

19509

भारतीय और व्यायायिक

बीस रुपये

भारत

Rs.20

₹.20

TWENTY
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

SALE DEEDपूर्व प्रलेख सं. 17046 सन् 20/12/2012
स्टाम्प शुल्क अंकन रु. 80/- 80/-
रु. 80/-BRIEF OF DOCUMENT

पर देख स्टाम्प शुल्क में रु. 80/- सन् 17/12/2012

1. Type of Land - Agricultural Land. कस्ता-16 के अनुसार लकार्योंप्रिय किए गये।
2. Ward/Pargana - Zallabad.
3. Mauhalla/village-Mauza- Aurangabad Gadana, Tehsil-Modi Nagar, Distt. - Ghaziabad.
4. Details of property - Agricultural Land, Khata No- 537, Khasra No- 500/737d, area- 0.310 hectare and Half area of Khata No. 541, Khasra no. 500/737, being $(0.022/2) = 0.011$ Hectare equal to Total area 0.3210 hectare.
5. Area of property: - 0. 3210 hectare
6. Total sale consideration - Rs. 1,15,17,480.

7. Stamp duty paid

For Techman Infrastructure Pvt. Ltd

- Rs. 8,08,640/- Sector rate Price 28,90,000/- Stamp Duty is paid vide date

8. Total no. of pages 112-1012 bahi no. 1 jild no.-5751 page-291/394 dastavage nos 17046

Rao Anup Singh



Signature
Rao Anup Singh



72 26/12/13

क्रम संख्या..... दिनांक.....
 स्टाम्प..... मैं जारी किया गया
 स्टाम्प क्रय करने का प्रायोजन.....
 स्टाम्प छोटा का नाम व पता.....
 स्टाम्प की छापराशी.....

रामपाल सिंह स्टाम्प विक्रेता
 लाईसेन्स नं० 37, लाईसेन्स की अवधी 31 जून 20
 वैम्बर नं० 18, लाहरील कम्पाउण्ड, मोदीनगर

14
 रामपाल

२५६१२८१ प्राप्ति संख्या

द्वारा जुलाई २०१३ की तारीख

मालिवाली विवाह

दिनांक २८/१२/१३

संस्कार का दिन

विक्रय पत्र

१०,००,०००	३०	१०,०३०.००	१,०३०
११,५१८,०००.००			

परिमाण	मालिवाली	फौम गंजस्ट्री	नकल व प्रति शंक	योग	प्रक्रमांक
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श्री मैसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

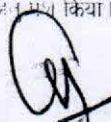
पुत्र श्री स्व० लाल बिहारी श्रीवास्तव

व्यापार व्यापार

निवासी जी 1354 एल०जी०एफ० वितरंजन पार्क नई दिल्ली
 अमृतनगर जी 1354 एल०जी०एफ० वितरंजन पार्क नई दिल्ली

न का विवाह इस कार्यालय में दिनांक 27/12/2013 समय 3:16PM

विवाह देने का क्रिया



विवाह लेखपत्र वाद मुन्ने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विवाह

क्रेता

श्री रामपाल सिंह नेहरा
 पुत्र श्री स्व० अमृत सिंह नेहरा

पूर्ण कृपि

निवासी औरंगाबाद गदाना मोदीनगर गा०बाद

श्री मैसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव
 पुत्र श्री स्व० लाल बिहारी श्रीवास्तव
 पैशा व्यापार
 निवासी जी 1354 एल०जी०एफ० वितरंजन पार्क नई दिल्ली

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

आशुतोष जौशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013

विवाह न स्वीकार किया। 

विवाह विवाह श्री नीरज कुमार मिश्रा

पूर्ण कृपि रामक्षय वट

पूर्ण कृपि

सैकिन्ड ए 67 सैकटर 2 वैशाली गा०बाद

सुशील कुमार व्यापारी

रामपाल सिंह

व्यापार

शर्मिनगर गाँवबाद

विवाह के विवर ३ नियमानुसार वे गये

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

आशुतोष जौशी

उप निबन्धक मोदी नगर

गाजियाबाद

12/12/2013



उत्तर प्रदेश UTTAR PRADESH

22AA 826846

This sale deed is made and executed at Modi Nagar, Distt. Ghaziabad on this 27th day of December 2013.

BETWEEN

Mr. Satyapal Singh Nehra s/o Late Abhay Singh Nehra resident of village-Aurangabad, Gadana, Pargana-Jalalabad, Tehsil-Modi Nagar, Distt. Ghaziabad, which includes his legal heirs, successors, nominees etc. hereinafter collectively called the Vendor.

