

14511



उत्तर प्रदेश UTTAR PRADESH

पूर्व प्रलेख सं. 17045

SALE DEED

BRIEF OF DOCUMENT

2011 पर प्रस्ताव सं. 22AA/826852

पर देय स्थापन शुल्क में जो रकम भविष्य में करा-16 से अक्षरों में दर्शाया गया है।

1. Type of Land : - Agriculture land
2. Ward / Pargana : - Jalalabad
3. Mauhallah/village-Mauza- : Aurangabad, Gadana, Tehsil - Modi Nagar Distt. - Ghaziabad.
4. Detail of Property: : Agricultural Land, Khata No- 542, Khasra No- 500/737, area- 0.3110 hectare & Half area of Khata No. 541, Khasra no. 500/737, being(0.022/2) =0.011Hectare equal to Total area being 0.3220 hectare.
5. Area of Property: - -0.3220 hectare
6. Total Sale Consideration: - Rs. 1,15,53,360/-
7. Stamp duty Paid : - Rs. 8,09,140/- For Total Structure 11.10
8. Total no.of Pages : - 9 Sector rate Price 28,98,000/- Stamp Duty is paid vide date 11-12-1012 bahi no.1 jild no.-5751 page-181/290 dastavag no.-17045



1



कम संख्या 29 दिनांक 26/12/13
 स्टाम्प में शामिल किया गया
 स्टाम्प क्रय करने का प्रायोजन
 स्टाम्प क्रेता का नाम व पता
 स्टाम्प की धनराशि 90

मौलिक व 80 लाख की राशि
 26/12/13 को दे दिया

लार्डसेन्स नं० 37, लार्डसेन्स की अवधि 31 मार्च 2014
 चम्बर नं० 18, तहसील कम्पाउण्ड, मोदीनगर

विक्रय पत्र

11,553,360.00 / 6,440,000.00 10,000.00 30 10,030.00 1,030

पनिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग शब्द लगभग

श्री मैसर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

पुत्र श्री स्व० लाल बिहारी श्रीवास्तव

व्यापार

निवासी जमीन जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

जमीन जमीन जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

पेशा कार्यालय में दिनांक 27/12/2013 समय 3:24PM

पेशा कार्यालय में पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013

पेशा कार्यालय में पेश करने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

दिनांक

क्रेता

श्री लालेश्वर सिंह नेहरा

पुत्र श्री स्व० महेन्द्र सिंह

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

नजदीक नजदीक किया।

निवासी श्री नीरज कुमार

पेशा रामअक्षय वट

पेशा शैकरी

निवासी रोकिन्ड ए 67 सैक्टर 2 वेशाली गा०बाद

पेशा सुशील कुमार त्यागी

पेशा रामफल सिंह त्यागी

पेशा व्यापार

निवासी महेन्द्रा एन्कलेव शारत्रीनगर गा०बाद



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013



उत्तर प्रदेश UTTAR PRADESH

22AA 826853

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

BETWEEN

Mr. Satishwar Singh Nehra s/o Late Mahender Singh 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 4530D)

And whereas the Vendor is the owner of two pieces of freehold agricultural lands one measuring 0.311 Hectare in Khasra No.500/737 Khata No.542, and second being in co-ownership with Sh. Satyapal singh Nehra, ½ share of freehold agricultural in Khasra no. 500/737, Khata no. 541 having area

संख्या.....80 दिनांक.....26/12/13
.....79.....में शामिल किया गया
.....20.....
.....20.....
.....20.....

राजपाल सिंह स्टाफ दिक्ता

लाइसेंस नं० 37, लाइसेंस की अवधि 31 मार्च 2014
चैम्बर नं० 18, तहसील कम्पाउण्ड, मोदीनगर

