

8966



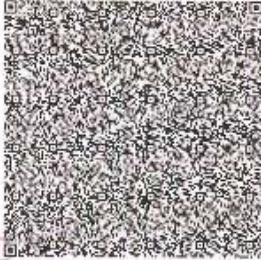
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP00492223176762M
Certificate Issued Date	: 23-Jul-2014 04:57 PM
Account Reference	: NONACC (BK)/ upbobbk02/ SHAMSHABAD/ UP-AGR
Unique Doc. Reference	: SUBIN-UPUPBOBBK0200589019065974M
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 3264.16 SQ MT
Consideration Price (Rs.)	: 3,90,00,000 (Three Crore Ninety Lakh only)
First Party	: GANGETIC DEVELOPERS PVT LTD
Second Party	: GANGA RATAN DEVELOPERS
Stamp Duty Paid By	: GANGA RATAN DEVELOPERS
Stamp Duty Amount(Rs.)	: 27,00,000 (Twenty Seven Lakh only)



Please write or type below this line.

For Gangetic Developers Pvt. Ltd.;

[Signature]
 Authorised Signatory

For Ganga Ratan Developers

[Signature]
 Partner

YL 0000015204

Statutory Alert:

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



100000



उत्तर प्रदेश UTTAR PRADESH

For Ganga Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Ratan Developers

[Signature]

Partner

AS 367214

Sale Deed

- | | |
|----------------------------|---|
| 1. Type of land | - Residential land |
| 2. Ward & District | - Tajganj, Agra |
| 3. Tehsil | - Sadar Agra |
| 4. Details of the property | - Part of Plot No. G/C -1, Sector-G, Taj Nagari, Phase-2 nd , Tajganj, Agra.
(Residential Tower No. 3 as shown in the attached Map) |
| 5. Area of the property | 3264.16 Sq. Mtr. |
| 6. Position of Road | Property situated on ^{18.00} 30.48 Meter wide Road. |
| 7. Position of Plot | - Vacant /open land |
| 8. Sale Consideration | - Rs. 3,90,00,000/- |
| 9. Circle Rate | - Rs. 8500/- per Sq. Mts. (Taj Nagri Phase II) |
| 10. Valuation | - Rs. 2,77,45,360/- |
| 11. Stamp Duty | - Rs. 27,30,000/- |

For Ganga Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Ratan Developers

[Signature]
Partner

CONTD....2

28
7-7-14

प्रमाणित किया जाता है कि

उपरोक्त कृपा करने के लिए

उपरोक्त कृपा करने के लिए

उपरोक्त कृपा करने के लिए

उपरोक्त कृपा करने के लिए

केनाका

गंगावतन डकपाने द्वारा फॉटो-कॉपी

डा. रम. श्री केनाका-मधुगुप्ता दि. 18/1/49

जिहाजा से आकर

Pharmy

4/1/49 31 मार्च 17

प्रमाणित किया जाता है कि



Subaneri

Kishor Aft

Sumar

Pravender Kumar



उत्तर प्रदेश UTTAR PRADESH

AS 367215

(2)

Boundaries

East - Open land and thereafter other's property
West - Open land and thereafter Residential tower no. 2
North - Open land and thereafter other's property
South - Open land and thereafter Residential tower no. 1

Sale Deed

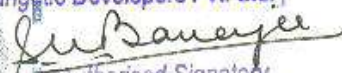
This sale deed made on this day of July 30, 2014 by M/s. Gangetic Developers Pvt. Ltd., a Company registered under the companies Act. 1956 having its registered office C-11, 3rd Floor, Panchseel Enclave, New Delhi, through its Authorised Signatory Shri Sanjay Kumar Banerjee S/o Shankar Nath Banerjee 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 shall 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 Mustquil) 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.,


