2 and 3

South - Open land and thereafter tower no. 3

In witness where of we the above named seller and the purchasers have put our respective hands and fingerprints to these presents on the date month and year mentioned first above.

Note: The correction/cutting in para no.6 of page no.1 is acceptable to both parties.

For Gangetic Developers Pvt. Ltd.

*[Signature]*  
Authorized Signatory

SELLER

WITNESSES

01.

*[Signature]*  
Sunil Gupta  
S/o Lt. Sh. Rajkumar Gupta  
K/o-31/170, A/2, Mahaveer Nagar  
Rajpur Chungi, Agra-282001

For Ganga Ratan Developers

*[Signature]*  
Partner

BUYER

02.

*[Signature]*  
PRAMOD KUMAR  
S/o Bhole Singh  
M/G 18, Shaheed Nagar  
Agra



10-7-14  
आज दिनांक को दिनांक  
वही सं. 1 जिल्द सं.  
पृष्ठ सं. 149 से 164 पर क्रमांक 8965  
रजिस्ट्रीकरण किया गया।

श्री गंगा रतन स्वामीजी द्वारा फाटकर बिन्दोर गुप्ता  
श्री स्व. श्री बैलगा-चउ गुप्ता दि. 18/1/94  
फैलाछाई रोड आगरा  
पुनर्गठन कृत्य  
31 मार्च 1917

आज दिनांक 31/07/2014 को  
वही सं. 1 जिल्द सं. 6445  
पृष्ठ सं. 149 से 164 पर क्रमांक 8965  
रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्री. S. K. S. S.

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014





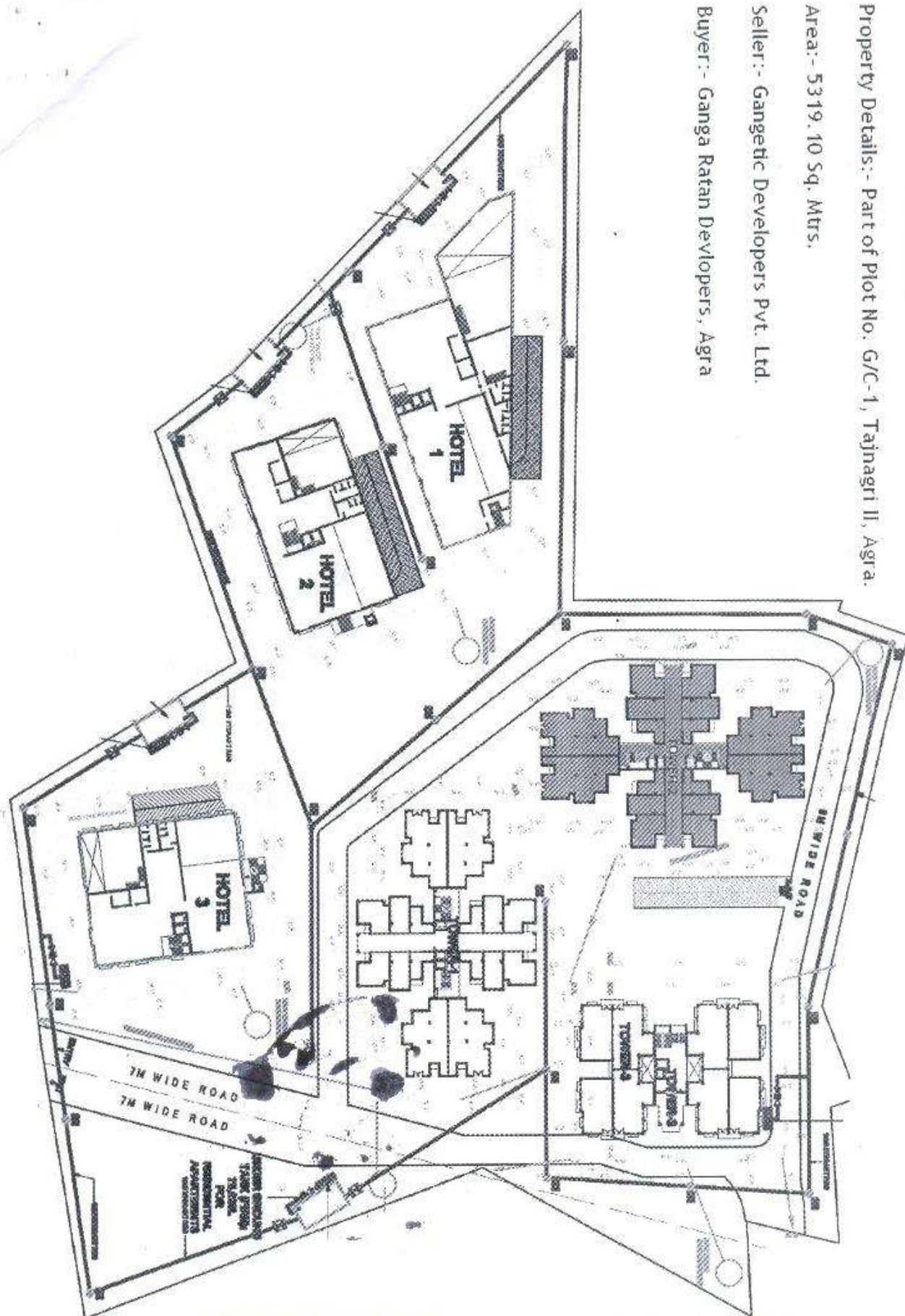
Sale Deed

Property Details:- Part of Plot No. G/C-1, Tajnagri II, Agra.

Area:- 5319.10 Sq. Mtrs.

Seller:- Gangetic Developers Pvt. Ltd.

Buyer:- Ganga Ratan Developers, Agra



For Gangetic Developers Pvt. Ltd.

*Subanayee*  
Authorised Signatory

For Ganga Ratan Developers

*Keshav Gupta*  
Partner





8965

यह प्रतिका तैयार करने के लिए  
के साथ संगत है।

*(Handwritten signature)*

उप निदेशक-पुत्री  
नारायण