AND

M/s. Techman Infrastructure Pvt. Ltd. , a company duly incorporated under the Companies Act, 1956 having its registered office at G-1354, L.G.F, Chittranjan Park, New Delhi- 110019 acting through its authorized signatory Mr. Kuldeep Srivastava s/o Late Lal Bihari Shrivastava which includes its administrators, assignees, nominees etc. hereinafter called the Vendee.

(PAN AAECT 45 38P)

1000 (first 1000 sec)

Q Dr. Mathanase Signatory

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23 26/2/13

राज्य सरकार
दाखि..... दिनांक.....
राज्य काय करने का प्रयोजन
राज्य करना का नाम व नता
राज्य की धनराशि

रामपाल सिंह राज्य निवास
लाइसेन्स नं 37, लाइसेन्स की अवधी 31 मार्च 2014
वेबर नं 18, तहसील कम्पाउण्ड, मोदीनगर

20
21/1/13

विक्रेता

Registration No.: 19509

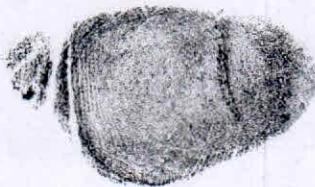
Year: 2013

Book No.: 1

0101 अम्यापाल सिंह नेहरा

(1) अम्य सिंह नेहरा

गावाद गदाना मोदीनगर गावाद



C





उत्तर प्रदेश UTTAR PRADESH

22AA 826847

And whereas the Vendor is the owner of two pieces of freehold agricultural lands one measuring 0.3100 Hectare in Khasra No.500/737, Khata No.537, and second being in co-ownership with Sh. Satishwar Singh, $\frac{1}{2}$ share of freehold agricultural land of Khasra no. 500/737, Khata no. 541 having area 0.0110 hectare. (Total area of Khasra no. 500/737 is 0.0220 hectare) of village Aurangabad Gadana, Pargana Jalalabad, Tehsil Modi Nagar and District Ghaziabad, according to Jamabandi of the Fasli year 1418 to 1423.

The Vendor is selling his entire share of land in Khasra no. No.500/737, Khata No.537, having area 0.310 hectare and half share in Khasra no. 500/737, Khata no. 541 having area 0.0110 hectare. (Here in after jointly called the said land)

And whereas the total land of Khasra no. - 500/737, Khata no. 537 and area in khasra no. 500/737, Khata no. 541 as defined hereinabove is the inherited property of the Vendor. The said land is recorded in all the government papers and revenue document in the name of the Vendor. As on date the Vendor is the only owner and no other person has the ownership, and possession of the said land has already been handed over to the Vendee on 1.12.12 at the time of agreement to sale.

For Techman Infrastructure Pvt. Ltd

Director Authorised Signatory

2012
Ranu Mehta
12/12/2012

24

26/2/13

पंचांग..... १२ दिनांक..... 26/2/13
 दस्तावेज़ में रामिल किया गया
 दस्तावेज़ करने का प्रायोगिक
 दस्तावेज़ का नाम व पता..... ०१
 दस्तावेज़ की धनकर्ता.....

रामपाल सिंह दस्तावेज़ पिलाड़

लाइसेन्स नं० ३७, लाईसेन्स की अवधी ३१ मार्च
 वैधता नं० १८, सहसील व्याउचर, गोपी

२ मार्च १५

क्रेता

Registration No. : 19509

Year : 2013

Book No. : 1

0201 नीरसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

१०० लाल बिहारी श्रीवास्तव

१३५४ एल०जी०एफ० वितरंजन पार्क नई दिल्ली

Qy



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उत्तर प्रदेश UTTAR PRADESH

22AA 826848

And Whereas the Vendor is not getting enough revenue or livelihood from said land and is therefore desirous of selling said land to the Vendee at the agreed price.

The said Land is bounded as under: -

1. That the Khasra no. 500/737^द, Khata no. 537 is bounded as under :-

East: Khasra no. - 500/737

West: Khasra no.- 500

North: Khasra no. 500/737^उ

South: Khasra no. 502

2.

