



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Mohit Choudhary
Advocate
Sub-Registrar Office
Dadri Mob-9999226007



Certificate No.

: IN-UP82969342630432T

Certificate Issued Date

: 28-Dec-2021 11:20 AM

Account Reference

: NEWIMPACC (SV)/ up14043304/ GAUTAMBUDDH NAGAR.2/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1404330451273214296434T

Purchased by

: ANIKESH KEROTHIYA

Description of Document

: Article 35 Lease

Property Description

: APARTMENT NO-1104 TOWER-A2 JKG PALM COURT AT PLOT NO GH/1-D SECTOR-16C GR. NOIDA U.P.

Consideration Price (Rs.)

:

First Party

: JKG CONSTRUCTION PVT LTD

Second Party

: ANIKESH KEROTHIYA

Stamp Duty Paid By

: ANIKESH KEROTHIYA

Stamp Duty Amount(Rs.)

: 1,91,900

(One Lakh Ninety One Thousand Nine Hundred only)



E-STAMP
LOCKED

Please write or type below this line

Manish
Goud

Autu

Q1 0005733273

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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.





Mohit Choudhary
Advocate
Sub-Registrar Office
Dadri Mob-9999126007



Mohit Choudhary
Advocate

Sub-Registrar Office
Dadri Mob-9999126007

AGREEMENT TO SUB LEASE DEED

(WITH POSSESSION)

Sale Consideration : Rs. 38,37,950/-
Market Value : Rs. 29,42,600/-
Stamp Duty @ 5% : Rs. 1,91,900/-
Car Parking : One (**Covered**) Car Parking
Flat No : A2-1104
Floor : 11th Floor as per agreement (without roof right)
Floor : 12th Floor level as per sanction plan (without roof right)
Super Area : 1185 sq. Ft. (110.09 Sq. Mtrs.)

Circle Rate : Rs. 30,000/- Per Sq. Mtrs,

(According to Govt. Circle Rate List Mentioned on page No.138, Sr. No.80 software V-Code is 0079, floor rebate is as per rate list.)

This agreement to Sub-Lease Deed is made on this day 04 of February 2022, between **M/S. JKG CONSTRUCTIONS PVT LTD. (PAN NO. AABCJ1045L)**, a Company duly incorporated under the Indian Companies Act, 1956 and having its Registered Office at **A-24, Yojna Vihar, Delhi-110092**, through its Authorised Signatory **Sh. Manish kumar Goel S/o. Sh. JAI KUMAR Goel** duly authorized by the Board of Directors, vide Board Resolution dated **15/02/2020** presented through Authentic GPA Holder **Naresh Bhati S/o. Sh. Ombir Singh R/o. Village Fazayalpur, Greater Noida, Distt. G. B. Nagar (U.P.)**, the GPA is registered in the Office of Sub Registrar Gautam Budh Nagar on Bahi No.-6, Jild No.-3, Pages-217/236, Document No-03, dated 24/01/2022, and the same is valid till date, hereinafter referred to as "**Lessee**" which expression shall, unless the context does not admit include its successors, administrators, representatives, transferee and assign on **First Part**.

Lessee

Manish Goel

M/s. JKG Constructions Pvt. Ltd.



Sub Lessee



(3)

AND

Sh. Anikesh Kerothiya S/o. Sh. Keshav Kerothiya (Pan)

R/o. 11/26, Palm Olympia, Sector-16C, Greater Noida West, Gautam Buddha Nagar (U.P.)-201308, hereinafter referred to as "**Sub-Lessee**" which expression shall, unless the context does not admit include its successors, administrators, representatives, transferee and assign on **Second Part**.

The expression and words of the Lessee & Sub Lessee shall mean and include their legal heirs, nominees, executors, successors, assignees, administrators and legal representative respectively.

Whereas the Greater Noida Industrial Development Authority (GNIDA) is the sole owner of the Land Numbered as Plot No. GH-01D, SECTOR-16C, GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, U.P. measuring area 20914.10 sq. Mtr hereinafter referred to as "Demised Land" fully described together with all easements upon the said plot of land.

