



M6- 2212758991

INDIA NON JUDICIAL

11045

Government of Uttar Pradesh

e-Stamp

Name MANISH KUMAR

Designation Ex. E.

Signature

Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad

Certificate No. : IN-UP20413975349331U
Certificate Issued Date : 11-Oct-2022 05:13 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0133432268285595U
Purchased by : HIRNOT GROUP
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : CS-3 SWARNJYANTIPURAM GHAZIABAD
Consideration Price (Rs.) :
First Party : GHAZIABAD DEVELOPMENT AUTHORITY
Second Party : HIRNOT GROUP
Stamp Duty Paid By : HIRNOT GROUP
Stamp Duty Amount (Rs.) : 58,83,000
(Fifty Eight Lakh Eighty Three Thousand only)

PRPPED BY ME

P. Kumar

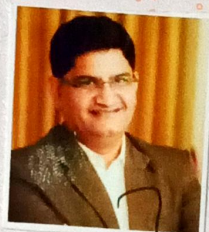
PRADEEP KUMAR



Verified By

Registration Clerk
Ghaziabad

Locked By

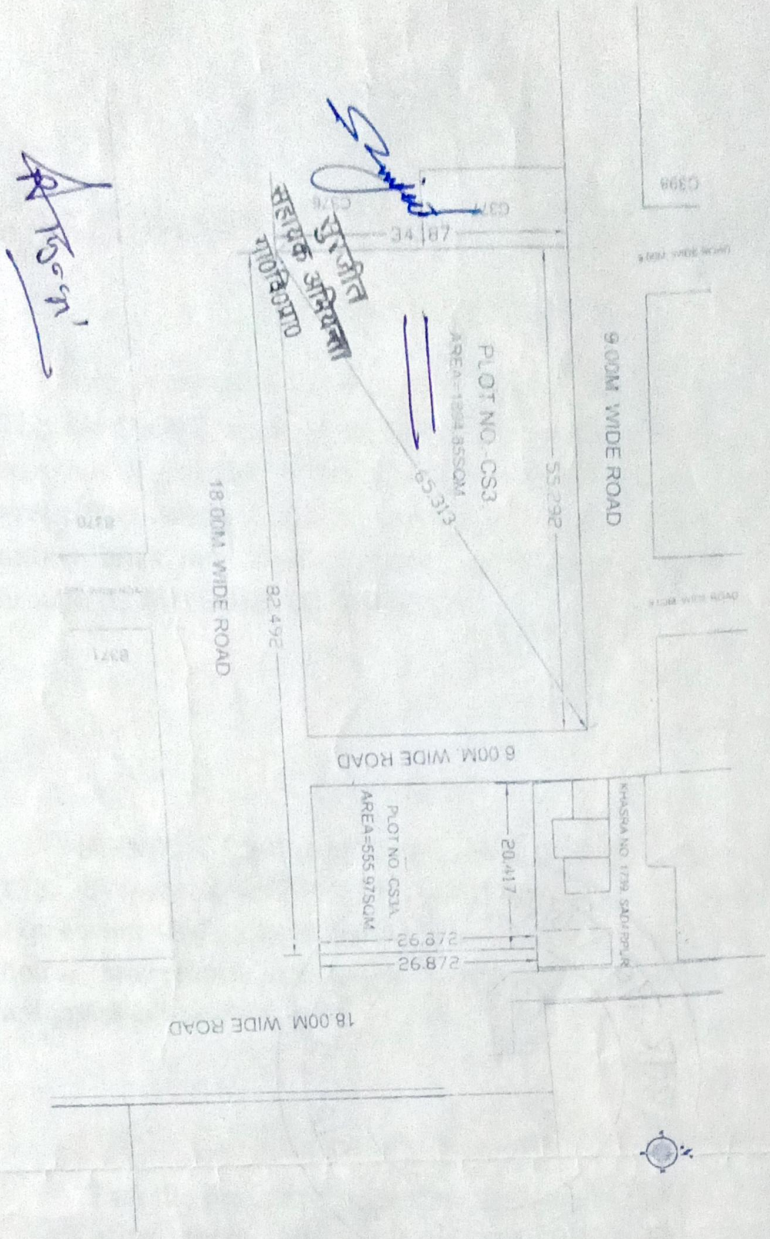
Sub F. ...
Ghaziabad

A. Singh

सुरजीत
महायुक्त अभियन्ता
गिरीधरपुराविनय कुमार वर्मा
महायुक्त अभियन्ता
गिरीधरपुरा

JD 0014337819

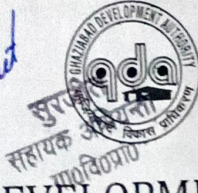
SITE PLAN FOR CONVENIENT SHOPPING CENTRE AT AT C-BLOCK SWARN JAYANTI PURAM



18.00M

18.00M

Surjit



A. Tyagi

GHAZIABAD DEVELOPMENT AUTHORITY

AGREEMENT TO SALE

This agreement to sale is executed on 12 October 2022, between Ghaziabad development authority a body created provision of the U.P. urban planning and development act, 1973 hereinafter called authority (which expression shall unless the context does not admit includes its successors and assigness) through its AUTHORISED SIGNATORY

