

19509

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

SALE DEED

BRIEF OF DOCUMENT

पूर्व प्रलेख सं. 17046 सं. 20/2  
22AA 826861  
स्टाम्प शुल्क अंकन रु. 808500

पर देस स्टाम्प शुल्क में कां स्टाम्प 808500 की  
धारा-16 के अन्तर्गत समाविष्ट किया गया।

1. Type of Land - Agricultural Land.
2. Ward/Pargana - Zallabad.
3. Mauhallah/village-Mauza- Aurangabad Gadana, Tehsil-Modi Nagar, Distt. - Ghaziabad.
4. Details of property - Agricultural Land, Khata No- 537, Khasra No- 500/737, 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 - Rs. 8,08,640/- For Techman Infrastructure Pvt. Ltd  
Sector rate Price 28,90,000/- Stamp Duty is paid vide date
8. Total no. of pages 1-12-1012 bahi no.1 jild no.-5751 page-291/394 dastavage no. 17046

920 सम्पत्ति अधिकारी  
तहसील



Signature





72

26/12/13

क्रम संख्या..... दिनांक.....  
 स्टाम्प..... नै शासित किया गया  
 स्टाम्प क्रय करने का प्रायोजन.....  
 स्टाम्प क्रेता का नाम व पता.....  
 स्टाम्प की धनराशि.....

शमपाल सिंह स्टाम्प विक्रेता  
 लाईसेन्स नं० 37, लाईसेन्स की अवधि 31 मार्च 2014  
 स्टाम्प नं० 18, तहसील कम्पाउण्ड, मोदीनगर

20  
 14  
 2000000

20  
 14  
 2000000

माला जेठरी श्रीवास्तव  
 चितरंजन पार्क नई दिल्ली

## विक्रय पत्र

क्र. 17, 180.00 / 11,518,000.00 10,000.00 30 10,030.00 1,030

पतिफल

मालियत

फॉर्म रजिस्ट्री

नकल व प्रति शुल्क

योग

अवधि लगभग

श्री मैसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

पुत्र श्री स्व० लाल बिहारी श्रीवास्तव

व्यवसाय व्यापार

निवासी जमीन जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

अवधि जमीन जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

नया विक्रय पत्र इस कार्यालय में दिनांक 27/12/2013 समय 3:16PM

विक्रय पत्र प्रेषित किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013

निम्नलिखित विक्रय पत्र वाद सुनने व समझने गजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री शमपाल सिंह नेहरा

पुत्र श्री स्व० अमय सिंह नेहरा

पेशा कृषि

निवासी औरंगाबाद गदाना मोदीनगर गा०बाद

श्री मैसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

पुत्र श्री स्व० लाल बिहारी श्रीवास्तव

पेशा व्यापार

निवासी जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

विक्रय पत्र स्वीकार किया।

निबन्धक श्री नीरज कुमार मिश्रा

पुत्र श्री रामअक्षय वट

पेशा गौकरी

निवासी सैकिन्ड ए 67 सैक्टर 2 वैशाली गा०बाद

पुत्र श्री सुशील कुमार त्यागी

पुत्र श्री रामफल सिंह

पेशा व्यापार

निवासी मोदीनगर गा०बाद

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013





उत्तर प्रदेश UTTAR PRADESH

22AA 826846

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

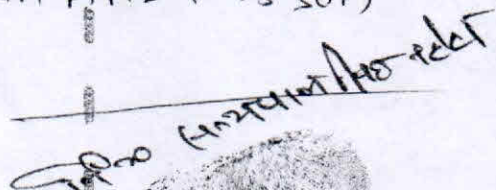

BETWEEN

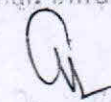
Mr. Satyapal Singh Nehra s/o Late Abhay Singh Nehra resident of village-Aurangabad, Gadana, Pargana-Jalalabad, Tehsil-Modi Nagar, Distt. Ghaziabad, which includes his legal heirs, successors, nominees etc. hereinafter collectively called the Vendor.

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, Chitranjan 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 4538P)

  
Authorized Signatory



73 26/12/13  
72 दिनांक  
में शामिल किया गया  
प्रमाण करने का प्रायोजन  
प्रमाण केला का नाम व पता  
प्रमाण की धनराशि

रामपाल सिंह स्टाप विद्रोह  
लाईसेन्स नं० 37, लाईसेन्स की अवधि 31 मार्च 20 14  
वेम्बर नं० 18, तहसील कम्पाउण्ड, मोदीनगर

2mua...

