



सत्यमेव जयते

GH-01/1 Sec-11 Pratyap Vihar

INDIA NON JUDICIAL

Government of Uttar Pradesh

Name MANISH KUMAR
Designation Ex. E.
Signature
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad

e-Stamp



B. K. S.
Enrol. No. 1000, Ghaziabad
Chamber No. 1000, Ghaziabad
Road, Ghaziabad U.P.-201002
Mob. No.-9910714333

Certificate No. : IN-UP61348051285295U
Certificate Issued Date : 07-Apr-2022 03:29 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0109877216416820U
Purchased by : ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : GH-01/1 SECTOR-11 PRATAP VIHAR GHAZIABAD
Consideration Price (Rs.) :
First Party : GHAZIABAD DEVELOPMENT AUTHORITY
Second Party : ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA
Stamp Duty Paid By : ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA
Stamp Duty Amount(Rs.) : 1,90,60,500
(One Crore Ninety Lakh Sixty Thousand Five Hundred only)

Stamp
1,90,60,500/-

PREPARED BY ME

ANKUR KUMAR RANA



Verified By
Registration Clerk
Ghaziabad

Locked By
Subnotary-V
Ghaziabad

For Ishaan Infraestates (I) Pvt. Ltd.
Authorized Signatory

Please write or type below this line

Ghaziabad Development Authority

B. K. S.
Enrol. No. 1000, Ghaziabad
Chamber No. 1000, Ghaziabad
Road, Ghaziabad U.P.-201002
Mob. No.-9910714333



ATTESTED
ASHOK KUMAR
Notary, Ghaziabad
Distt, Ghaziabad

अनुसंधान
गोप विभाग

0000980734

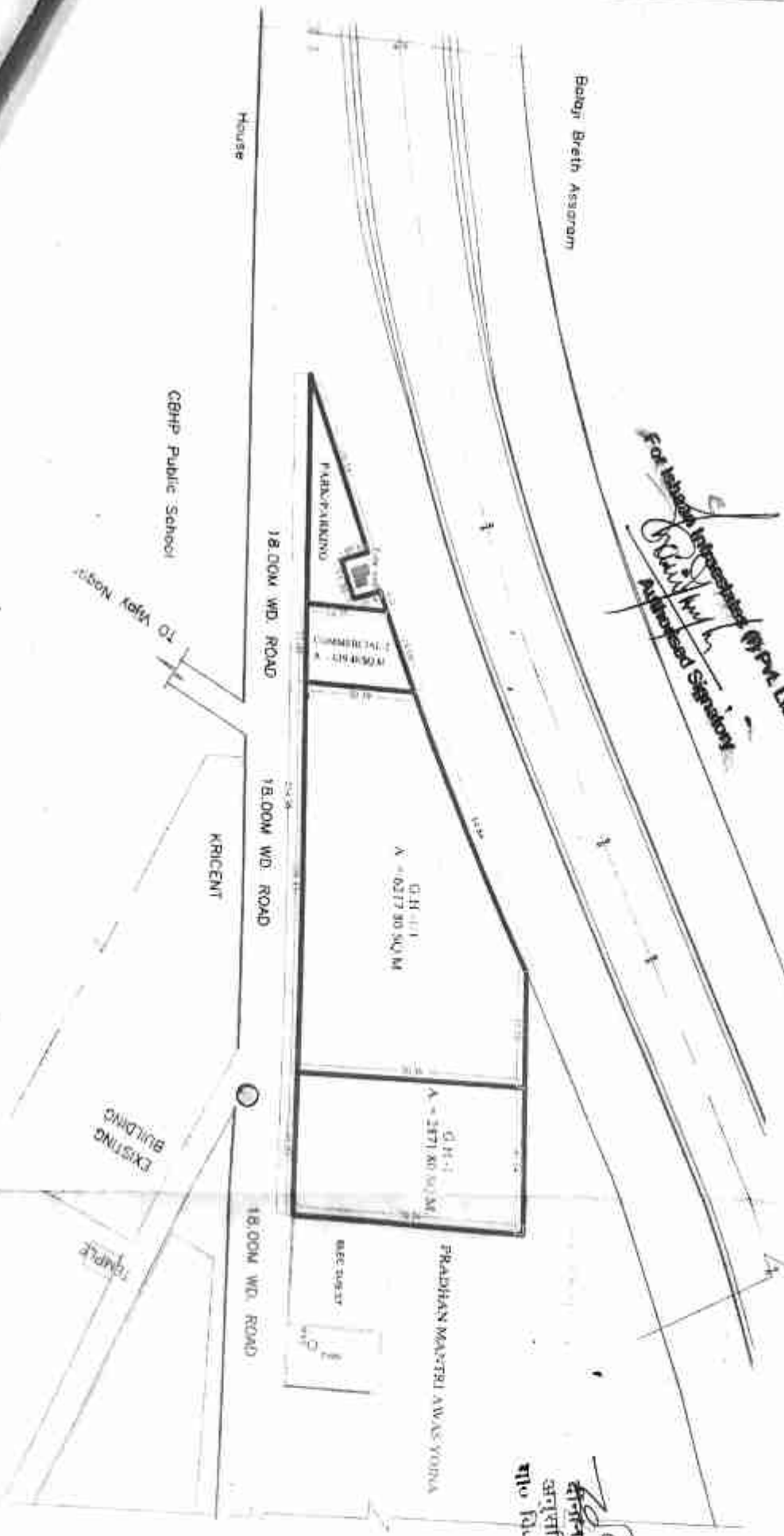
Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilstamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of this certificate.
- In case of any discrepancy please inform the Competent Authority.

