



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

वीरेन्द्र मल्होत्रा
स्टाम्प विक्रेता ला0 नं0-44,
जी.डी.ए. परिसर, गाजियाबाद
Mob. 9818112312

Certificate No. : IN-UP12668893828585V
Certificate Issued Date : 19-May-2023 04:44 PM
Account Reference : NEWIMPACC (SV)/ up14083204/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1408320419364760880405V
Purchased by : ADVENT ASSOCIATES
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : PLOT NO. CS 6/2, SWARNJAYANTIPURAM, GHAZIABAD
Consideration Price (Rs.) :
First Party : GHAZIABAD DEVELOPMENT AUTHORITY
Second Party : ADVENT ASSOCIATES
Stamp Duty Paid By : ADVENT ASSOCIATES
Stamp Duty Amount(Rs.) : 20,68,000
(Twenty Lakh Sixty Eight Thousand only)

Stamp
2068000/-

PREPARED BY ME

Verified By

ANKUR KUMAR



Registration Clerk
Ghaziabad

Locked By



Substrat-III
Ghaziabad

Please write or type below this line

Ghaziabad.

विनय कुमार वर्मा
सहायक अभियन्ता
गा0 डि0 प्र0

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ehcilstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

सिडिल इन्डिया
14-01-01 01:01:01
सिडिल इन्डिया, सिडिल इन्डिया
S18S118188 doM

SICIL



01:01:01 01:01:01

REV. SITE PLAN FOR CONVINIENT SHOPPING PLOT AT CS-6/1 AND CS-6/2 SWARN JAYANTI PURAM SCHEME GHAZIABAD

AREA OF PLOT CS-6/1 = 373.00 Sq.M.

AREA OF PLOT CS-6/2 = 732.52 Sq.M.



विनय कुमार वर्मा
सहायक अभियन्ता
रा. नि. प्र. रा.

D/MAN

J.E

A.E

E.E-3

T.P

C.A.T.P

SECY

V.C

REVISIT PLAN FOR CONVENIENT SHOPPING PLOT AT CS-61
AND CS-62 SCHEME JAYANTI PURAM SCHEME GHAZIABAD

AREA OF PLOT CS-61 = 373.00 Sq. M.
AREA OF PLOT CS-62 = 732.52 Sq. M.



Plot

Plot

महानगर प्रशासन
आवक वसूली
का विभाग



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GHAZIABAD DEVELOPMENT AUTHORITY

AGREEMENT TO SALE

This agreement to sale is executed on 23rd Month of July Year 2023, between Ghaziabad development authority a body constituted under provisions 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 assignees) through its AUTHORISED SIGNATORY-

FIRST PARTY

AND

M/S ADVENT ASSOCIATES Through Partnership firm
SMT. YASMEEN KHAN, R/O 407, Fourth Floor, Orbit Plaza,
Crossing Republik, GHAZIABAD.

SECOND PARTY

That the first party advertised and published a Prospectus & Application form for allotment of multipurpose/Industrial plot by tender-cum-auction for the sale of Convenient Shopping Plot CS-6/2, Swarnjayantipuram, Ghaziabad measuring area 773.00 sq.mtrs. the boundaries of which is mentioned in the end of this deed & site plan is

आवेदन सं०: 202300739040324

विक्रय अनुबंध विलेख (बिना कब्जा)

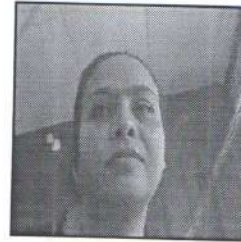
बही सं०: 1

रजिस्ट्रेशन सं०: 5260

वर्ष: 2023

प्रतिफल- 29535207 स्टाम्प शुल्क- 2068000 अग्रिम राशि- 0 पंजीकरण शुल्क - 295360 प्रतिलिपिकरण शुल्क - 80 योग : 295440

कुमारी मैसर्स एडवेंट एसोसिएट्स द्वारा
यासमीन अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्री श्री आजाद खान
व्यवसाय : अन्य
निवासी: 407 फोर्थ फ्लोर ओरबिट प्लाजा क्रोसिंग रिपब्लिक गाजियाबाद



कुमारी, मैसर्स एडवेंट एसोसिएट्स द्वारा

यासमीन अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 25/05/2023 एवं
11:06:35 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चंद्र मौर्य
उप निबंधक : सदर तृतीय
गाजियाबाद
25/05/2023

नवनीत कुमार . .
निबंधक लिपिक
25/05/2023

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 12% Lease Rent & Freehold charges is Rs. 3,11,67,360.00 (Rupees THREE CRORE ELEVEN LAKH SIXTY SEVEN THOUSAND THREE HUNDRED SIXTY Only).The first party issued allotment letter no. 0847/Comm.Dept/22 dated 28.07.2022 in respect of the said plot in favour of the second party.

