

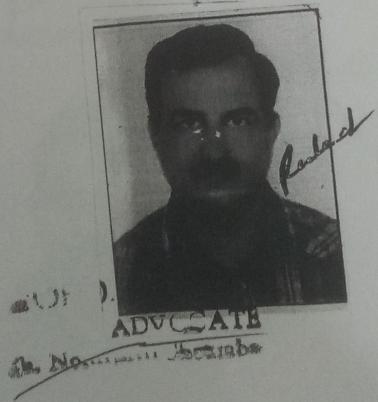
- B. The Promoter herein has floated the ownership scheme on the said Land under the name and style of SG Grand comprising of various towers consisting of residential/ commercial Shops. Though the Promoter herein has right to develop the said land, the promoter has decided to carry out construction / development tower-wise and accordingly has identified/ earmarked and possession of flat in these towers to be offer on different dates.
- C. That the building plans of entire proposed Group Housing have been duly sanctioned by the Ghaziabad Development Authority (GDA) vide letter no. 116/MP/Zone-1/17 dated 31.3.2017. The complex have various towers comprising A,B,C,D,E,F and G of Residential apartments/commercial spaces/convenient shops/school along with the common area and facilities as well as with the facility of parking spaces and community facilities viz. Club, Swimming Pool etc. The commercial spaces have been declared in limited common areas and facilities. The commercial spaces/convenient shops of entire complex, School, community facilities (Club) and Building of School plothave been declared in Independent areas. The Completion Certificate in respect of Towers A,B,C,D & E have been issued by Ghaziabad Development Authority vide letters dated 04.01.2018, 11.06.2019 & 18.06.2020.

Common Area :

- (i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
- (ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
- (iii) terraces, parks, play ground and common storage spaces;
- (iv) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

For S G ESTATES PVT. LTD.
Rakesh
 Authorised Signatory

Srikant Kumar



WHD KHALIL
ADVOCATE
No. 1395
Ghaziabad



सत्यमव जयते

1395-

Name: MOOLCHAND BHARTA
License Number 137
Signature:
Chamber No. 80,
Tehsil Compound,
Gandhi Nagar, Ghaziabad

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP28238239204375T

Certificate Issued Date

: 29-Jan-2021 01:34 PM

Account Reference

: NEWIMPACC (SV)/ up14070504/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1407050445830141796745T

Purchased by

: SHRIKANT KUMAR

Description of Document

: Article 23 Conveyance

Property Description

: FLAT NO.R-303B TOWER A (RUBY TOWER) AT SG GRAND RAJ
NAGAR EXTN IN VILLAGE MORTI GHAZIABAD

Consideration Price (Rs.)

:

First Party

: SG ESTATES PVT LTD

Second Party

: SHRIKANT KUMAR

Stamp Duty Paid By

: SHRIKANT KUMAR

Stamp Duty Amount(Rs.)

: 2,50,000
(Two Lakh Fifty Thousand only)



verified By
Ameet Kumar
A.C. Sadar In
Ghaziabad

LOCKED BY

S.R.O. 11nd
Ghaziabad

.....Please write or type below this line.....

For S G ESTATES PVT. LTD.

Rahul

Authorised Signatory

Srikant
Kumar

RR 0012810789

आवेदन सं: 202100739010298

वर्ष: 2021

बही सं: 1

रजिस्ट्रेशन सं: 1395

विक्रेता: 1

श्री एस जी स्टेटस प्रा लि के द्वारा राकेश कुमार सिंह,
पुत्र श्री शम्भू नाथ सिंह
निवासी: प्रथम तल, रचना बिल्डिंग 2, राजेंद्र प्लेस, नई
दिल्ली 110088

व्यवसाय: अन्य

फ्रेता: 1

Rakesh



श्री श्रीकांत कुमार, पुत्र श्री विजय कुमार सिंह

निवासी: 127, आनन्दपुरी वेस्ट बोरिंग केनाल रोड,
पटना विहार

व्यवसाय: अन्य

Srikant Kumar



ने विष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कन्हैया कुमार, पुत्र श्री पारस नाथ महतो

निवासी: ग्राम कल्याण विहार पोस्ट बराह थाना
हरनौत, नालंदा विहार 803110

व्यवसाय: अन्य

Kanhaiya Kumar

पहचानकर्ता: 2



श्री चन्दन कुमार, पुत्र श्री अशोक साह

निवासी: ग्राम कल्याण विहार पोस्ट बराह थाना हरनौत,
नालंदा विहार 803110

व्यवसाय: अन्य

Chandan Kumar



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगठे

नियमानुसार लिए गए हैं।

टिप्पणी:

Om
मजरू अहंद प्रभारी

उप निवंधक: सदर द्वितीय

गालियाबाद

Yinayat kumars
निवंधक लिपिक

आवेदन सं०: 202100739010298

विक्रम पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 1395

वर्ष: 2021

प्रतिफल- 3570000 स्टाम्प शुल्क- 250000 बाजारी मूल्य - 3570000 पंजीकरण शुल्क - 35700 प्रतिलिपिकरण शुल्क - 120 योग : 35820

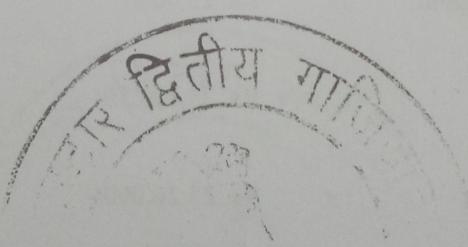
श्री श्रीकांत कुमार ,
पुत्र श्री विजय कुमार सिन्हा
ठायवसाय : अन्य
निवासी: 127, आनन्दपुरी वेस्ट बोरिंग केनाल रोड, पटना बिहार

Srikant Kumar



वे यह लेखपत्र इस कार्यालय में दिनाँक 29/01/2021 एवं 02:20:49 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



मंजूर अहमद प्रभारी
उप निवंधक : सदर द्वितीय
गान्धीनगर
29/01/2021

विनीत कुमार -
निवंधक लिपिक