विक्रेता

Registration No.: 19509

Year: 2013

Book No.: 1

0101 गत्यपाल सिंह नेहरा

अभय सिंह नेहरा

गदना गावना मोदीनगर गा0बाद

2/18



6







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.500/737द, Khata No.537, and second being in co-ownership with Sh. Satishwar Singh, ½ 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.500/737द, 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. - 500/737द, 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

निदेश निदेशाधिकार  
नदेश

Digitally Authorised Signatory



24/12/13  
दिनांक 26/12/13  
राज्य में शामिल किया गया  
राज्य करने का प्रायोजन  
राज्य केता का नाम व पता  
राज्य की धनराशि

रामपाल सिंह स्टाय प्रिण्टिंग  
लाईसेन्स नं० 37, लाईसेन्स की अवधि 31 मई  
चैम्बर नं० 18, तहसील कल्याण, गो. नि.

14  
2 min 13

क्रेता

Registration No. : 19509

Year : 2,013

Book No. : 1

0201 मेसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

वर्ग 0 लाल बिहारी श्रीवास्तव

प्लॉट 1354 एल0जी0एफ0 चित्तरंजन पार्क नई दिल्ली

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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. 500/737द, Khata no. 537 is bounded as under :-

East: Khasra no. - 500/737

West: Khasra no.- 500

North: Khasra no. 500/737ऊ

South: Khasra no. 502

2.

