



सत्यमेव जयते

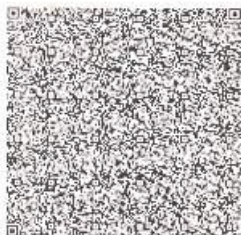
INDIA NON JUDICIAL

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.stampstamp.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.



For Gangee Developers Pvt. Ltd.
[Signature]
 Authorised Signatory



For Ganga Ratan Developers

[Signature]

Partner

AS 367218

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 Gangee Developers Pvt. Ltd.

[Signature]
 Authorised Signatory

For Ganga Ratan Developers

[Signature]
 Partner

Contd...2

૦૧

16-7-14

જાણકારી આપવા માટે

જાણકારી આપવા માટે

જાણકારી આપવા માટે

જાણકારી આપવા માટે

5000/-

[Signature]

40-

31 માર્ચ 2017

જાણકારી આપવા માટે

બેંકમાં

ગંગાદત્ત સ્વલ્પમ હાથ પાટિયર કિશોર ગુપ્તા

શ્રમ્ય. ડી બેંકમાં ચક્ર ગુપ્તા પિ. 18/1494

બેંકમાં ચક્ર ગુપ્તા





उत्तर प्रदेश UTTAR PRADESH

AS 367219

शिवलाल

2)

सहायक कोषाधिकारी

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

3 JUL 2014

कोषागार, आगरा

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

हस्ताक्षर

गंगा रतन स्वामिनी द्वारा पार्टनर किशोर गुप्ता

5000/-

2110-10 01

Handwritten signature

43- नवंबर 31 नवंबर 17

नवंबर 31 नवंबर 17

विक्रय पत्र

45,212,500.00 / 60,500,000.00

10,000.00

20

10,020.00

800

फॉस रजिस्ट्री

नवंबर 31 नवंबर 17

वॉग

अवधि लगभग

प्रतिफल

मालिक

श्री संजय कुमार बैनरजी

पुत्र श्री शंकर नाथ बैनरजी

पेशा व्यापार

निवासी विश्वास खण्ड गोमती नगर लखनऊ

अस्थायी पता

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

वर्गे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M. Shastri

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014

निष्पादन लेखपत्र वाद गुणने व समझने मजमून व प्राप्ता धनगशि रू. पलेखानुसार उका

विक्रेता

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।

दिनको पहचान श्री प्रमोद कुमार

पुत्र श्री मोले सिंह

पेशा व्यापार

निवासी शहीद नगर आगरा

व श्री प्रवेन्द्र कुमार

पुत्र श्री मोती राम

पेशा व्यापार

निवासी ऊचा रामशाबाद आगरा

ने की।

प्रत्यक्षतः गद साक्षियों के निशान अंगुठे निबन्धानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M. Shastri

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014

Handwritten signature of the seller

किशोर अष्ट

Handwritten signature of the buyer

Handwritten signature of the official



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 Katan Developers

[Signature]

Partner

03

16-7-14

पुस्तक विक्रेता का नाम

पुस्तक का नाम

पुस्तक की कीमत

पुस्तक की संख्या

5000h

2010-18 01

[Signature]

पुस्तक विक्रेता

Registration No.:

8964

Year:

2014

Book No.:

1

0101 संजय कुमार बैनरजी

शंकर नाथ बैनरजी

विश्वारा खण्ड गोमती 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.

Sanjay Banerjee
Authorised Signatory

Contd...5

For Ganga Katan Developers

Kishor Gupta
Partner

स्टाम्प दिवस की तिथि
स्टाम्प का प्रयोग का प्रशिक्षण
स्टाम्प प्रयोग का नाम व पता
स्टाम्प की प्रमाणिका

47
16/3/14
9m

5000
सुरक्षा का प्रमाण
लाइसेंस नं. 10
लाइसेंस की अवधि 2013-2018
संदर्भ तहसील अग्रगण्य

गंगारतन स्वल्पम द्वारा पहिनेर खिरीर गुप्ता
शम्भा केलावा चंद गुप्ता जि० 18/149 A
जतिहाला/बोड आगरा

क्रेता

Registration No. : 8964

Year: 2,014

Book No. : 1

0201 किशोर गुप्ता
केलाश चंद गुप्ता
विश्व नगर आगरा
ज्यापार





उत्तर प्रदेश UTTAR PRADESH

(5)

AS 376448

शिव शिव
Now 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.

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

स्टाम्प विक्रय के लिये
स्टाम्प ड्राइव करने का प्रयोजन
स्टाम्प ट्रेडिंग का काम करना
स्टाम्प की धारणा

50
16/7/14

800
75/m

मुद्रित करने का प्रयोजन
लाइसेंस नं. 10
लाइसेंस की अवधि 3 महीने
बंदर बंदीज अवधि

गंगा रत्न स्वल्पमिका पार्टीर छिन्नौर अला

- 2150 10 49





उत्तर प्रदेश UTTAR PRADESH

(6)

AS 376449

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.

Subbarajee
Authorised Signatory

Contd...7

For Ganga Ratan Developers

Kishor Gupta
Partner

स्टाम्प विक्रय की तिथि
स्टाम्प का कटने का प्रमाण
स्टाम्प के दाहिने कोने पर
स्टाम्प की छल्ला

मुद्रांकन क्रमांक १००
लाइसेंस नं. १०
लाइसेंस की अवधि ३० दिनों
सदर वसूली आगम

51
16/7/14

गंगा बतन इवलापन द्वारा फॉरेन डिपॉजिट

200-10 49





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 U. Sh. Raj Kumar Gupta
31/170, A11, Mahaveer Nagar,
Rajpur Chungi, Agra-282001

For Ganga Ratan Developers

[Signature]

Partner

2.

[Signature]
Panna D Kumar
S/o Bhole Singh
Mila 18, Shaheed Nagar, Agra.

13
10-7-14

सदर निवेदन की प्रतिलिपि

श्रीमान

गंगा रतन स्वामी पति द्वारा पटिनर मिशोर शुक्ला

51 स्व. शा. धोलागढ़-43 गुफा जि. 18/149 म

जिला कारागार में 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.shankh

एम शास्त्री

उप निबन्धक तृतीय

सदर आगरा

31/7/2014





8964

यह पुस्तक ग्रन्थालय की संपत्ति है।
उपरोक्त संकेत है।


उप निदेशक-पुस्तक
वाराणसी