21/11/13

विक्रेता

Registration No.: 19511

Year : 2013

Book No. : 1

0101 रातीश्वर सिंह नेहरा

राव० महेन्द्र सिंह

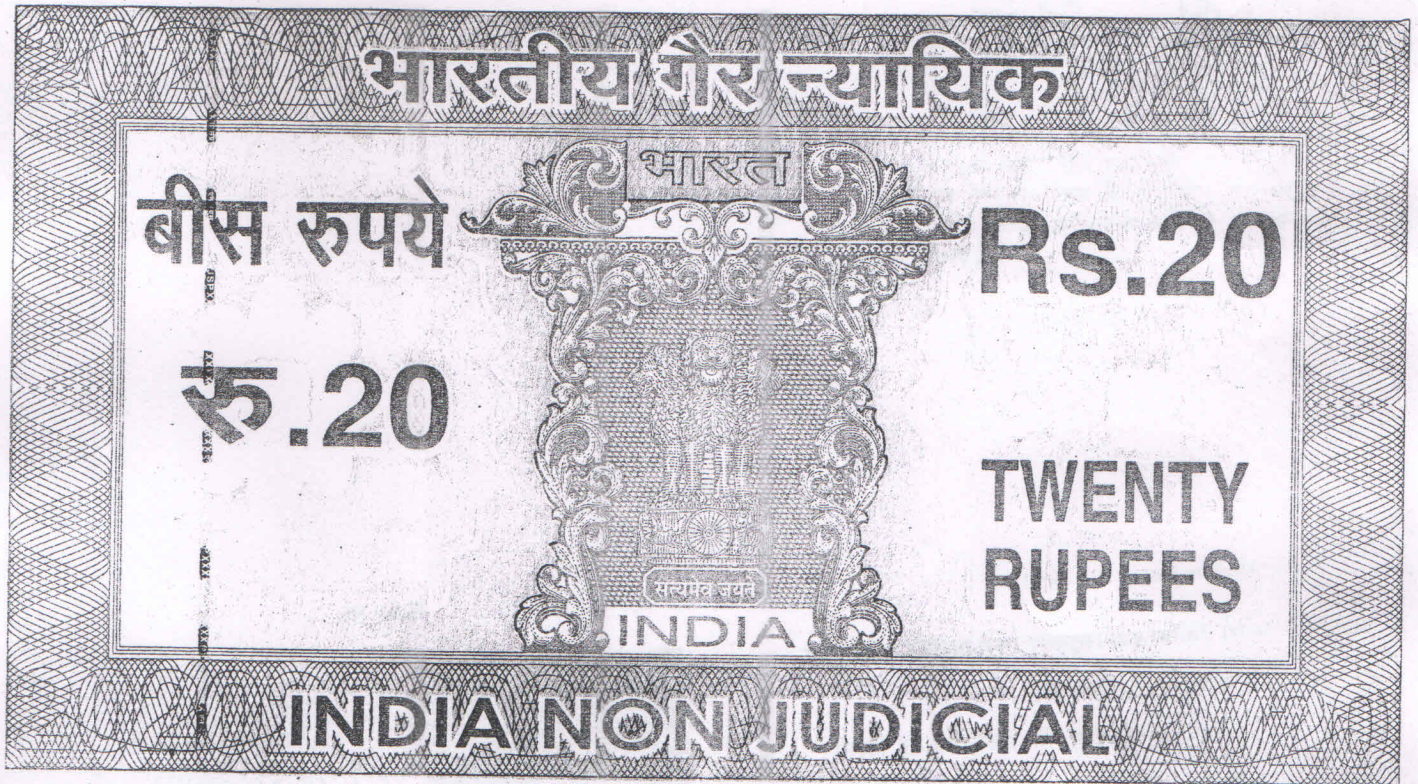
औरंगाबाद गदाना मोदीनगर गा०बाद

कृषि



31





उत्तर प्रदेश UTTAR PRADESH

22AA 826854

0.0110.00 Hectare. (Total area of Khasra no. 500/737 is 0.022 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 of Khasra no. No.500/737 ऊ, Khata No.542, having area 0.311 hectare and half share of 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 ऊ, Khata no 542 and half of 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 no other person has the ownership of the said land and the possession of the said land was handed over to the Vendee at the time of agreement to sale dated 1.12.2012.

कम संख्या..... 81 दिनांक 26/12/13
में शामिल किया गया
क्रय करने का प्रायोजन.....
क्रेता का नाम व पता.....
क्रेता की धनराशि..... 2

रामपाल सिंह स्टाप विक्रेता
लाइसेंस नं० 37, लाइसेंस की अवधि 31 मार्च 2014
वै. नं० 18, तहसील कम्पाउण्ड, मोदीनगर

2 मूल

क्रेता

Registration No. : 19511

Year : 2,013

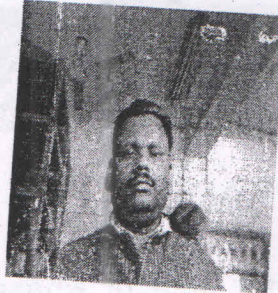
Book No. : 1

0201 गैरर्स टेकमेन इन्फ्रास्ट्रक्चर द्वारा कुलदीप श्रीवास्तव

एल० लाल बिहारी श्रीवास्तव

जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली

आधार





उत्तर प्रदेश UTTAR PRADESH

22AA 826855

The said Land is bounded as under: -

1. That the Khasra no. 500/737 ऊ, Khata no. 542 is bounded as under :-
East: Khasra no. 501
West: Khasra no. 499
North: Khasra no. 497 Nali
South: Khasra no. 500/737 द and Khasra no. 500/737

