

8832



उत्तर प्रदेश UTTAR PRADESH



CA 622350



For S G ESTATES LTD.

Director

~~John D. Lewis~~

शानेन्द्र वर्मी
संस्कृत सचिव





उत्तर प्रदेश UTTAR PRADESH

CA 622351

DEVELOPMENT

For S G ESTATES LTD.

Director

लालेन्द्र वर्मा
संग्रह दर्शक

संख्या 10 राजस्थान वार्ता 8/216	10 राजस्थान वार्ता 10/216	प्राप्ति करने का प्रयोग
सामान वार्ता का नाम है यात्रा वार्ता	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
संख्या की वर्तमानी 10/216	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
सामान विवरण का नाम वार्ता - वार्ता वार्ता	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
सामान विवरण का नाम वार्ता	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
आइडेंस श्री वार्ता वार्ता का नाम है 31-3-15	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
सामान विवरण का नाम वार्ता	प्राप्ति करने का उद्देश्य	प्राप्ति करने का उद्देश्य
विक्रय पत्र	विक्रय पत्र	विक्रय पत्र
221,475,240.00 / 221,475,240.00	10,000.00	50 10,050.00 2,500
प्रतिफल मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क योग शब्द लगभग
श्री गौरव गुप्ता प्रतिनिधि एस0 जी0 इस्टेट लिं		
पुत्र श्री सुभाष गुप्ता		
व्यवसाय अन्य		
निवासी स्थायी डी 1/129 राजौरी गार्डन नई दिल्ली		
अस्थायी पता		
ने यह लेख पत्र इस कार्यालय में दिनांक 15/7/2014 समय 4:27PM		
बजे निवन्धन हेतु पेश किया।		

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त विक्रेता केता

श्री प्रदीप त्यागी
प्रतिनिधि ज्ञानेन्द्र वर्मा
पुत्र श्री
पुत्र/पत्नी श्री पेशा नौकरी

A close-up photograph of a fingerprint on a light-colored surface. A small, distinct blue ink mark is visible on the left side of the print, appearing as a small, irregular shape.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

गाजियाबाद

15/7/2014

श्री गौरव गुप्ता
प्रतिनिधि एस0 ३० इस्टेट लि0
पुत्र श्री सुभाष गुप्ता
पेशा अन्य
निवासी डी १/१२९ राजोरी गार्डन नई दिल्ली

A high-contrast, black and white image of a fingerprint, showing ridges and valleys.

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री अनिल राधव

पत्र श्री राम सिंह राधेव

ਪੰਜਾਬ

विवाही विवाह ३०.१४८ ते ३ वर्षांपासून

अवारा १०१५० सं

व श्रा रजनाश कुमार
— लौकिक सिद्ध

ପୁତ୍ର ଆ

पश्चात् अन्य
प्रिया दीपा ३०

ନିବାସ

ने की ।

प्रत्यक्षता

The image consists of two separate photographs of a human finger, placed side-by-side. Both images are oriented vertically, showing the characteristic ridges and valleys of a fingerprint. The skin texture is clearly visible, with darker lines representing the ridges and lighter areas representing the valleys. The lighting is consistent across both images, highlighting the natural patterns of the skin.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय
गाजियाबाद
15/7/2014

SITE PLAN FOR PLOT No.CP-1B, GOVINDPURAM SCHEME

TELEPHONE EXCHANGE

71.00.



TOTAL AREA OF THE
PLOT = 5273.22 SQM

74.55

6.0M SERVICE LANE

For S G ESTATES LTD.
(Signature)

Director

MANDI SAMITI

70.72.

6.0M SERVICE LANE

24.0M WIDE ROAD

24.0M WIDE ROAD

73.74

~~PREPARED BY~~ COMPARED BY: J.E.

✓
A.E.

✓
T.P. (6/11/81)

मंडी समिति
गोविन्दपुरम्



For S G ESTATES LTD.
— *Qurti*
Director

GHAZIABAD DEVELOPMENT AUTHORITY

SALE DEED

This Sale Deed is executed on 14th month JULY year 2014, between **Ghaziabad Development Authority** a body created under 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 assigns) through its Joint Secretary AUTHORISED SIGNATORY –

.....VENDOR

AND

M/s. S.G. Estates Ltd., a company registered under THE COMPANIES ACT, 1956 having its office at 105-106, Deep Shikha Tower, Rajendra Place, New Delhi-110008 through its director Sh. Gaurav Gupta S/o Sh. Subhash Gupta R/o *D-1129, 21st Street, Govindpuri, New Delhi*, which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigns of the other part –

.....VENDEE.

That the Vendor advertised and published a Prospectus & Application Form for allotment of Residential & Commercial Property by Tender-Cum-Auction Commercial-cum-Residential Mixed Use (Residential/Group Housing permissible on consequent floors except Ground Floor) for the sale of Free Hold Commercial cum Residential Group Housing Plot No. CP-1/B in Govindpuram A-Block area 5273.22 Sq.Mtrs. boundaries of which is mentioned in the end of this deed & site plan is attached with this deed and a building constructed thereon will be permissible as per building byelaws.