REVISED PART LAYOUT PLAN OF G.H.-1A1 PRATAP VIHAR SECTOR XI, G. M. P. GHAZIABAD.

- AREA OF PLOT NO. G.H.-1 - 2871.80 SQ.M.
- AREA OF PLOT NO. G.H.-1/1 - 6217.80 SQ.M.
- AREA OF COMMERCIAL PLOT NO.-2 - 639.40 SQ.M.

For Interest, Interested Party Ltd.
[Signature]
 Authorized Signatory



[Signature]
 अधिकारी
 जिला पंचायत
 गीता रोड गीता

[Signature]
 AE

[Signature]
 ME

[Signature]
 IP

SURVEY

[Signature]

For Ishaan Infraestates (I) Pvt. Ltd.
Authorized Signatory

दीनानाथ
अनुराधिव
मा० वि० प्रा०

GHAZIABAD DEVELOPMENT AUTHORITY
AGREEMENT TO SALE

This agreement to sale is executed on 11/04/2022, 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

M/S ISHAAN INFRAESTATES INDIA (P) LTD., a company registered under THE COMPANIES ACT, 1956 having its office at Ishaan Corporate Tower, C-23, Sector-13, Vasundhara, Ghaziabad, U.P. (India)-201010 through its Authorized Signatory Sh.Chandan Srivastava S/O Mr. Ashok Srivastava R/O- G-2, 6/163, Vaishali, Ghaziabad 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 allotment of Group Housing Plots by Two bid system in Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 sq.mtrs. boundaries of which are mentioned in the end of this Agreement & site plan is attached with this Agreement with condition that building constructed thereon will be permissible as per building byelaws and as per terms and conditions mentioned in the booklet.

That the second party participated in the tender through Two bid system held on 17-12-2021 along with the other applicants and were the highest bidder having bid for Rs. 39,100.00 per sq.mtrs. Which is accepted by the vice chairperson on 17-12-2021 and the allotment letter no. 2372/comm.anu./2021 dated 27.12.2021 was issued in the favor of the second party. The total premium of the plot including 12% lease rent & free hold charge Rs. 27,22,89,898.00 (rupees Twenty Seven crore Twenty Two lac Eighty Nine thousand Eight hundred ninety Eight only).

For Ishaan Infraestates (I) Pvt. Ltd.
Authorized Signatory

दीनानाथ
अनुराधिव
मा० वि० प्रा०

आवेदन सं०: 202200739051345

विक्रय अनुबंध विलेख (कच्चा)

वर्ष: 2022

वही सं०: 1

रजिस्ट्रेशन सं०: 1871

प्रतिफल- 272289898 स्टाम्प शुल्क- 19060500 वाजारी मूल्य- 272289898 पंजीकरण शुल्क- 2722900 प्रतिनिपिकरण शुल्क- 80 योग
2722980

श्री मै० ईशान इन्फ्रस्टेट इन्डिया प्रा० लि० द्वारा
चन्दन श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री अशोक श्रीवास्तव
व्यवसाय : अन्य
निवासी : जी-2 6/163 वैशाली गाजियाबाद।



श्री, मै० ईशान इन्फ्रस्टेट इन्डिया प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक
11/04/2022 एवं 04:47:14 PM बजे
निबंधन हेतु पेश किया।

चन्दन श्रीवास्तव अधिकृत
पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन राय

उप निबंधक सदर पंचम

गाजियाबाद

11/04/2022

विश्वास वर्मा
निबंधक लिपिक

प्रिंट करें

The first party acknowledge the receipt of 25% of the total premium including 12% lease rent & free hold charge Rs. 6,80,72,475.00 (rupees Six crore Eighty lac seventy Two thousand Four hundred Seventy Five only).and the balance 75% of the total premium charge Rs. 20,42,17,423.00 (rupees Twenty crore Forty Two lac Seveteen thousand Four hundred Twenty Three only). will be payable in 14 half yearly installment along with 11% interest as mentioned in the payment schedule letter dated 27-12-2021 and the penal interest will be charged @ 15% P.A. on the balance amount for the delayed period.

