



सत्यमेव जयते

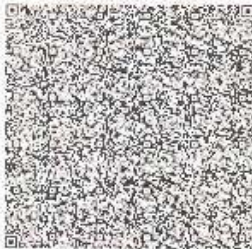
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP00488730985571M
 Certificate Issued Date : 23-Jul-2014 10:58 AM
 Account Reference : NONACC (BK)/ upbobbk02/ SHAMSHABAD/ UP-AGR
 Unique Doc. Reference : SUBIN-UPUPBOBBK0200584343561210M
 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 SQ MT
 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.....

For Gangetic Developers Pvt. Ltd.

[Signature]
 Authorised Signatory

For Ganga Ratan Developers

[Signature]
 Partner

YL 0000015203

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.ustradestamp.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.



AS 367218



For Gangelic Developers Pvt. Ltd.,
[Signature]
 Authorised Signatory



For Ganga Ratan Developers

[Signature]

Partner

Sale Deed

- | | |
|--------------------------------------|---|
| 1. Type of land
Ward & District | - Residential land
Tajganj, Agra |
| 2. Tehsil | - Sadar Agra |
| 3. Details of the property | - Part of Plot No. G/C -1, Sector-G, Taj Nagari, Phase-II ,
Tajganj, Agra.
(Residential Tower No. 1 as shown in the attached Map) |
| 4. Area of the property | - 5319.10 Sq. Mtr. |
| 5. Position of Road | - Property situated on 30-48 ^{18.00} Meter wide Road. |
| 6. Position of Plot | - Vacant /open land |
| 7. Sale Consideration | - Rs. 6,05,00,000/- (Rs. Six Crore Five Lac Only) |
| 8. Circle Rate | - Rs. 8500/- per Sq. Mtr. (From Praroop-2, Bhag-2, Page No.-22) |
| 9. Valuation
(As per circle rate) | - Rs. 4,52,12,500/- |
| 10. Stamp Duty | - Rs. 42,35,000/- |

For Gangelic Developers Pvt. Ltd.,

[Signature]
 Authorised Signatory

For Ganga Ratan Developers

[Signature]
 Partner

Contd...2

૦૧
16-7-14

સાચા કિલ્લો બી વિભાગ

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સાચા કિલ્લો

5000/-

જી.કર્મા

40-10-14

બેંગલોર

ગંગારત્ન ડકલપતિ હાથ પાટિનર કિશોર ગુપ્તા

શ્રમ્યં શ્રી બેંગલોર-ચંદ્ર ગુપ્તા પિં 18/149A

બેંગલોર રોડ આમવા





उत्तर प्रदेश UTTAR PRADESH

AS 367219

शिवलाल

सहायक कोषाधिकारी

3 JUL 2014

कोषागार, आगरा

2)

Boundaries:-

- 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

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, 3rd Floor, Panchseel Enclave, New Delhi, through its Authorised Signatory Shri Sanjay Kumar Banarjee S/o Shankar 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 assingsns)

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 shali mean and include its respective heirs, successor in interest, administrator and assingsns) 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.

Contd...3

For Gangetic Developers Pvt. Ltd.
Sanjay Kumar Banarjee
Authorised Signatory

For Ganga Ratan Developers
Kishore Gupta
Partner

02
16-7-14

बिनामा

गंगा रतन स्वामयसि द्वारा पार्टनर किशोर गुप्ता

50000/-

2110-10 01

[Signature]

31-7-14

लखनऊ, उत्तर प्रदेश

विक्रय पत्र

45,212,500.00 / 60,500,000.00 10,000.00 20 10,020.00 800

प्रतिकूल गतिवत्त फॉर्म रजिस्ट्री नकल व प्रति शुल्क बॉग शब्द लगभग

श्री संजय कुमार बैनरजी
पुत्र श्री शंकर नाथ बैनरजी

व्यवसाय व्यापार

निवासी पता दिव्यास खण्ड गोमती नगर लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 31/7/2014 समय 12:06PM

वही निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
M. Shash
एम शास्त्री
उप निबन्धक तृतीय
सदर आगरा
31/7/2014

निष्पादन लेखपत्र बाद गुनने व समझने मजमून व प्राप्ता धनराशि रु. प्रलेखानुसार उक्त
विक्रेता केला

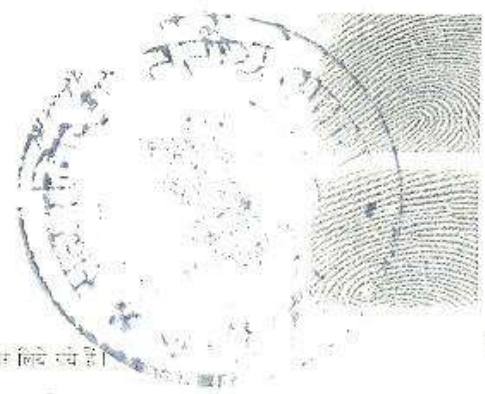
श्री संजय कुमार बैनरजी
पुत्र श्री शंकर नाथ बैनरजी
पेशा व्यापार
निवासी दिव्यास खण्ड गोमती नगर लखनऊ