FIRST PARTY

AND

HIRNOT GROUP(PARTNER) SHRI RINKESH TYAGI R/O D-138, SWARNJAYANTIPURAM, GHAZIABAD. through which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigness of the other part

SECOND PARTY

That the first party advertised and published a Prospectus & Application form for allotment of multipurpose/Industrial, Convenient Shopping Plot by tender-cum-auction for the sale of Convenient Shopping Plot CS-3, Swarnjayantipuram, ghaziabad measuring area 1894.85 sq.mtrs. the boundaries of

A. Tyagi

Surjit
सुरजीत
सहायक अभियन्ता
गांधीपुरा

बही सं०: 1

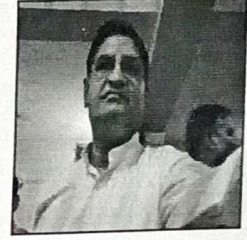
रजिस्ट्रेशन सं०: 11045

वर्ष: 2022

प्रतिफल- 63030290 स्टाम्प शुल्क- 5883000 बाजारी मूल्य - 84041000 पंजीकरण शुल्क - 840410 प्रतिलिपिकरण शुल्क - 80 योग : 840410

श्री हिरनोट ग्रुप पार्टनर द्वारा
रिंकेश त्यागी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बहोरी लाल त्यागी
व्यवसाय : अन्य
निवासी: डी-138, स्वर्ण जयन्तीपुरम गजियाबाद

[Handwritten Signature]



श्री, हिरनोट ग्रुप पार्टनर द्वारा

रिंकेश त्यागी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 17/10/2022
एवं 11:43:56 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के

[Handwritten Signature]
हनुमंत . प्रसाद
उप-निबंधक : सदर चक्र
गाजियाबाद
17/10/2022

शुभम . कुमार
निबंधक लिपिक
17/10/2022



which is mentioned in the end of this deed & site plan is attached with this deed. The FAR & ground coverage as mentioned in the booklet is permissible.

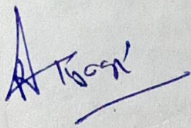
That second party participated in the auction held on 24.06.2022 and second party was the highest bidder having bid for Rs. 36,000.00 per sq.mtrs. Which is accepted by the Vice Chairman on 30.06.2022 and total premium of plot including 10 % Corner Charge & 12% Lease Rent and Freehold charges Rs. 8,40,40,387.00/-(Rupees EIGHT CRORE FOURTY LAKH FOURTY THOUSAND THREE HUNDRED EIGHTY SEVEN Only).

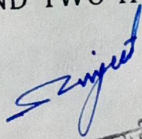
The first party issued allotment letter no. 0742/Comm.Dept/22 dated 19.07.2022 in respect of the said plot in favour of the second party.

That the Second Party has paid 25% of the total premium including 10 % Corner Charge & 12% Lease Rent and Free hold total amounting Rs. 2,10,10,097.00/-(Rupees TWO CRORE TEN LAKH TEN THOUSAND NINTY SEVEN Only) has been paid which is being acknowledged by First Party through this deed. The balance of total premium is due from 30.12.2022 to 30.06.2029 will be payable in 14 half yearly installment alongwith 11% interest as mentioned in the payment schedule letter No. 0742/Comm.Dept/22 dated 19.07.2022

NOW BOTH THE PARTIES AGREE AS UNDER:

1. The first party declares that Convenient Shopping Plot CS-3, Swarnjayantipuram, ghaziabad measuring area 1894.85 sq.mtrs. is free from all charges, liens and encumbrances and transferred to the second party through this deed.
2. The second party agree to pay the balance 75% of the total premium RS. 6,30,30,290.00 (Rupees SIX CRORE THERTY LAKH THERTY THOUSAND TWO HUNDRED NINTY Only).