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

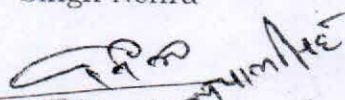

East: Khasra no. 501

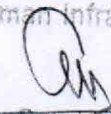
West: Khasra no. 500/737द,

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

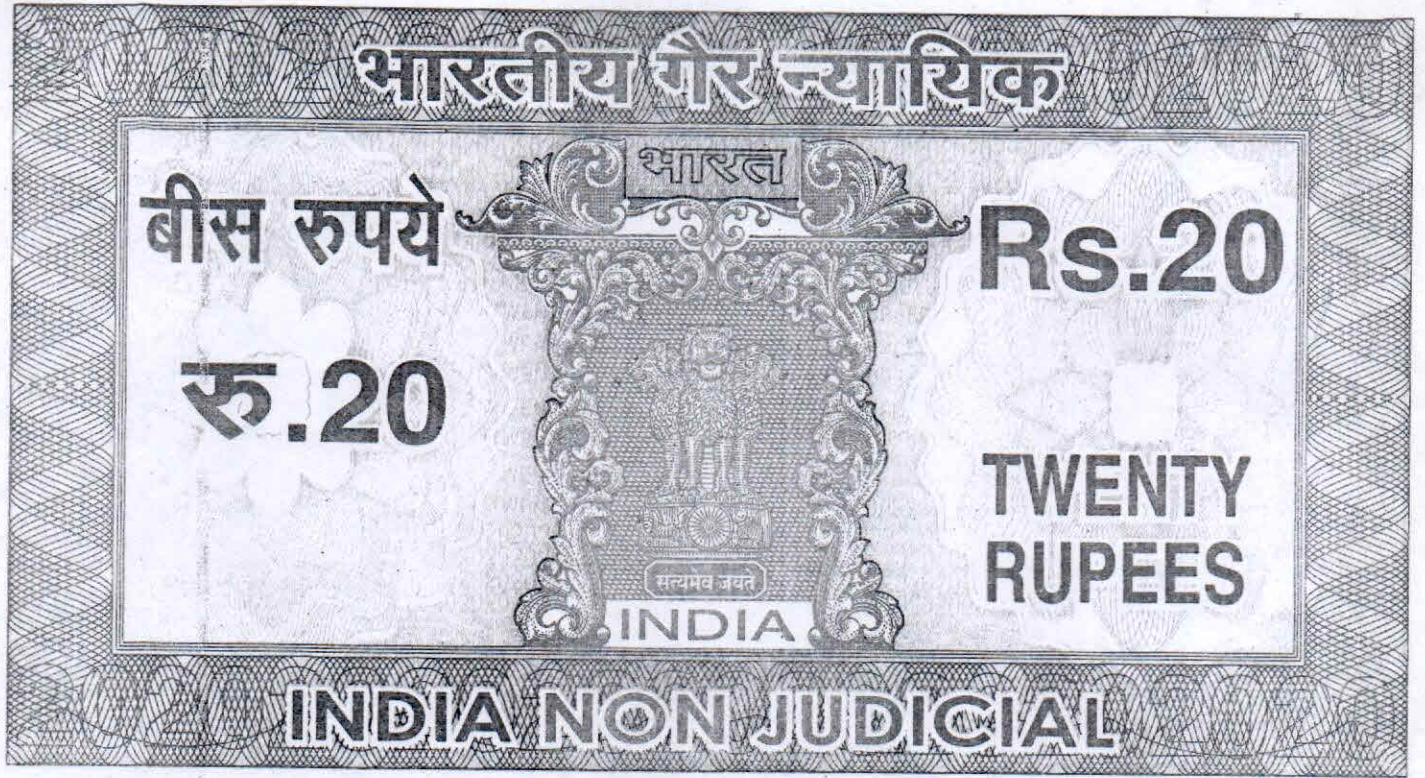
Singh Nehra

For Techman Infrastructure Pvt. Ltd

  
Director/Authorised Signatory





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

*[Handwritten signature and stamp]*

For Techman Infrastructure Pvt. Ltd.

*[Handwritten 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

Director/Authorized Signatory





उत्तर प्रदेश 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

*[Handwritten signature]*  
For

For Techman Infrastructure Pvt. Ltd

*[Handwritten signature]*  
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 3 & 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.

**COLLECTORATE'S RATE: -**

For. Techman Infrastructure P.

Director/Authorised Signatory



रजिस्ट्रेशन अधिनियम - 1908 की धारा 31-ए. का अनुपालन  
हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/दिकेता का नाम व पता सत्यपाल सिंह नहरा