The Khasra no. 500/737, Khata no. 541 is bounded as under:-

East: Khasra no. 501

West: Khasra no. 500/737^द,

North: Half share of Khasra no. 500/737 in the name of Satishwar

Singh Nehra

For Techman Infrastructure Pvt. Ltd

[Signature]
Director/Authorised Signatory

[Signature]
[Fingerprint]



उत्तर प्रदेश UTTAR PRADESH

22AA 826849

South: Khasra no. 502

And Whereas the Vendor is not getting enough revenue or livelihood from the said land and is therefore desirous of selling said land to the Vendee at the agreed price.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

1. That the Vendor is the owner of the said land hereby sells, transfers, assigns and conveys completely, irrevocably and absolutely the total freehold said land to the Vendee for a total sale consideration of Rs. 1,15,17,480/- (Rupees One crore fifteen lac seventeen thousand four hundred eighty only) having area 0.3210 hectare along with all rights of ownership to the Vendee. The possession of the said land has already been handed over to the Vendee on 1.12.12 at the time of agreement to sale.
2. That the Vendee has paid the total sale consideration of Rs. 1,15,17,480/- (Rupees One crore fifteen lac seventeen thousand four

[Signature]
[Finger Print]

For Techman Infrastructure Pvt. Ltd.

[Signature]
Director/Authorised Signatory



उत्तर प्रदेश UTTAR PRADESH

22AA 826850

hundred eighty only) and fifty percent of which comes to Rs.57,58,740 (Rupees fifty seven lac fifty eight thousand seven hundred forty only) to the Vendor with the details as under and the receipt of which is hereby acknowledged by the Vendor.

S.No	Date	Cash/DD No.	Bank	Amount (in Rs.)
1.	21/11/2012	Cash	-----	50,000/-
2.	30/11/2012	209281	ICICI Bank, New Delhi	22, 53,496/-
3.	26/12/2013	212796	ICICI Bank, New Delhi	92, 13,984/-

3. And Whereas the Vendor has represented and confirmed that the said land which is subject matter of the present sale deed is free from all sorts of encumbrances, charges, lien, mortgage, tenancy, lease, notice, notification, dispute, litigation, court decree, legal attachment, any acquisition, gift etc. and the Vendor is fully entitled, authorized and have

For Techman Infrastructure Pvt. Ltd

[Signature]
Director Authorized Signatory

[Signature]
Rakesh Agarwal



उत्तरप्रदेश UTTAR PRADESH

22AA 826851

legal capacity and irrevocable right to enter into sale deed with the Vendee and if proved otherwise the Vendor indemnifies the Vendee to the extent of loss suffered by the Vendee on account of this sale deed on all accounts.

4. And whereas the Vendor assure that said land does not belong to Gram Samaj, Bhoodan, lease or waqf Board and this land does not belong to schedule tribe or schedule cast as well.

5. That the entire liability pertaining to the said property in the nature of any charges till the date of execution of this sale deed shall be borne and paid by the Vendor and thereafter, the same shall be paid and borne by the Vendee.

6. That the Vendor have confirmed that in case the Vendee is put to any monetary loss, or loss of the said property on account of any defect in the title of the Vendor or on account of any representations made by the Vendor are found to be untrue or on account of suppression of any facts by the Vendors pertaining to the title of the said land, or any type of

For Techman Infrastructure Pvt. Ltd

Director Authorised Signatory

For Techman Infrastructure Pvt. Ltd

Director Authorised Signatory

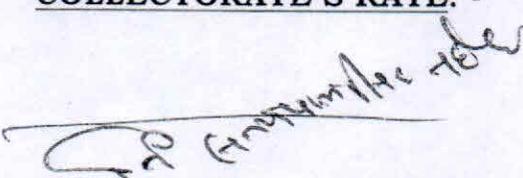
outstanding monetary charges of any government department or any other service provider to the said property, the Vendor indemnifies and keeps indemnified the Vendee in respect of any such loss and shall be responsible for the same.

7. That the Vendee is already in physical and peaceful possession of the said land and the Vendors are fully satisfied with the measurement and demarcation of said land at site.
8. That the Vendee has become the absolute owner of the above said land and has full rights of ownership and possession to use, to sell, to mortgage, to transfer, to gift, to get approval of maps/plans from concerned Authority of the above said Land, to make construction thereon in any manner and get power, water and sewer connections etc. and to deal with all the relevant, competent authorities for any of the above or any other related jobs with regard to the said property, in any manner as desired by the Vendee.
9. That the Vendor has not entered into any registered or any unregistered agreement to sale of the Said Land except with the Vendee and also have not made any Conveyance/sale deed for said land in favour of any other party.
10. That after the execution of this sale deed, the Vendor is left with no subsisting rights, interests, claims of any nature whatsoever in the said land and that the Vendee is fully authorized and competent to get the said property duly mutated in its favour and to get its name duly transferred and substituted in the records of the Ghaziabad Development Authority, Ghaziabad, Municipal Corporation, Revenue Records Etc. and other concerned authorities and Vendor shall render all assistance for the purpose, as may be required.
11. That the attached map shows the total land of 0.3210 hectare in Khasra no- 500/737 & 500/737 with area marked in **Red colour** showing, the area of the said land which is the subject matter of this sale deed.
12. That all the expenses related to the stamp duty and registration have been borne by the Vendee .
13. Khasra & khotani is enclosed.