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 गोले सिंह
पेशा व्यापार
निवासी शहीद नगर आगरा
व श्री प्रवेन्द्र कुमार
पुत्र श्री मोती राम
पेशा व्यापार
निवासी ऊचा शमशाबाद आगरा
ने की।



प्रत्यक्षत बाद याचिकाओं के निशान अमृते निबन्धानुसार लिखे एवं हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
M. Shash
एम शास्त्री
उप निबन्धक तृतीय
सदर आगरा
31/7/2014

[Signature]

Kishor Gupta

[Signature]

[Signature]



उत्तर प्रदेश UTTAR PRADESH

(3)

AS 367220

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 30th 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

Contd...4

For Gangetic Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Katar Development

[Signature]

Partner

03
16-7-14

संजय कुमार चौधरी

संजय कुमार चौधरी का जन्म

संजय चौधरी का जन्म

संजय चौधरी का जन्म

संजय चौधरी का जन्म

संजय चौधरी का जन्म

5000h

2010-16 01

Signature

संजय कुमार चौधरी

विक्रेता

Registration No.:

8964

2014-16 31 मार्च 2017

Year:

2014

Book No.:

1

0101 संजय कुमार चौधरी

संजय कुमार चौधरी

विश्वास खण्ड मोनवी नगर लखनऊ

व्यापार





उत्तर प्रदेश UTTAR PRADESH

(4)

AS 376447

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

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

ACCOUNT NAME	UTR NUMBER	DATE	AMOUNT
GANGETIC DEVELOPERS PVT LTD	CNRBH14118713455	28.04.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14129784259	09.05.2014	35,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14149605551	29.05.2014	5,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14162684178	11.06.2014	4,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14162684128	11.06.2014	99,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14162684061	11.06.2014	99,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14162683917	11.06.2014	99,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14162683850	11.06.2014	99,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBR52014071600600435	16.07.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBR52014071600600540	16.07.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBR52014072100625526	21.07.2014	895,000
		Total	5,98,95,000
		T.D.S.	605,000
		Grand Total	6,05,00,000

For Gangetic Developers Pvt. Ltd.

 Authorised Signatory

Contd...5

For Sanga Ratan Developers

 Partner

पुस्तक विक्रय की तिथि
पुस्तक का प्रकाशक
पुस्तक के लेखक का नाम
पुस्तक की प्रतिलिपि

47
16/2/14
9ms

5000

पुस्तक का लेखक
लेखक का नाम
लेखक की जन्म तिथि
लेखक का पता

गंगा रतन स्वल्पन द्वारा लिखित पुस्तक
श्री १८१५१४
पुस्तक का नाम

प्रेता

Registration No. : 8964 Year : 2014 Book No. : 1

0201 किशोर गुप्ता
केलाश चंद गुप्ता
विश्व नगर आगरा
जवाहर





उत्तर प्रदेश UTTAR PRADESH

(5)

AS 376448

शिव रतन साह This Sale deed Witnessed As Under

सहायक कोषाधिकारी

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.
14 JUL 2014
कोषागार, आगरा
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 favour of the purchaser in the manner provided here in and that the little of the seller to the above mentioned property is clear, marketable and free from all encumbrances and reasonable doubts.
3. The seller has 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 whatsoever.
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.
5. This property is free from all encumbrances, charges, mortgages, prior assignments of sale or leasehold or court attachment and it is not subject to any other litigation.

For Gangetic Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Katan Developers

[Signature]
Partner

Contd...6

50
16/7/14

संस्थान के अध्यक्ष
संस्थान के अध्यक्ष
संस्थान के अध्यक्ष
संस्थान के अध्यक्ष

840
24/11

गंगा रत्न स्वामिजी द्वारा पाठ्यक्रम के लिए उद्देश्य

— 2170 नं 49 —





(6)

AS 376449

उत्तर प्रदेश UTTAR PRADESH

शिवलाल

सहायक कोषाधिकारी

14 JUL 2014

कोषाधिकारी

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.

Subhanshu
Authorised Signatory

Contd...7

For Ganga Ratan Developers

Kishor Gupta
Partner

51
16/7/14

राम प्रिय के लेख
राम प्रिय के लेख
राम प्रिय के लेख
राम प्रिय के लेख

520
प्रिय

गंगा नदी इलाहाबाद नदी किनारे उत्तर

200-40 49

लालकृष्ण प्रिय
लाइसेंस नं. 10
लाइसेंस की अवधि 2018
सदर तहसील आगरा





उत्तर प्रदेश UTTAR PRADESH

(7)

AS 367217

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 Basai Mustaqil 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]
Authorised Signatory

SELLER

BUYER

WITNESSES

1. Sunil Gupta
S/o Lt. Sh. Raj Kumar Gupta
31/170, A/1, Mahaveer Nagar
Rajpur Chungi, Agra-282001

2.