Whereas the Greater Noida Industrial Development Authority (GNIDA) has allotted the demised land to the Lessee on 19.10.2010 for the purpose of setting up a Group Housing, Commercial, Institutional and Parks, open spaces, Play Ground, Roads and public parking as per the terms and conditions of allotment letter No. PROP/BRS-02/2010/1514 dated 29th April 2010.

And whereas the Greater Noida Industrial Development Authority (GNIDA) has also executed a Lease Deed on 19.10.2010 in favour of Lessee and same is registered with the office of Sub-Registrar, Sadar, District Gautam Budh Nagar, U.P. in Book No.-I, Volume No. 7463, on pages 1/56, as Document No. 22332, Dated **19.10.2010**, hereinafter referred to as "**Original Lease Deed**" for a period of 90 years commencing with effect from **18.10.2010**.

AND WHEREAS all the necessary sanctioned plans and other approvals have been obtained from Greater Noida Industrial Development Authority.

AND WHEREAS lessee can sell this 20914.10 Sq. Mtrs constructed area of the said Complex, in part or in full, to the prospective buyers at the mutually

Lessee

*Masik
Good*

M/s. JKG Constructions Pvt. Ltd.

Anikesh
Sub Lessee

आवेदन सं०: 202200742005297

पट्टा अनुबंध विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 4209

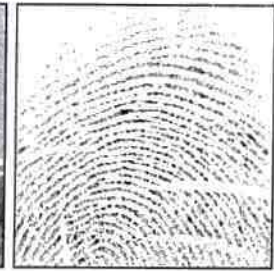
वर्ष: 2022

प्रतिफल- 3837950 स्टाम्प शुल्क- 191900 बाजारी मूल्य - 0 पंजीकरण शुल्क - 38400 प्रतिलिपिकरण शुल्क - 80 योग : 38480

श्री अनिकेश किराथिया,
पुत्र श्री केशव किराथिया
व्यवसाय : अन्य

निवासी: 11/26, पॉम ओलम्पिया, सैक्टर-16सी, ग्रेटर नोएडा, जिला
गौतमबुद्धनगर, उत्तर प्रदेश-201308

Arjun



ने यह लेखपत्र इस कार्यालय में दिनांक 04/02/2022 एवं 11:28:16 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Vijay
विकास खर्मा प्रभारी
उप निबंधक :दादरी
गौतम बुद्ध नगर
04/02/2022

के० के० शर्मा
निबंधक लिपिक



(4)

settled price by way of Sub-Lease Deed, without sub dividing the whole of demised land to the person(s)/company/firm/proprietorship concern/Trust etc.

AND WHEREAS the Sub-Lessee has approached the Lessee to take on Flat on sub lease, in bare shall condition, admeasuring **1185** square feet **110.09** Square meters) of super area i.e. Unit No. **A2-1104** in the said (**JKG Palm Court**) developed in the aforesaid Plot (hereinafter referred to as the "Demised Premises") as per the floor plan of the Flat complex. The floor plan is annexed hereto as "**Annexure-A**".

AND WHEREAS the Sub Lessee has carried out the inspection of the building plans of the said aforesaid unit and has satisfied himself/herself/themselves as to the soundness and quality of the construction thereof besides the conditions and descriptions of all fixtures & fittings installed and/or provided therein.

I. NOW THIS AGREEMENT TO SUB LEASE WITNESSETH AS FOLLOWS:

That in consideration amount of **Rs. 38,37,950/- (Rupees Thirty Eight Lakh Thirty Seven Thousand Nine Hundred Fifty Only)** lessee has hereby agreed to sub lease a bearing Unit No. **A2-1104** on Floor **11th** of the complex contained by measurement **1185** sq. ft. (**110.09** Sq. Mtr) in favour of the sub lessee as per terms of lease deed dated 19.10.2010 and this premises under sub lease is marked enclosed site plan and is bounded as below:-

On The North by	}	As
On The South by		Per
On The East by		Floor
On The West by		Plan

The unit is part of the building (**JKG Palm Court**) constructed by the lessee on the PLOT NO. GH-01D, Sector-16C, Greater Noida, DISTRICT GAUTAM BUDH NAGAR, U.P.

Lessee

M. A. K. G. G. O. S.

M/s. JKG Constructions Pvt. Ltd.

A. K. S.
Sub Lessee



बही सं०: 1

रजिस्ट्रेशन सं०: 4209

वर्ष: 2022

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

श्री मै० जे के जी कंस्ट्रक्शनस प्रा० लि० मनीष कुमार
गोयल के द्वारा नरेश भाटी, पुत्र श्री ओमवीर सिंह
निवासी: ग्राम-फजयालपुर ग्रेटर नोएडा जिला
गौतमबुद्ध नगर
व्यवसाय: अन्य
पट्टा गृहीता: 1



श्री अनिकेश किराथिया, पुत्र श्री केशव किराथिया
निवासी: 11/26, पॉम ओलम्पिया, सैक्टर-16सी,
ग्रेटर नोएडा, जिला गौतमबुद्धनगर, उत्तर प्रदेश-
201308
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्रीमती अनीता किराथिया, पत्नी श्री केशव किराथिया
निवासी: 11/26, पॉम ओलम्पिया, सैक्टर-16सी,
ग्रेटर नोएडा, जिला गौतमबुद्धनगर, उत्तर प्रदेश-
201308
व्यवसाय: अन्य
पहचानकर्ता: 2



श्री देवकरण, पुत्र श्री वेदपाल

निवासी: एच-१६४, गामा-२ ग्रेटर नोएडा

व्यवसाय: अन्य



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

विकास वर्मा प्रभारी
उप निबंधक: दादरी
गौतम बुद्ध नगर

के० के० शर्मा
निबंधक लिपिक

(5)

AND THE LESSEE DOTH DECLERE AND COVENANTS WITH AND IN THE MANNAR AS FOLLOWING.

1. PAYMENTS:-

1. That the Sub Lessee has paid the entire sale consideration amount **Rs. 38,37,950/- (Rupees Thirty Eight Lakh Thirty Seven Thousand Nine Hundred Fifty Only)** to the Lessee at the time of execution of this Agreement to Sub Lease Deed.

2. That the Sub-Lessee shall liable to proportionately pay all charges, demands, levies etc levied or demanded by any Government authority/department in future. The payment by the Sub-Lessee shall first be adjust towards the interest, due of any, and thereafter the balance shall be adjusted towards the regular payment.

2. RATES TAXES ANP USER CHARGES FOR FACILITIES

2.1 All Taxes, rates, charge, fees assessment of every description imposed by any statutory body in respect of the demised premised purchased by the Sub-Lessee or occupier as the case may be.

3. MAINTENANCE

1. That the Sub-Lessee will keep the demised premised and common spaces:-

I. At all times in a state of good and substantial repairs and in good healthy condition to the satisfaction of the Lessee.

II. And the available facilities as well as surroundings neat and dean and in good healthy and safe condition to the convenience of the inhabitants of the place.

2. That the Sub-Lessee shall abide by all the rules and regulations, By-laws, directions and guidelines of the (Greater Noida Industrial Development Authority) framed/ issued from time to time under any other provisions of the existing or future law rules made therein.

3. In case of non-compliance of any terms and condition or any directions of the Greater Noida Industrial Development Authority or Lessee, the Lessee shall

Lessee

Manish Gro

M/s. JKG Constructions Pvt. Ltd.

Sub Lessee





(6)

have the right to impose such penalty, as it may consider just and/or expedient.

4. The Sub-Lessee shall be responsible for maintenance of the building so constructed in workman like manner unto the satisfaction of the Lessee. The Lessee if not satisfied by maintenance of the demised premises including any common apace, The Lessee may maintain through its agency and amount so spent on such maintenance may be recovered from the Sub-Lessee or occupier. Every Sub-Lessee or occupier shall be severally and jointly liable to pay the maintenance amount so spent in proportionate to demised premises & common space occupied by him/them. The decision of the Lessee regarding the quantum of maintenance and the amount spat shall be final and binding upon the Sub-Lessee or occupier.

4. TRANSFER OF UNIT

4.1 That the Sub-Lessee Shall not be entitled to sell, transfer, assign or otherwise part with possession of the whole or any part of the demised premises without clearing the dues of the Lessee and without execution and registration of tripartite sub lease deed.

4.2 if there in any breach of any of the clauses mentioned in this Agreement to Sub-Lesse and the breach is not remedied within a reasonable time even after a written notice to this effect by the lessee to the sub-lessee, the lessee may terminate this agreement to sub lease and possession of the leased property can be resumed accordingly.

4.3 Notwithstanding any restrictions, limitations conditions mentioned hereinabove; the Sub-Lessee shall be entitled to crate tenancy of the whole of the demised premised of,its own.

4.4 The Sub-Lessee shall in no case assign, relinquish, transfer even by way of change in constitution expect with prior permission of the Lessee.

5. OTHER CLAUSES

1. That the Sub-Lessee shall not hold the Lessee responsible, to make good the damage/s if any by fire, tempest, flood or violence or any move or other irresistible force, if any material part of the demised premises Is wholly or partly destroyed or rendered substantially or permanently unfit for the purpose for which it has been leased.

Lessee


M/s. JKG Constructions Pvt. Ltd.


Sub Lessee





(7)

2. That the Sub Lessee shall keep the lessee indemnified against all claims for damages, which may be caused to any adjoining premises in consequences of the execution of any work in the demised premises. The lessee in this regard shall assess the damages.

3. That the lessee may require the successor in the interest of the Sub-Lessee to abide by and faithfully carry out the every term, condition, stipulations and agreements herein contained.

4. That the Sub-Lessee or the successor in the interest of the Sub-Lessee shall abide by and faithfully carry out the terms, conditions, stipulations and agreement contained in the present Agreement to Sub-lease deed and also the lease deed dated **18.10.2010**.

5. The Sub-Lessee shall be bound by the building regulations and directions of the (Greater Noida Industrial Development Authority). The Sub-Lessee shall not do any act or action which are prejudice to the general safety, structural stability of the building wherein the demised premises are situated. The Sub-Lessee hereby indemnify the Lessee in respect of the any act or acts which may violate the general building regulations and directions of the competent authority.

6. The Sub Lessee shall always abide by the provisions of U.P. Industrial Area development Act 1976 amended from time to time.

7. The Sub Lessee shall be bound by the general terms and conditions of the allotment, original lease deed dated **18.10.2010**. The contents of allotment and lease deed shall be jointly and severally binding on the Sub-Lessee.

8. The original lease deeds enumerated above shall deem to form part of this Agreement to Sub Lease.

AND IT IS HEREBY FURTHER DECLARE BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:

a. Upon the happening of any one or more of the under mentioned contingencies.

Lessee

*Maximilian
Groz*

M/s. JKG Constructions Pvt. Ltd.

Sub Lessee





(8)

1. If the sub lessee or any person(s) claiming through or under such sub lessee commits breach of any of the covenants or conditions contained in this, and such breach is not remedied following receipt of written notice from the lessee, as the case may be, specifying the nature of breach and providing the sub lessee reasonable opportunity to remedy the breach.

2. If the Sub Lessee or any other person(s) claiming through or under such sub lessee fails and/or neglects to observe punctuality and/or perform any of their/its/his/her obligations stipulated under his deeds.

3. If the sub lessee or any person(s) claiming through or under such sub lessee whether actually or purportedly transfer creates, alienates, extinguishes, relinquishes, mortgages or assigns the whole or any part of his rights, title or interest or create lien whether in whole or any part thereof, except in the manner stipulated in this Sub Lease Deed.

4. If the sub lessee falls into arrears of annual rent, charges, dues, and payments of any nature or interest thereon in whole or any part thereof to the extent of two consecutive defaults.

5. In the event of discovery of fact that the sub lessee has furnished false and/or incorrect information/fact or concealed relevant and/or material information/facts and obtained allotment as a result thereof.

6. In the event of non-observance/non-compliance or any of the terms stipulated in this deed.

It shall be lawful for the lessee without prejudice to any other legal right or remedies available under law, to re-enter the demised premises or any part thereof thereafter this agreement to sub lease deed stand terminated with the consent of both the parties. In the event of such determination following consequences shall follow:

a. For any losses, sub lessee or person claiming through or under him shall be solely responsible, if the lessee would have to grant fresh allotment of the demised premises, on account of breaches of any of the conditions of the sub lessee or any person claiming through under him.

b. The lessee shall be entitled to recover all dues payable to it under the agreement from the sub lessee without prejudice to other rights under any other law for the time being in force.

Lessee

*Maxim
Grodz*

M/s. JKG Constructions Pvt. Ltd.

Sub Lessee





(9)

c. That lessee or any person or persons authorised by him in writing shall have access to and the implied right and authority to enter upon the demised premises for its satisfaction that the covenants and conditions contained herein have been complied with properly and substantially.

d. The both the parties at mutually agreed terms and can make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.

e. That this agreement to sub lease is subject to execution of Tripartite Sub Lease Deed as and when the Confirming Party GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY gives its consent for execution of Tripartite Sub Lease Deed and at the time of execution of Tripartite Sub Lease Deed, a stamp duty of Rs. 50/-or as applicable will be charged as per the provisions of the Article-35(B) of Schedule 1-B of India Stamp Act, 1899.

f. That the lessee shall apply and obtain the permission to Sub-lease Deed of the said demised premises from the GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY in favour of Sub-Lessee or his/her legal heirs, nominee(s) and shall execute the Sub-lease Deed after obtaining such permission without charging or claiming any extra amount for the same.

g. That the Lessee has handed over the vacant physical peaceful possession of the said demised premises to the Sub Lessee on the spot.

h. The cost and expenses of preparation, stamping and registering of this Agreement to Sub-Lease Deed and its copies and all other incidental expenses will be borne exclusively by the Sub Lessee.

i. Any relaxation, concession or indulgence granted by the Lessee to the Sub Lessee shall not in any way prejudice the legal rights of the lessee.

j. Any dispute arising out of this deed shall be subject to the territorial jurisdiction of the Civil Court, Gautam Budh Nagar, or High Court of Judicature at Allahabad.

k. The enforceability, invalidity or illegality of any provisions in the Lease Deed shall not cause any of the other provisions of this Agreement to Sub Lease Deed to be unenforceable, invalid or illegal.

Lessee

*M/s. JKG
Grodh*

M/s. JKG Constructions Pvt. Ltd.

Sub Lessee

Sub Lessee





(10)

1. The sub lessee shall also abide by and be bound by all the terms and conditions of the Allotment, Building bye laws and their amendments from time to time, Scheme brochure and in the lease deed dated **18.10.2010**.

Declaration

I/we do hereby declare that I/we have carefully examined and understood the terms and condition mentioned in the aforesaid Paras, which shall be binding on us.

In witness whereof, the patties hereto have set their hand on this _____ day of December 2021 herein first above written.

In presence of **अनीता**
ANITA KEROTHIYA

W/O SHRI. KESHAV KEROTHIYA

Witness

1. **अनीता**

For and on behalf of Lessee
(Lessee Name)

**11/26, PALM OLYMPIA,
SECTOR-16E, GREATER
NOIDA WEST**

2.

Devkarn S/o Vedpal

H-164, Gamma-2, Gr. Noida

For and on behalf of Sub-Lessee
(Sub Lessee Name)



Mohit Choudhary
Advocate
Sub- Registrar Office
Dadri Mob-9999226007

Lessee

**मनीष
Grod**

M/s. JKG Constructions Pvt. Ltd.

Sub Lessee



आवेदन सं०: 202200742005297

बही संख्या 1 जिल्द संख्या 19986 के पृष्ठ 345 से 374 तक
क्रमांक 4209 पर दिनांक 04/02/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विकास वर्मा प्रभारी

उप निबंधक : दादरी

गौतम बुद्ध नगर

04/02/2022



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP59095727763223T
Certificate Issued Date : 07-Dec-2021 11:07 AM
Account Reference : NEWIMPACC (SV)/ up14041404/ GAUTAMBUDDH NAGAR 2/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1404140408358237355111T
Purchased by : ANIKESH KEROTHIYA
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : FLAT NO-1104, TOWER-A2, 11TH FLOOR, JKG PALM COURT SOCIETY, GAUR CITY-2, GREATER NOIDA WEST, UP
Consideration Price (Rs.) :
First Party : KANKANA DAS
Second Party : ANIKESH KEROTHIYA
Stamp Duty Paid By : ANIKESH KEROTHIYA
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



-----Please write or type below this line-----

Kankana Das
Party no. 1

Anikesh
Party no. 2

AGREEMENT TO SELL

This deed of Agreement to sell is executed on this 07 day of Dec. 2021
between

Sh. RUPAK KUMAR NEOGI S/o. Sh. RATKUMAR NEOGI
AND Smt. KANKANA DAS W/o. Sh. RUPAK KUMAR NEOGI
Both R/o. 62/2, S.N. BANERJEE ROAD, ENTALLY, KOLKATA
(hereinafter called the First Party/Seller). West Bengal-700014

A N D

Sh. ANIKESH KEROTHIA S/o. Sh. KESHAV KEROTHIA
R/o. H.No.-641, Sec-3-A, Greater NOIDA West
Uttar Pradesh.
(hereinafter called the Second Party/Purchaser).

The expressions of both the parties shall mean and include their legal heirs, successors, executors, administrators, representatives and assigns etc. respectively.

WHEREAS the First Party is the actual allottee /owner of ~~Plot~~ FLAT
no _____

Flat no. 1104, Tower A-2, JKG Palm Court

1185 St. Society, Gaur City-II, Greater noida west. U.P.
Super Area.

AND WHEREAS the First Party has agreed to sell the aforesaid ~~Plot~~ ^{Flat} to the Second Party and the Second Party has agreed to purchase the same, in a total consideration amount of Rs. 39,25,000/-
(Rupees Thirty nine Lacs Twenty Five Thousand only only), on the following terms and conditions:-



Kankana Das.
(Signature)
FIRST PARTY

(Signature)
SECOND PARTY

Payment Detail

S.NO	CHQ/NEFT/CASH/OTHER	DATE	AMOUNT (Rs.)
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the first party has received a sum of Rs. 26,16,72/- (Rupees Twenty Six Lacs Sixteen Thousand Seventy Two only)

as earnest money out of the total consideration amount of Rs. 39,25,000/- (Rupees Thirty nine Lacs Twenty Five Thousand only) from the second party, and sum of Rs. 13,08,928/- (Rupees Thirteen Lacs Eight Thousand Nine Hundred Twenty Eight only) will be paid by the Second Party to the First Party at the time of registration /execution in favour of the Second Party or his/her authorized person/nominee.

2. That the earnest money paid can be forfeited by first party if second party fails to complete the full payment till 10.01.22, And if first party fails to execute the deal by 10.01.22 then First party will pay the earnest money.

3. That the first party assures to the second party that the above said property under sale is free from all type of encumbrances, sale, mortgage, gift, lien, burden, decree, liabilities, attachments, acquisition, stay orders, injunction orders, legal flaws, surety, security, disputes, notification, litigation or transfer etc. and there is no legal defect in the title of the First Party and if it proved otherwise or if the First Party is deprived off the said property under sale or part thereof owing to the above reason, the First Party will be liable to indemnify the Second Party to the extent of loss sustained by the Second Party with costs and damages etc.



Kankar Das
[Signature]
FIRST PARTY

[Signature]
SECOND PARTY

4. That the First Party will deliver/handover the vacant peaceful possession of the above said property along with its relevant documents, to the second party or his/her authorised person/nominee at the time of execution of the final sale documents.
5. That till the time of execution of proper sale/transfer documents in favour of the second party or his/her authorised person/nominee, the first party is bound to pay all the electricity, water, house tax and other bills if any regarding the above said property and thereafter the same shall be paid by the second party.
6. That after receiving the balance amount of the property the first party will execute the documents regarding the sale/transfer of the above said property in favour of the second party or its nominee/authorized person.
7. That the Transfer Memorandum charges (T.M), registration shall be borne by second party and follows charges according norms of authority.
8. That if the second party does not have a from the bank Loan then First party will return received amount to the first party.
9. That the first party will hand over the above property within on or before 10.01.22 days from the date of this agreement.
10. Any Restriction / Lockdown relate t Covid-19 impose due to state or central Government will result in extension of sale period
11. That any payment required for getting the NOC from the Builder, will be paid and borne by the First Party/Seller.

IN WITNESSES WHEREOF both the parties have signed this Agreement to Sell, after understanding the contents which have been explained to each of them in vernacular which they admitted as true and correct, without any pressure, duress, undue influence, coercion from any side, while keeping in good health and sound disposing mind, on the date, month and year written hereinabove, in the presence of the following marginal witnesses.

WITNESSES:

1. Arjun
Vitenen Aggarwal
9319920992

2. Pratik
3891861465

Kankana
Pratik

FIRST PARTY

Arjun
SECOND PARTY



ATTESTED
SHUBHRA SRIVASTAV
Advocate (Notary)
Distt. Gautam Budh Nagar

JKG CONSTRUCTION (P) LTD.

Corporate Off. : JKG HEIGHTS, Plot No. C-9, Sector-18, Vasundhara,
Ghaziabad (UP) 201012 Telefax : 0120-4133433

RECEIPT

Receipt No.....738

Date.....05/09/2012

Received with thanks a Sum of Rupees Three lac fifty five thousand nine hundred
from Mr./Mrs. RUPAK KUMAR NEOGI S/W/o _____
R/o 62/2, S.N. Banerjee Road, Kolkata
towards the payment for flat no. A2-1104

Vide Cheque /D.D. /RTGS No. 602100 Dated 01-09-2012
Drawn on ICICI Bank - Delhi ₹ 3,55,900/-

For JKG CONSTRUCTION (P) LTD.



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI
GHAZIABAD U.P.

Tel: 0120-4133433, 9650297711

Email: info@jkggroup.co.in

Web: jkggroup.co.in

RECEIPT

Receipt No.: 1622

Dated: 8th May 2013

Customer ID: PC-000281

Received with thanks from **Mr. RUPAK KUMAR NEOGI & Mrs. KANKANA DAS** a sum of **Rs.3,83,438/-** (Three Lac Eighty Three Thousand Four Hundred Thirty Eight Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	3,71,945	3.09%	11,493	3,83,438
	3,71,945		11,493	3,83,438

For JKG Construction Pvt. Ltd.



Authorised Signatory

Rs.3,83,438/-

- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI

GHAZIABAD U.P.

Tel: 0120-4133433, 9650297711

Email: info@jkggroup.co.in

Web: jkggroup.co.in

RECEIPT

Receipt No.: 1483

Dated: 15th April 2013

Customer ID: PC-000281

Received with thanks from Mr. RUPAK KUMAR NEOGI & Mrs. KANKANA DAS a sum of Rs.9,58,595/- (Nine Lac Fifty Eight Thousand Five Hundred Ninety Five Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	9,29,862	3.090	28,733	9,58,595
	9,29,862		28,733	9,58,595

For JKG Construction Pvt. Ltd.

Rs.9,58,595/-

Authorised Signatory



- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.