For Techman Infrastructure

COLLECTORATE'S RATE: -


Director Authorised Signatory




राजिस्ट्रेशन अधिकारी - 1903 की पारा 32-6. के अनुसार
हेतु फिंगरप्रिंट्स

प्रस्तुतकर्ता/दिलेता जा नाम व पता : अलपाल मिश्र

दायी हाथ की अंगुलियों के छिन्ह :-

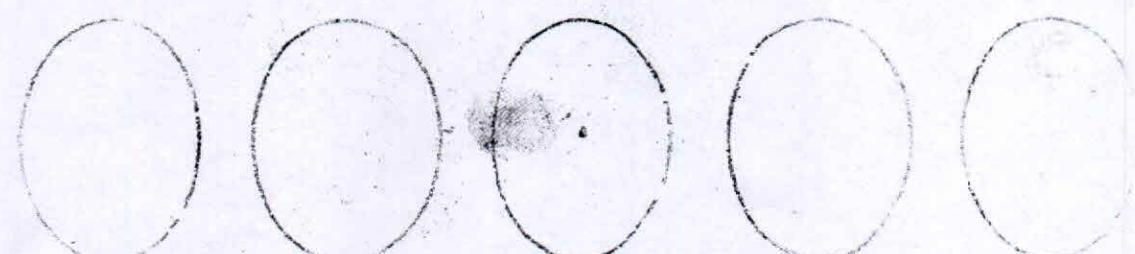


दाहिने/हाथ की अंगुलियों के छिन्ह :-

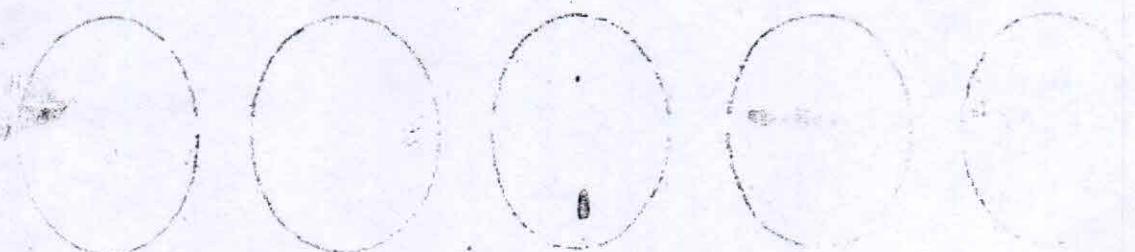


दायी हाथ की अंगुलियों के छिन्ह :-

दायी हाथ की अंगुलियों के छिन्ह :-



दाहिने/हाथ की अंगुलियों के छिन्ह :-



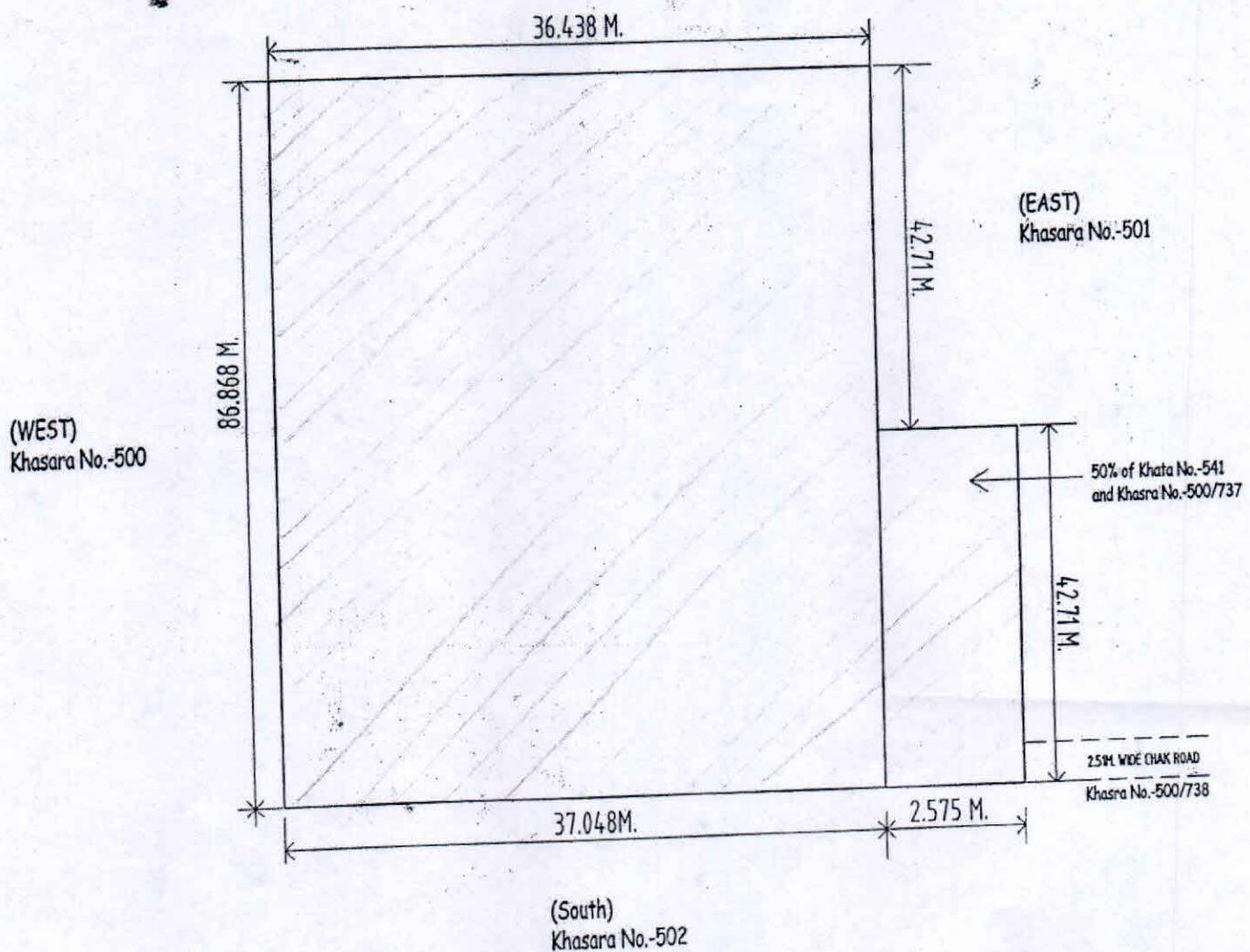
SITE PLAN OF AGRICULTURAL LAND OF SH. SATYAPAL SINGH NEHRA

VILLAGE - AURANGABAD GADANA
 PARGANA - JALALABAD
 TEHSIL - MODI NAGAR, DISTT. - GHAZIABAD
 LAND DETAILS - 2 PIECES

KHASARA NO.	KHATA NO.	IN HECTARE
500/737	537	0.310.
500/737	541	0.011 - 50% of Total Khasara
TOTAL = 0.321 Hectare		

ALL DIMENSIONS ARE IN METERS.

(NORTH)
 Khasara No. - 500/737 30



The above said land is purely agriculture land and not situated in the colony either developed by G.D.A or any private builder. The said property is purely agriculture vacant land and there is no construction.