दायें हाथ की अंगुलियों के चिन्ह :-

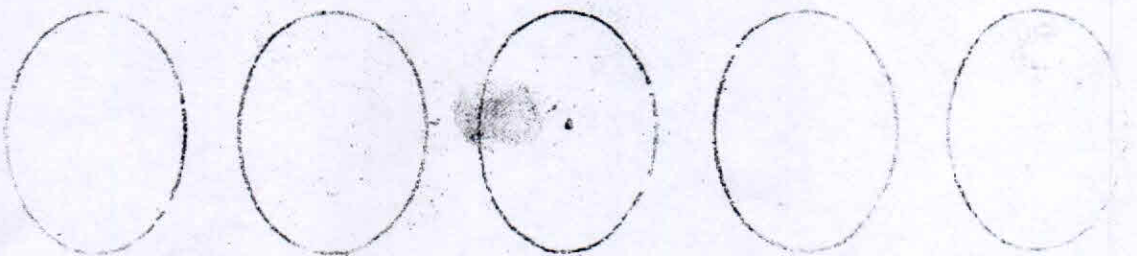


बाहिने/हाथ की अंगुलियों के चिन्ह :-



दिकेता का नाम व पता श्री. कुलदीप श्रीवास्तव

दायें हाथ की अंगुलियों के चिन्ह :-



बाहिने/हाथ की अंगुलियों के चिन्ह :-





# 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 74  
500/737

537  
541

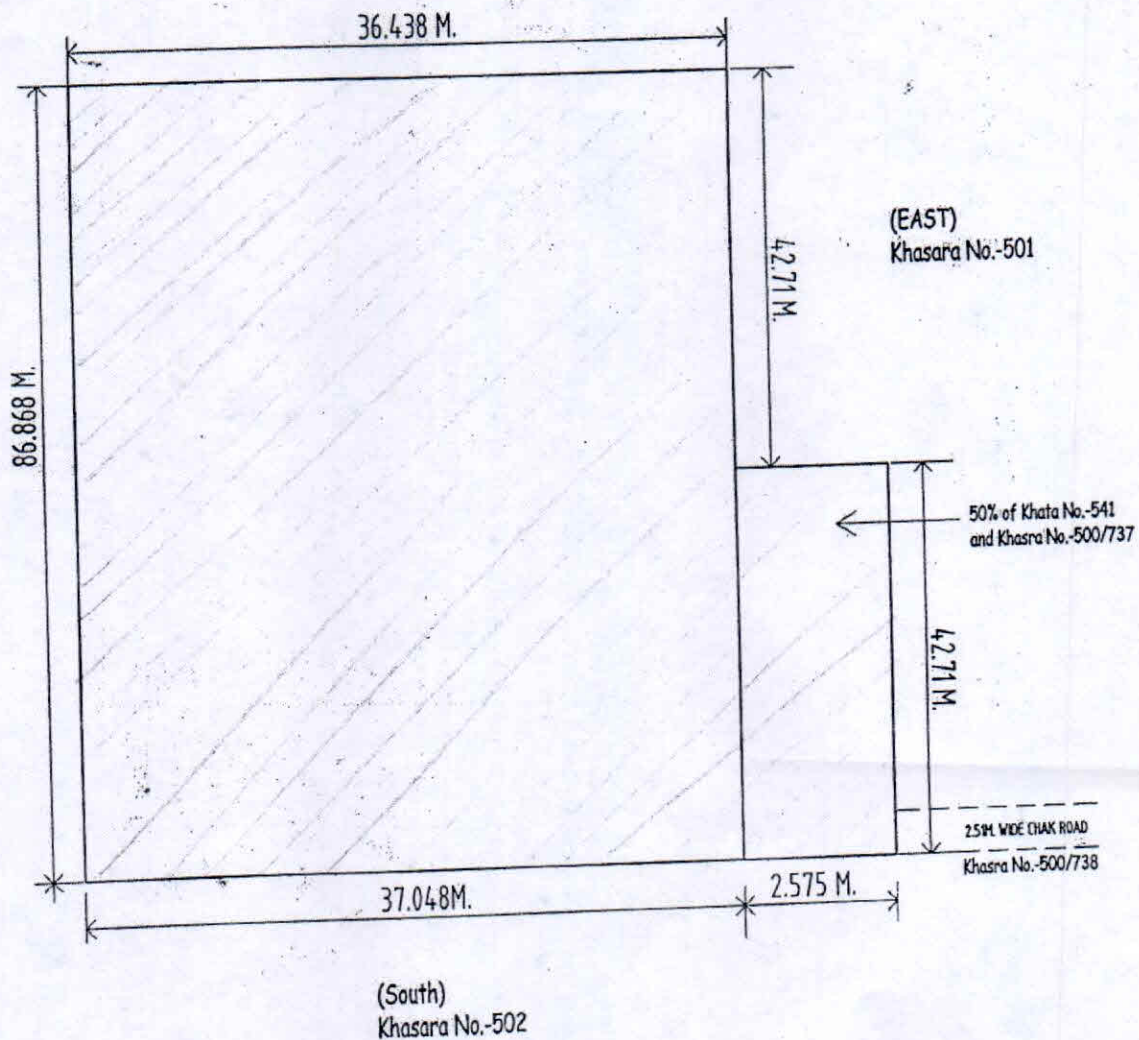
0.310  
0.311 - 50% of Toatal Khasara

TOTAL = 0.321 Hectare

ALL DIMENSIONS ARE IN METERS.

(NORTH)  
Khasara No.-500/737 35

(WEST)  
Khasara No.-500





9  
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.



Handwritten signature and text in Hindi.

(Satyapal Singh Nehra)

(VENDOR)

Handwritten text in Hindi: 9/0 190 21/12/2013 219 8/11/ II A 67 Section 2 Warhali

For Techman Infrastructure Pvt. Ltd.

For Techman Infrastructure Pvt. Ltd.

Director/Authorised Signatory



Handwritten text in Hindi: Sushil Kr. Tyagi 8/0 Late

Handwritten text in Hindi: Ramphal Singh Tyagi

Handwritten text in Hindi: D-82 D Mahipal Chauri Shaktinagar G-203

(Kuldeep Shrivastav)

Authorised Signatory

(VENDEE)

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

Deed Writer  
Date 26/12/2013  
Revised 31/12/2013  
Value of land Rs. 10,00,000/-

C



T2014/11200266  
24-11-14

आज दिनांक 27/12/2013 को

वही सं. 1 जिल्द सं. 6712

पृष्ठ सं. 233 से 254 पर क्रमांक 19509

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जी. जी.

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013