For S G ESTATES LTD.
— *Qurti*
Director

*शाविन्द्र वर्मा
संस्कृत उत्तिव*

विक्रेता

Registration No.: 8832

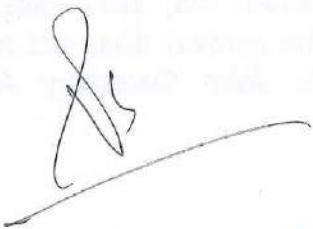
Year : 2,014

Book No. :

1

0101 प्रदीप त्यागी प्रतिनिधि ज्ञानेन्द्र वर्मा

जी0डी0ए
नौकरी



That Vendee participated in the auction held on 23.8.12 and an agreement was executed on 15/07/13 between the parties which was registered on bahi no. 1, Jild No. 7389 at page-219 to 1628 at serial no. 11019 on 15/07/13 through which second party has to pay the total premium of the plot is 22,14,75,240/- (Rupees Twenty Two Crore Fourteen Lac Seventy Five Thousand Two Hundred Forty only) and 12% Lease Rent & Free Hold Charge i.e. Rs. 2,65,77,029/- (Two Crore Sixty Five Lac Seventy Seven Thousand Twenty Nine Only). The Second Party paid 25% Rs. 5,53,68,810/- and 1st Installment Rs.5,14,77,124/- of the total premium through the agreement to sale and 75% balance amount Rs. 16,60,55,240/- has been paid and demand letter dated 18/09/12 along with 12% interest. Now Vendee paid total premium 22,14,75,240/- after deducting 1% of the TDS Rs. 12,45,415/- and 12% Lease Rent & free hold charge 2,65,77,029/- Ventor accept the same through this deed. The Terms of the agreement of Sale dated 15/07/13 will be the part of this Deed.

Now both the parties agree as under :-

1. The Vendor declares that the Free Hold Commercial cum Residential Mixed Use (Residential/Group Housing) Plot No.CP-1/B, A-Block, Govindpuram, Ghaziabad approx. 5273.22 square meter is free from all charges, liens and encumbrances and transferred to the Vendee through this deed
2. The peaceful vacant physical possession of the plot in question has been given after the execution of agreement to sale.
3. If the compensation of the land in question is increased by the decision of the court of law, the Vendee or its allottee agree to pay the proportionate amount of compensation to the first party.
4. The Vendee has paid Stamp duty on the total premium of land including lease rent and free hold charges as per the rules.

For S G ESTATES LTD.

Qutb

Director

वानीक वर्ष
संस्करण दर्शन

क्रेता

Registration No. : 8832

Year : 2,014

Book No. : 1

0201 गौरव गुप्ता प्रतिनिधि एस0 जी0 इस्टेट लि�0

सुभाष गुप्ता

डी 1/129 राजौरी गार्डन नई दिल्ली

अन्य



5. The Vendee shall complete the construction of the building in accordance with the plan approved by vendor as per condition of agreement and as per minimum specification prescribed by the Vendor within the 5 years from the date of agreement which shall be the essence of the contract, if the vendee fail to complete the construction within the prescribed period the Lavy will be charge as per rules.
6. The Plot and building thereon shall not be used for any purpose other than specified in the agreement/sale deed executed by the Vendor. Major use prescribed by the Vendor is Commercial cum Residential Mixed Use (Residential/Group Housing).
7. The Vendee or his allottee shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot of any part thereof before or after the erection of the building without the previous permission in writing of the Vendor. In the event permission is given by the vendor for the above said purpose, vendor have right to imposed such terms and conditions as may be deemed fit as necessary in that behalf.
8. The Vendee or his allottee 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.
9. That the provisions of Apartment Act 2010 will apply on the residential units. If Vendee construct more than three apartment in the property in question, Vendee will liable to submit the declaration Form as per rules.
10. If it is disclosed that the sale deed 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 sale deed, the sale deed will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority, and the vendee will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
11. Any unauthorized construction by the vendee or his allottee, is liable to be demolished in accordance with the rules/laws in force.

For S G ESTATES LTD.

Director

प्राविद्यन वर्ष
संतुष्ट उत्तिष्ठ



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 vendee.

Details of Commercial cum Residential Mixed Use (Residential/Group Housing) Plot No.CP-1/B, A-Block, Govindpuram, Ghaziabad are boundaries of which are given below:

NORTH :]
SOUTH :] *As per 8' 1/2 plan*
EAST :]
WEST :]

In witness the parties name above have signed this SALE DEED on July 2014
the day of 14th At Ghaziabad, U.P.

Ghaziabad Development Authority

Witness No. 1

Plot No. 148 Sec 3 Vasundhara
Ghaziabad (U.P.)
Area 1000 sq ft approx 800 sq ft from Singh Brothers

✓
For S G ESTATES LTD.

Director

Shashi Ali

For M/s. S.G. Estates Ltd.

Witness No. 2
Shashi Ali is son of Shashi Saggar I have signed it for him

Rajiv Kumar
S/o Dinesh Singh
CB-76F, Naraina, Delhi

File No - 212
SG Impression 58
Raj Nagar Extension
Ghaziabad (U.P.)

Signature 1,73,64,000/-

Agreement to sell Vahi No. 1, Tild No. 7389 Page No. 219
to 1628 serial No. 11019 date 15/07/13 QR 513 T 2184

दूर्घ ब्रेलेव नं 11319 8013
स्टाइल ब्रेलेव नं 1,73,64,000/-

Am

कलेक्टर यांत्रिक विभाग

15/7/14

आज दिनांक 15/07/2014 को

बही सं. 1 जिल्द सं. 8606

पृष्ठ सं. 391 से 404 पर कमांक 8832

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Am
उपनिबन्धक द्वितीय
गाजियाबाद

15/7/2014