IN WITNESS WHEREOF, the vendors hereto have signed and executed this sale deed with their sound mind, free will and consent without any force coercion or pressure or compulsion of any kind from anybody, after fully reading and understanding each and every clause of this document in Hindi language on the day the month and the year mentioned in the beginning of this document in the presence of the following witnesses, and the Vendee has signed this document in token of its acceptance.

Witnesses:-

1.



Satyapal Singh Nehra

(Satyapal Singh Nehra)

(VENDOR)

Mr. Satyapal Singh Nehra
9/10 Sector 113 B, 219 G/H
II A 67 Sector 2 Noida

For Techman Infrastructure Pvt. Ltd.



For Techman Infrastructure Pvt. Ltd.

Director/Authorised Signatory



Sushil Kr. Tyagi 3/6 Lebe
Rambhai Singh Tyagi
D-82 D Mahindra Enclave
Shastri Nagar GZB

(Kuldeep Shrivastav)

Authorised Signatory

(VENDEE)

Dated 26-12-2013 Drafted By D.K. Tyagi Deed Writer Modinagar.

D.K. Tyagi Deed Writer
Deed of Sale dated 26/12/2013
Rechts
View of

T201411200266
24-6-14

आज दिनांक 27/12/2013 को

वटी सं 1 त्रिल्लि सं 6712

पृष्ठ सं 233 से 254 पर क्रमांक 19509

गजिस्ट्रीकृत किया गया।

गजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी

उप निबन्धक मोदी नगर
गाजियाबाद

27/12/2013