For Ganga Ratan Developers

[Signature]

Partner

[Signature]
Raghu A Kumar
S/o Bhola Singh
M/G 18, Shaheed Nagar, Agra

13
10-7-14

आज दिनांक 10-7-14

श्रीमान

गंगा रतन स्वामि द्वारा पार्टनर किशोर शुक्ला

संख्या 21/श्रीमान-43/शुक्ला सि० 18/149A

जिला/सदर आगरा

5000/-

श्रीमान

41-

17

आज दिनांक 31/07/2014 को

वही सं 1 जिल्द सं 6445

पृष्ठ सं 133 से 148 पर क्रमांक 8964

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M. Shastri

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014



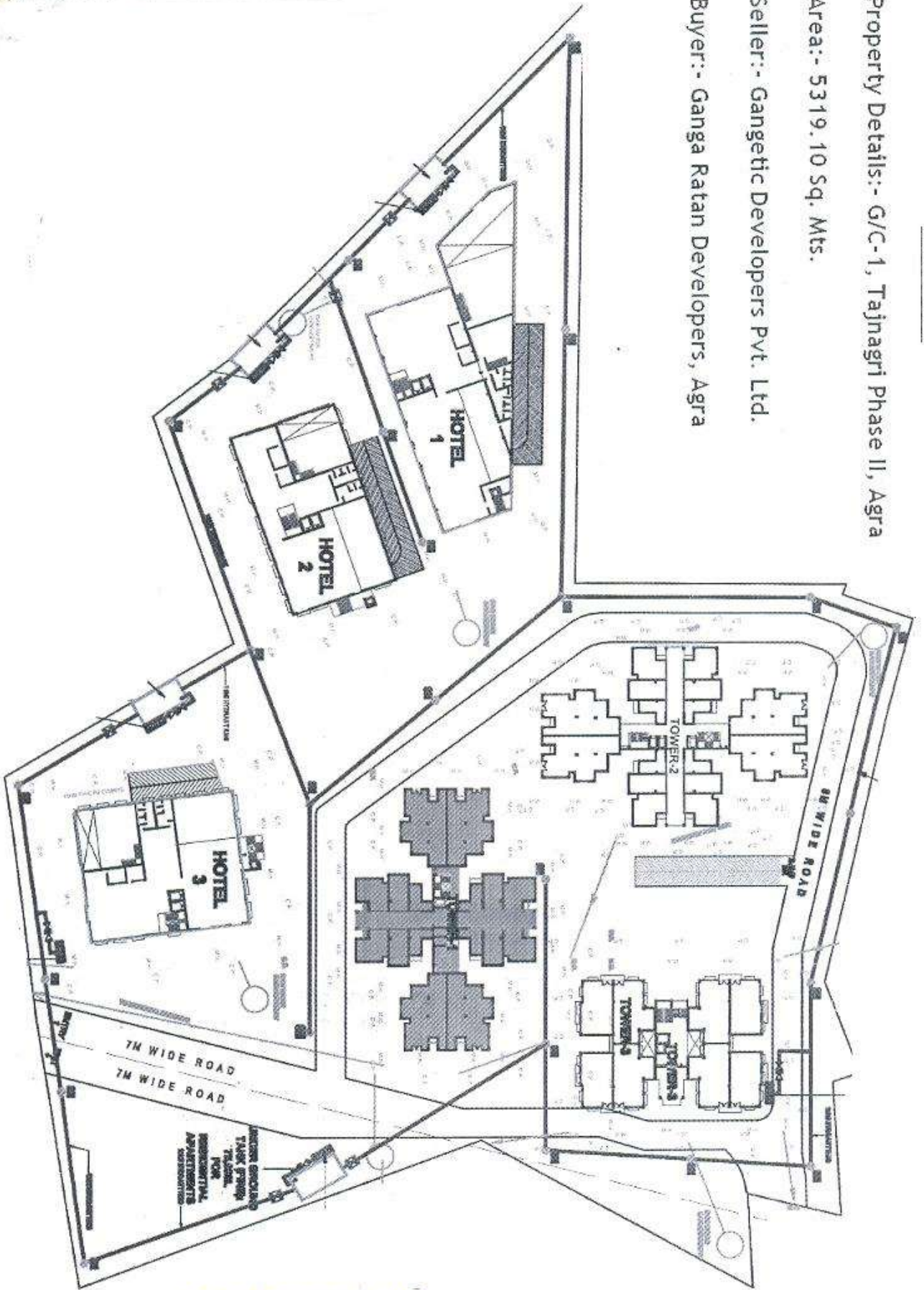
Sale Deed

Property Details:- G/C-1, Tajnagri Phase II, Agra

Area:- 5319.10 Sq. Mts.

Seller:- Gangetic Developers Pvt. Ltd.

Buyer:- Ganga Ratan Developers, Agra



For Gangetic Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Ratan Developers

[Signature]
Partner



8964

यह पुस्तक विद्यापीठ पुस्तकालय, वाराणसी
के द्वारा संरक्षित है।


रतन मिश्र-पुस्तक
वाराणसी