130030



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI

GHAZIABAD U.P

Tel:0120-4133433, 9650297711

Email:info@jkggroup.co.in

Web:jkggroup.co.in

RECEIPT

Receipt No.: 2850

Dated: 6th February 2014

Customer ID: PC-000281

Received with thanks from Mr. Rupak Kumar Neogi & Mrs. Kankana Das a sum of Rs.3,95,654/- (Three Lac Ninety Five Thousand Six Hundred Fifty Four Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	3,83,795	3.090	11,859	3,95,654
	3,83,795		11,859	3,95,654

For JKG Construction Pvt. Ltd.

Rs.3,95,654/-

Authorised Signatory

- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI

GHAZIABAD U.P.

Tel: 0120-4133433, 9650297711

Email: info@jkggroup.co.in

Web: jkggroup.co.in

RECEIPT

Receipt No.: 2434

Dated: 21st November 2013

Customer ID: PC-000281

Received with thanks from Mr. RUPAK KUMAR NEOGI & Mrs. KANKANA DAS a sum of Rs.4,56,735/- (Four Lac Fifty Six Thousand Seven Hundred Thirty Five Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	4,43,045	3.090	13,690	4,56,735
	4,43,045		13,690	4,56,735

For JKG Construction Pvt. Ltd.

Rs.4,56,735/-

Authorised Signatory

- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.

CHOME 130030



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI

GHAZIABAD U.P.

Tel: 0120-4133433, 9650297711

Email: info@jkggroup.co.in

Web: jkggroup.co.in

RECEIPT

Receipt No.: 3353

Dated: 31st May 2014

Customer ID: PC-000281

Received with thanks from Mr. Rupak Kumar Neogi & Mrs. Kankana Das a sum of Rs.3,95,654/- (Three Lac Ninety Five Thousand Six Hundred Fifty Four Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	3,83,795	3.090	11,859	3,95,654
	3,83,795		11,859	3,95,654

For JKG Construction Pvt. Ltd.

Rs.3,95,654/-

Authorised Signatory

- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.

RECEIPT

Receipt No.: 3082

Dated: 27th March 2014

Customer ID: PC-000281

Received with thanks from Mr. Rupak Kumar Neogi & Mrs. Kankana Das a sum of Rs.3,95,654/- (Three Lac Ninety Five Thousand Six Hundred Fifty Four Only) vide Online against the inst. of Unit no.A2-1104 on 11th floor floor in JKG PALM COURT, GH 1D, Sector 16-C, Greater Noida west. as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	3,83,795	3.090	11,859	3,95,654
	3,83,795		11,859	3,95,654

For JKG Construction Pvt. Ltd.

Rs.3,95,654/-

Authorised Signatory

- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.



JKG Construction Pvt. Ltd.

D-64, KAUSHAMBI NEAR KAUSHAMBI METRO STATION, GHAZIABAD

Delhi

Tel: 0120-4133433, 9650297711

Email: info@jkggroup.co.in

Web: jkggroup.co.in

RECEIPT

Receipt No.: 1236

Dated: 18th February 2013

Customer ID: PC-000281

Received with thanks from Mr. RUPAK KUMAR NEOGI & Mrs. KANKANA DAS a sum of Rs.2,10,258/- (Two Lac Nineteen Thousand Two Hundred Fifty Eight Only) vide Cheque 513415 Dated 18th February 2013 drawn on State Bank of India, Kolkatta against the inst. of Unit no.A2-1104 on 11th floor floor in JKG Palm Court, GH 1D, Sec 16-C, Noida Exten. Noida as per following details:

Description	Amount	S. Tax @	Service Tax	Total Amount
inst.	2,12,686	3.090	6,572	2,19,258
	2,12,686		6,572	2,19,258

For JKG Construction Pvt. Ltd.

Rs.2,19,258/-


 Authorised Signatory


- This receipt is subject to realization of cheque/draft.
- The receipts are not transferable without written consent of the company.
- This is only the receipt for the remittance as above and this does not entitle you to claim ownership / title of the above property unless you are the confirmed owner of the property, as per Company's record.