Authorised Signatory

For Ganga Ratan Developers


Partner

CONTD....3

29
7-7-14

संलग्न निवेदन की प्रतिलिपि

संलग्न प्रत्येक कर के का उद्देश्य

संलग्न की ता का निम्न अनुसार

लेखा

गंगा रतन स्वल्पार्थ द्वारा फटिनर छिन्नोर गुप्ता

210-48 28

संलग्न की हस्ता 5000/-



43/17

27,745,360.00 / 39,000,000.00 10,000.00 20 10,020.00 800

प्रतिफल मालियत कीम रजिस्ट्री नकल व प्रति शुल्क योग अक्ष लक्षण

श्री संजय कुमार बैनरजी

पुत्र श्री शंकर नाथ बैनरजी

व्यवसाय व्यापार

निवासी विश्वास खण्ड गोमती नगर लखनऊ

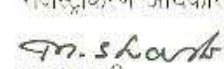
आधार पता

मे यह लेखपत्र इस कार्यालय में दिनांक 31/7/2014 समय 12:11PM

वने निबन्धन हेतु पेश किया।



रजिस्ट्रार अधिकारी के हस्ताक्षर



एम शास्त्री
उप निबन्धक तृतीय

सदर आगरा

31/7/2014

निष्पादन लेखपत्र वाद यनने व समझने मजमून व प्राप्त धनराशि में, फलेदानुसार उक्त

दिनेस्ता

क्रेता

श्री संजय कुमार बैनरजी

पुत्र श्री शंकर नाथ बैनरजी

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।

जिनकी पहचान श्री प्रमोद कुमार

पुत्र श्री मोते सिंह

पेशा व्यापार

निवासी शहीद नगर आगरा

व श्री प्रवेन्द्र कुमार

पुत्र श्री मोती राम

पेशा व्यापार

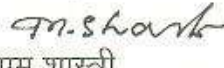
निवासी ऊचा शमशाबाद आगरा

ने की।



प्रलक्षित मद्र साक्षियों के निशान अंगुठे नियमानुसार लिखे गये हैं।

रजिस्ट्रार अधिकारी के हस्ताक्षर



एम शास्त्री
उप निबन्धक तृतीय

सदर आगरा

31/7/2014



उत्तर प्रदेश अधिनियम 2009 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.

<u>Name of the Tower</u>	<u>FSI (In Mtr.)</u>	<u>Proportionate Land factor (In Sq. Mtr.)</u>
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.



 Authorised Signatory

For Ganga Ratan Developers


 Krishna Gupta
 Partner

CONTD....4

30
7-7-14

बेनामा
जेजारातन स्वल्पम हावा फाटनर विक्रीर गुफा

50001

2118-18 28

[Signature]

विक्रेता

Registration No.

18966

17

2,014

Book No. :

1

0101 संजय कुमार बैनरजी

शंकर नाथ बैनरजी

विश्वास खण्ड गोमती नगर लखनऊ

व्यापार





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	CNRBH14130791857	10.05.2014	15,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14141554117	21.05.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14142562554	22.05.2014	45,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14144572854	24.05.2014	55,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14149602748	29.05.2014	45,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14154630689	03.06.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBH14176766380	25.06.2014	75,00,000
GANGETIC DEVELOPERS PVT LTD	CNRBR52014070700538661	07.07.2014	50,00,000
GANGETIC DEVELOPERS PVT LTD	P14072150473436	21.07.2014	1,10,000
		Total	38,610,000
		T.D.S.	390,000
		Grand Total	3,90,00,000

CONTD....5

For Gangetic Developers Pvt. Ltd.

Authorised Signatory

For Ganga Ratan Developers

Krishan Gupta

Partner

4-7-14

अनाम

गंगाशतनऽवलपम द्वारा फाटनर छिशोर गुप्ता

अम्य० ओ कैलाश चंद गुप्ता नि० 18/1/49

जैहाबाद रोड आगरा

5000/-



43-

2014

क्रेता

Registration No. : 8966

Year : 2014

Book No. : 1

0201 किशोर गुप्ता
कैलाश चंद गुप्ता
विमल नगर आगरा
उत्तरप्रदेश





उत्तर प्रदेश UTTAR PRADESH

AS 367212

Now This Sale deed Witnessed As Under

सहायक कोषाध्यक्ष

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 favour 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.
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 Gangotri Developers Pvt. Ltd.

Authorised Signatory

For Ganga Ratan Developers

Partner

Partner

CONTD....6

4-7-14

दीनाना

गंगावतन स्वल्पमे हुमा पारिदर बिबौर गुफा - 27/4-16

5000/-

श्री 25-

दीनाना

45-

1/2





उत्तर प्रदेश UTTAR PRADESH

AS 367213

(6)

6. That the area of the plot hereby sold is 3264.16 Sq. Mt. the market value where off for the purpose of stamp Duty as per rate fixed by the collector, Agra @ Rs. 8500/- Per Sq. Mt. comes to Rs. 19,42,175/- 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. 2,77,45,360/-.

As agreed between the buyer and seller, the actual sale consideration is decided to be Rs. 3,90,00,000/- and the stamp duty of Rs. 27,30,000/- 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.

CONTD....7

For Gangetic Developers Pvt. Ltd.,

S. Banerjee
Authorized Signatory

For Ganga Ratan Developers

Kishore Gupta
Partner

27
4-7-14

अन्तर्गत की दिनांक

अन्तर्गत की दिनांक 4-7-14

अन्तर्गत की दिनांक

लेखना

गंगासतनडबलपसि डाका पार्किंग सिमोर गुवा - 2110-48

5000/-

2110-48 25-



41- 2110-48 25/7

अन्तर्गत की दिनांक



(7)

Schedule of property

3264.16 Sq. Mtr. land with A.D.A. approved FSI of 9533.95 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 Residential tower no. 2

North - Open land and thereafter other's property

South - Open land and thereafter Residential tower no. 1

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 the page no.1 is acceptable to both parties.

For Gangetic Developers Pvt. Ltd.

Sunil Gupta
Authorised Signatory

SELLER

WITNESSES-

01.

Sunil Gupta
S/o Ltn. Raj Kumar Gupta
R/o 31/170, A11, Mahaveer Nagar
Rajpur Chungi, Agra 282001

Partner

For Ganga Ratan Developers

Kishore Gupta

Partner

For Ganga Ratan Developers

BUYER

02

Pramod Kumar
S/o Bhola Singh
M14 18, Shaheed Nagar
Agra.

आज दिनांक 31/07/2014 को

वही सं. 1 जिल्द सं. 6445

पृष्ठ सं. 165 से 178 पर क्रमांक 8966

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर

M. Shankar

एम शारत्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014



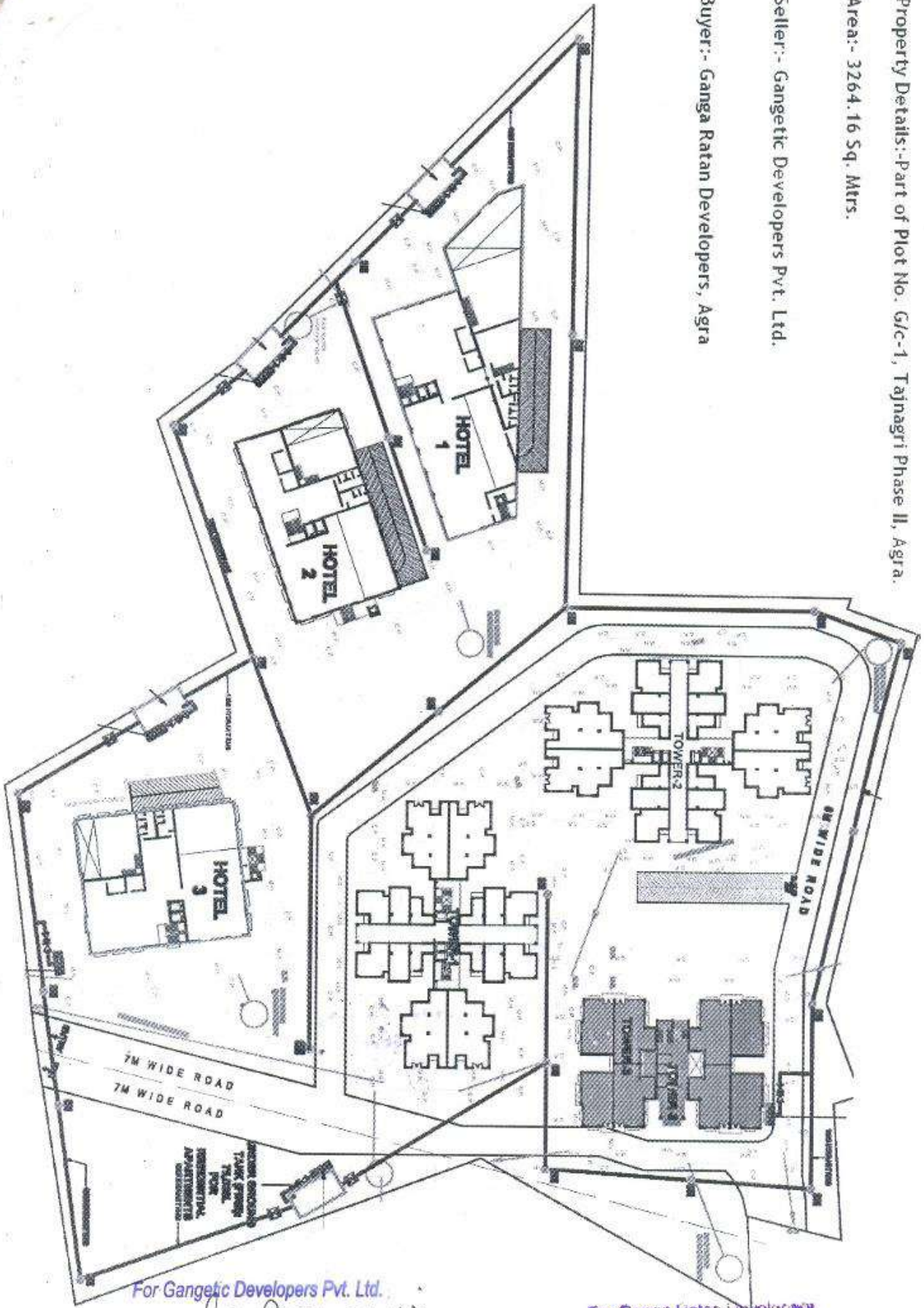
Sale Deed

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

Area:- 3264.16 Sq. Mtrs.

Seller:- Gangetic Developers Pvt. Ltd.

Buyer:- Ganga Ratan Developers, Agra



For Gangetic Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Ganga Ratan Developers

[Signature]
Partner



0966

• वृत्तिका विभाग द्वारा जारी किया गया है।
के द्वारा जारी है।

✓

उप निदेशक-वृत्तीय
कलकत्ता

Principal, P. M. I. D.

Autonomous College