The First Party issued Allotment letter bearing No. 0847/Comm.Dept/22 dated 28.07.2022. in respect of the aforesaid Swarnjayantipuram Yojna Convenient Shopping Plot CS-6/2, measuring area 773.00 SqMt but at the time of preparation of site plan the actual area of abovesaid plot has been Decreased to 40.48 Sq Mt Now total area of the abovesaid Industrial plot is 732.52 Sq Mt,. was intimated to the second party which acknowledge by First Party through this deed.

That the Second Party has paid 25% of the total premium including 12% Lease Rent & Freehold charges total amounting Rs. 77,91,840.00 (Rupees SEVENTY SEVEN LAKH NINTY ONE THOUSAND EIGHT HUNDRED FORTY 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 30.06.2027 will be payable in 10 half yearly installment alongwith 11% interest as mentioned in the payment schedule letter No. 0847/Comm.Dept/22 dated 28.07.2022. Now on the basis of the reduced area of the plot of



D:\RAAJ KAMAL\PRABHAT SIR\Jeter



विनय कुमार शर्मा
सहायक अभियन्ता
गाँव विद्या प्रांगण

बही सं०: 1

रजिस्ट्रेशन सं०: 5260

वर्ष: 2023

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

श्री विनय कुमार वर्मा के द्वारा अंकुर कुमार राणा, लिपिक

निवासी: गा वि प्रा गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1



कुमारी मैसर्स एडवेंट एसोसिएट्स के द्वारा यासमीन, पुत्री श्री
आजाद खान

निवासी: 407 फोर्थ फ्लोर ओरबिट प्लाजा क्रोसिंग रिपब्लिक
गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री आकाश दीक्षित, पुत्र श्री ज्ञानेन्द्र नाथ दीक्षित

निवासी: ऑफिसर्स कालोनी एस डी एम कोठी नदरई गेट
कासगंज

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री प्रतीक अनेजा, पुत्र श्री मदनलाल अनेजा

निवासी: थर्ड ए-96 नेहरू नगर गाबाद

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चन्द्र मौर्य

उप निबंधक: सदर तृतीय

गाजियाबाद

25/05/2023

नवनीत कुमार...

निबंधक लिपिक गाजियाबाद

25/05/2023

प्रिंट करें

40.48 sqm, the total value of the plot is becomes Rs. 2,95,35,207.00.

NOW BOTH THE PARTIES AGREE AS UNDER:

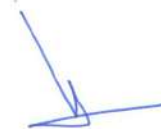
1. The first party declares that Convenient Shopping Plot CS-6/2, Swarnjayantipuram, Ghaziabad measuring area 732.52 sq.mtrs. is free from all charges, liens and encumbrances and transferred to the second party through this deed.
2. The second party agree to pay the balance 75% of the total premium RS. 2,21,51,406.00 (Rupees TWO CRORE TWENTY ONE LAKH FIFTY ONE THOUSAND FOUR HUNDRED SIX Only). will be payable in 10 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 is 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 With in Five Year from the date of Agreement.



विनय कुमार वर्मा
सहायक अभियन्ता
प्लॉट नं० ६/२



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.
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.



विनय कुमार वर्मा
सहायक अभियन्ता
गाँव विभाग



①



②



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-6/2, Swarnjayantipuram, Ghaziabad measuring area 732.52 sq.mtrs. are boundaries of which are given below:

NORTH :
SOUTH :
EAST :
WEST :

संलग्न स्थल प्लॉट के अनुसार

In witness the parties name above have signed this AGREEMENT TO SALE on 23-12-2023 the day of 2023 at Ghaziabad U.P.

GHAZIABAD DEVELOPMENT AUTHORITY

Witness No.

AR. AKASH Dixit

S/O GANENDRA NATH Dixit
OFFICERS COLONY, S.D.M.
KOTHI, MADRAI GATE
KASGANJ - 207123

Witness No.

PRATEEK ANEJA

S/O MADAN LAL ANEJA
III A-96 NEHRU NAGAR.
GHAZIABAD - 201001

(First Party)

विनय कुमार वर्मा
उपस्थित अभियन्ता
गठ वि० प्रा०

(Second Party)

आवेदन सं०: 202300739040324

बही संख्या 1 जिल्द संख्या 17744 के पृष्ठ 269 से 294 तक क्रमांक
5260 पर दिनांक 25/05/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Handwritten Signature]
सुरेश चन्द्र मौर्य

उप निबंधक : सदर तृतीय
गाजियाबाद
25/05/2023