सुरजीत
सहायक अभियंता
गांधीनगर

बही सं०: 1

रजिस्ट्रेशन सं०: 11045

वर्ष: 2022

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

विक्रेता: 1

श्री सुरजीत सहायक अभियन्ता के द्वारा प्रदीप कुमार ,
लिपिक

निवासी: गाजियाबाद विकास प्राधिकरण गाजियाबाद

व्यवसाय: नौकरी

P. Kumar

क्रेता: 1

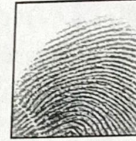


श्री हिरनोट ग्रुप पार्टनर के द्वारा रिकेश त्यागी , पुत्र श्री बहोरी
लाल त्यागी

निवासी: डी-138, स्वर्ण जयन्तीपुरम गाजियाबाद

व्यवसाय: अन्य

15-07



ने निष्पादन स्वीकार किया। जिनकी पहचान

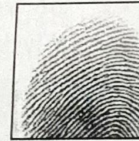
पहचानकर्ता : 1

श्री धीरज अग्रवाल , पुत्र श्री कैलाश नाथ अग्रवाल

निवासी: 387ए, वैभव खण्ड शिप्रासन सिटी इंदिरापुरम
गाजियाबाद

व्यवसाय: अन्य

15-07

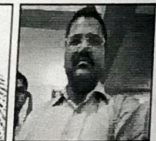


पहचानकर्ता : 2

श्री आदित्य मित्तल , पुत्र श्री अजय मित्तल

निवासी: बी-10 सत्यवती कानून अर्थीक विहार फेस-3 नार्थ
वेस्ट दिल्ली-52

व्यवसाय: अन्य



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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हेनुमत् . प्रसाद

उप निबंधक : सदर चतुर्थ

गाजियाबाद

17/10/2022

शुभम . कुमार

निबंधक लिपिक गाजियाबाद

17/10/2022

प्रिंट करें

will be payable in 14 half yearly installment alongwith 11% interest as mentioned will be charged @ 14 p.a. on the balance amount for the delayed period.

3. The peaceful vacant physical possession of the plot in question will be given after this agreement.
4. If the compensation of the land in question is increased by the decision of the court of law, the second party shall be liable to pay the proportionate amount of compensation to the first party.
5. The second party has paid stamp duty on the total premium of plot including lease rent and free hold charges as per the rules.
6. The second party shall complete the construction of the building in accordance with the plan approved by GDA as per condition of agreement and as per minimum specification prescribed by the Ghaziabad development authority.
7. The second party undertakes to construct the building in according to the approved plan Within Five Year from the date of Agreement.
8. The Second Party shall be liable to pay rent, taxes, charges, and assessment of every description in respect of apportioned plot/building whether assessed, charged or imposed on that plot or on the building construction all the terms & conditions of the auction will be binding on the parties.
9. Any money due to the GDA from the second party of the aforesaid property shall be recoverable as arrears of land revenue from the second party.

Ator

Singh
सुरजीत
सहायक अभियन्ता
गाजियाबाद

10. If it is disclosed that the agreement to sale of the 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 the agreement to sale, the agreement to sale will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority, and the second party will not be entitled to any compensation whatsoever nor for interest on the refunded amount as per terms & conditions.
11. Any unauthorized construction by the second party, is liable to be demolished in accordance with the rules/laws in force.
12. The water supply, sewerage, drainage and electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work shall be completed by the second party.
13. The sale deed shall be executed in the proforma prescribed by the authority. The first party shall execute the sale deed within three months from the final date of payment by the second party.
14. That the first party have right to cancellation, termination, forfeiture or re-entry on aforesaid grounds after the first party has service on the second party, a notice in writing and the violation has not been corrected by the second party within time mentioned in the notice.
15. Details of Convenient Shopping Plot CS-3, Swarnjayantipuram, Ghaziabad measuring area 1894.85 sq.mtrs. are boundaries of which are given below:

NORTH: 9 meter wide Road

SOUTH: 10 meter wide Road

A. Singh

Singh
सुरजीत
सहायक अभियन्ता
गांधीपुरा



A Tagon

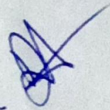
EAST: 6-00 Meters wide Road

WEST: e-376/377

In witness the parties name above have signed this
AGREEMENT TO SALE on ..12.... the day of March 22 at Ghaziabad
U.P.

GAZIABAD DEVELOPMENT AUTHORITY

Witness No. धीरज अग्रवाल



Singh
(First Party) सुरजीत
प्रहास अग्रवाल
गा0वि0प्रा0

slc की कैलाश नार्थ अग्रवाल
387 A शिवा भालू के पास, वैभव खण्ड
इन्दिरापुरम, शिवा अनुसिटी,
गाजियाबाद

Witness No. आदित्य मिहल

Harshil

A Tagon
(Second Party)

slc की आजय मिहल
नि० B-10, सत्यवती कालोनी
अशोक विहार कै-3, अशोक
विहार नार्थ वेस्ट दिल्ली-110052.

आवेदन सं०: 202200739160291

बही संख्या 1 जिल्द संख्या 41619 के पृष्ठ 383 से 406 तक क्रमांक
11045 पर दिनांक 17/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्त

हनुमत प्रसाद

उप निबंधक : सदर चतुर्थ

गाजियाबाद

17/10/2022



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर चतुर्थ गाजियाबाद क्रम 2022139050053

आवेदन संख्या : 202200739160291

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2022-10-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम रिकेश त्यागी

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 63030290 / 84041000.00

1. रजिस्ट्रीकरण शुल्क 840410

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुस्तार के अधिप्रमाणी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

उपनिबन्धक सदर चतुर्थ
गाजियाबाद

1 से 6 तक का योग 840490

शुल्क वसूल करने का दिनांक 2022-10-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2022-10-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर