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(15/11/2020) 12:45 PM

104

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॥ श्रीगणेशाय नमः ॥

THE UNIVERSITY OF CHICAGO

संख्या 31-3-15

$$\frac{1}{\Gamma(\alpha)} \int_0^t (t-\tau)^{\alpha-1} f(\tau) d\tau = I^\alpha f(t), \quad t > 0, \quad (1)$$

知照各埠 仰祈 鑒核 謹此 佈聞



उत्तर प्रदेश UTTAR PRADESH

CA 622351

DEVELOPMENT

For S G ESTATES LTD.

[Signature]

Director

[Signature]
शक्तिन् वसो
संयुक्त सचिव

क्रमांक 10 राज्य निबन्धन का क्रमांक 8/11

राज्य निबन्धन का प्रमाणपत्र

राज्य निबन्धन का नाम व पुरा नाम

एक अस्टेट लिडर डी 3/1/2014

राज्य निबन्धन का नाम

10/11

राज्य निबन्धन का पुरा नाम - दीनर महोदय

राज्य निबन्धन का नाम

राज्य निबन्धन का नाम व पुरा नाम - दीनर महोदय

राज्य निबन्धन का नाम व पुरा नाम

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 लि0

पुत्र श्री

सुभाष गुप्ता

व्यवसाय अन्य

निवासी स्थायी

डी 1/129 राजौरी गार्डन नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

15/7/2014

समय

4:27PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

15/7/2014

निष्पादन लेखपत्र वाद सनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री प्रदीप त्यागी

प्रतिनिधि ज्ञानेन्द्र वर्मा

पुत्र श्री

पुत्र/पत्नी श्री पेशा नौकरी

श्री गौरव गुप्ता

प्रतिनिधि एस0 जी0 इस्टेट लि0

पुत्र श्री सुभाष गुप्ता

पेशा अन्य

निवासी डी 1/129 राजौरी गार्डन नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री अनिल राधव

पुत्र श्री राम सिंह राधव

पेशा अन्य

निवासी प्लॉट न0 148 से 3 वसुन्धरा गा0बाद

व श्री

रजनीश कुमार

पुत्र श्री

लोकेन्द्र सिंह

पेशा अन्य

निवासी सी बी0 76 नारायणा दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उपनिबन्धक द्वितीय

गाजियाबाद

15/7/2014

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

TELEPHONE EXCHANGE

71.00.

74.55

6.0M SERVICE LANE

24.0M WIDE ROAD

For S G ESTATES LTD.

Director

70.72.

6.0M SERVICE LANE

24.0M WIDE ROAD

73.74

MANDI SAMITI



TOTAL AREA OF THE PLOT = 5273.22 SQM

PREPARED BY 18/11/13 BY Valuand

J.E

A.F.

4/11/14
T.P.

सिद्धि साहिब
सुन्दर साहिब



For S G ESTATES LTD.

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-11/129, Sector 14, Gurgaon, Haryana, 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.

Director

शिवेन्द्र वर्मा
संयुक्त सचिव

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/- Vendor 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.

Quinty

Director

हालिल वर्या
संयुक्त सचिव

क्रेता

Registration No. : 8832

Year : 2,014

Book No. : 1

0201 गौरव गुप्ता प्रतिनिधि एस0 जी0 इस्टेट लि0

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 inquestion, 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.


नामिका वर्मा
संयुक्त सचिव

For S G ESTATES LTD.



Director



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 :
EAST :
WEST :

As per site plan

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.)
Amit Singh s/o Sree Ram Singh Dogra


For S.G. ESTATES LTD.


Director

Shahid Ali

Witness No. 2

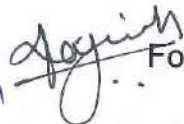
Shahid Ali s/o Smt. Sagged ibrahim Hoban

Flat NO-212

SG Impression S8

Raj nagar Extension

Ghaziabad (U.P.)


Rajnish Kumar

S/o Deepender Singh

CB-76F, Naraina, Delhi

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

Agreement to sell baki No.1, Jild No. 7389 Page No. 219
to 1628 serial No. 11019 date 15/07/13 प२ अदा २२१५
अंकन 1,73,64,000/-

दृष्ट प्रलेख सं 11219 2013
स्थानिक शुल्क संख्या 1,73,64,000 -

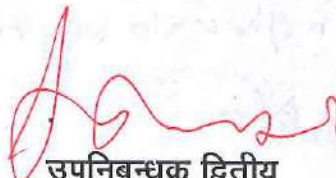


उपनिबन्धक द्वितीय गाजियाबाद

15/7/14

आज दिनांक 15/07/2014 को
बही सं. 1 जिल्द सं. 8606
पृष्ठ सं. 391 से 404 पर क्रमांक 8832
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



उपनिबन्धक द्वितीय

गाजियाबाद

15/7/2014