NOW BOTH THE PARTIES AGREE AS UNDER:

1. The first party declares that Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 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. 6,80,72,475.00 in 14 half yearly installment alongwith 11% interest as mentioned above and in case the installment is not paid in time then 15 percent interest will be charged on the balance amount for the delayed period.
3. The peaceful vacant physical possession of the plot in question will be given only after the execution of the deed.
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 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 undertake to construct the building in according to the approved plan.
8. The second party shall be liable to pay rates, 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

For Istusar Infra States (I) Pvt. Ltd.
Authorised Signatory

दीनानाथ
अनुसन्धिव
गो. वि. २०१९

आवेदन सं०: 202200739051345

बही सं०: 1

रजिस्ट्रेशन सं०: 1871

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
चिक्रेता: 1

श्री दीना नाथ अनु सचिव के द्वारा अंकर कुमार राना
लिपिक, पुत्र श्री अरुण पाल सिंह राणा

निवासी: गाजियाबाद विकास प्राधिकरण गाजियाबाद।

व्यवसाय: अन्य

क्रेता: 1



श्री मै० ईशान इन्फ्रस्टेट इंडिया प्रा० लि० के द्वारा चन्दन
श्रीवास्तव, पुत्र श्री अशोक श्रीवास्तव

निवासी: जी-2 6/163 वैशाली गाजियाबाद।

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री सैनेश कुमार, पुत्र श्री यू० पी० श्रीवास्तव

निवासी: 2बी 011 जी.सी. गण्ड वैभव खण्ड सिपा
सन्सिटी गाजियाबाद।

व्यवसाय: अन्य

पहचानकर्ता: 2



कुमारी शिखा, पुत्री श्री सुरेश कुमार

निवासी: 70 सुन्दर पुरी गाजियाबाद।

व्यवसाय: अन्य



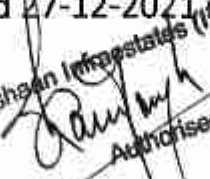
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

नवीन राय
उप निबंधक - सदर पंचम
गाजियाबाद

विश्वास वर्मा
निबंधक लिपिक

- 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.
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 refund of any premium paid by him.
11. Any unauthorized construction made by the second party, is liable to be demolished in accordance with the rules/laws in force.
12. For Group Housing Plot the purchaser shall have to construct the building at his own cost within five years from the date of sale agreement deed registered. No construction will allowed without sanction of map. Allottees are strictly advised to obtain completion certificate from Ghaziabad Development Authority by submitting proper application after completion the construction otherwise levy will be charged.
13. 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.
14. The sale deed shall be executed in the proforma prescribed by the authority. The first party shall execute the sale deed within one months from the date of entire payment by the second party.
15. That the first party have right to cancellation, termination, forfeiture or re-entry on aforesaid plot in case the second party failed to comply with the terms and conditions of this agreement before cancellation the agreement first party will serve a notice on the second party to remedy the breaches and in case the second party failed to remedy the breaches the first party will cancel the agreement and take the possession back.
16. That the terms and conditions given in the auction brochure and allotment letter dated 27-12-2021 shall be applicable.

For Ishaan Immoestates (Pvt) Ltd.

Authorised Signatory


दीनानाथ
असहनिव
प्लॉट नं. ५४४



B. K. SHIR

Enrol. No. 1011
Chamber No. 20
Road, Ghaziabad U.P. 201006
Mob. No. - 9910714333



B. K. SHIR

Enrol. No.
Chamber
Road, Gha
Mob. No. - 9910714333

✓

17. In case, the cost of allotted property is more than rs. 50 lac, 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)XXXXXXXXXX. TDS certificate is to be submitted in the office of authority.

18. Decision of the vice chairperson, Ghaziabad development authority will be final and binding.

19. Details of Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 sq.mtrs are boundaries of which are given below:

NORTH :

SOUTH :

EAST :

WEST :

भारत सरकार के अनुसार

In witness the parties name above have signed this AGREEMENT TO SALE on.....11..... the day of ~~May~~ 2022 at Ghaziabad U.P.

GHAZIABAD DEVELOPMENT AUTHORITY

Sankesh Kumar

Witness No. Sankesh Kumar (First Party)

2 Boli G.C. Road Varishva Khand

Shikha Society Ghaziabad (U.P.)

Witness No.

Sankesh Kumar

Shikha C/o Sankesh Kumar

70, Sunder Puri Ghaziabad (U.P.)

For Ishaan Infrastructures (I) Pvt. Ltd.
(Second Party)
Authorized Signatory

दीनानंद
अनुसूचित
गांव वि० प्रा०

B. K. SHASHODIA
Advocate
Enrol. No. - D/1272/2002
Chamber No. -203, Main Tehsil
Road, Ghaziabad U.P.-201002
Mob. No.- 9910714333

आवेदन सं०: 202200739051345

बही संख्या 1 जिल्द संख्या 9018 के पृष्ठ 259 से 282 तक क्रमांक
1871 पर दिनांक 11/04/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



नवीन राय

उप निबंधक : सदर पंचम

गाजियाबाद

11/04/2022