2. The Khasra no. 500/737, Khata no. 541 is bounded as under:-
East: Khasra no. 501
West: Khasra no. 500/737 द,
North: Khasra no. 500/737 ऊ,
South: Khasra no. 500/737 half share in the name of Satyapal Singh Nehra & 500/737 द

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उत्तर प्रदेश UTTAR PRADESH
5

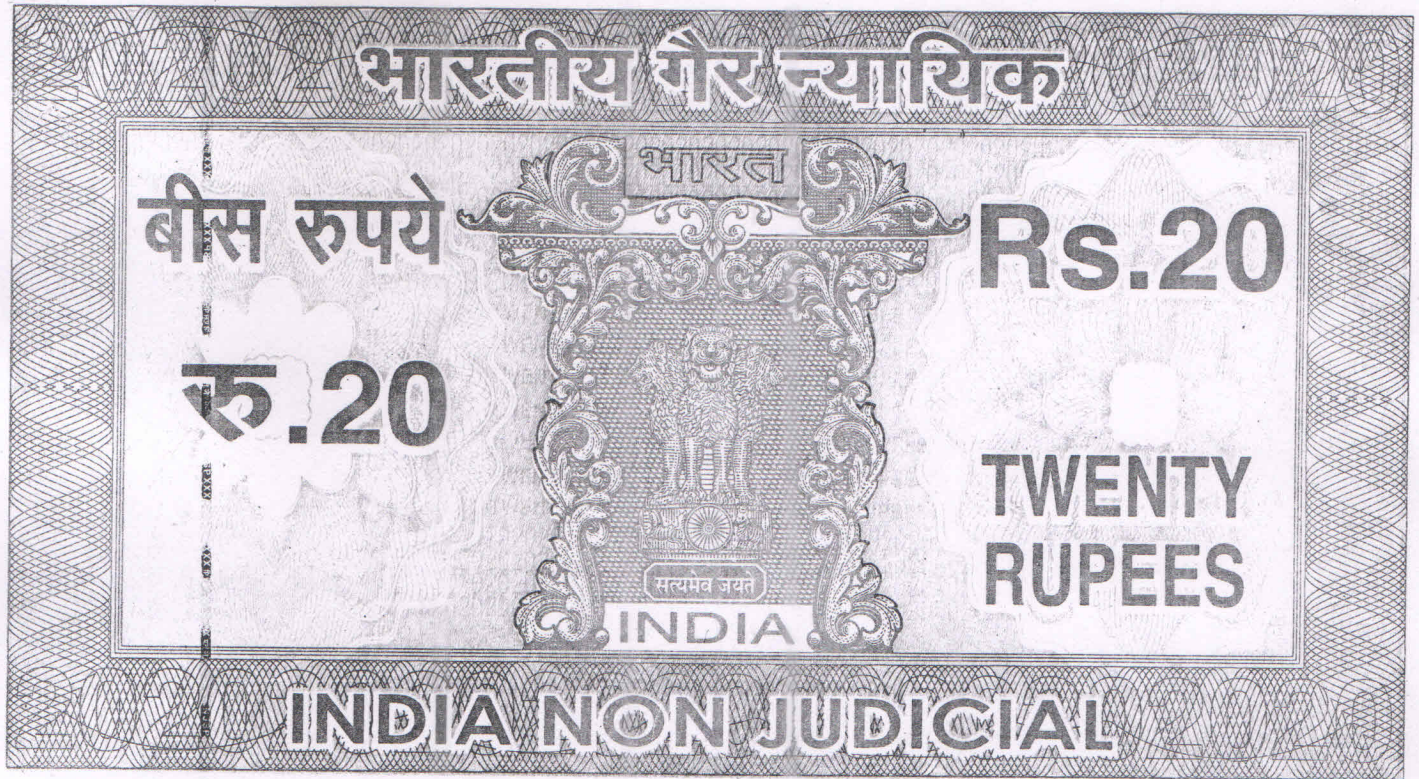
22AA 826856

Whereas after signing this sale deed, the Vendor will be left with no area in the said land.

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. 1,15,53,360-/ (Rupees One crore fifteen lac fifty three thousand three hundred sixty only) having area 0.3220.hectare along with all rights of ownership to the Vendee. The possession of the said land was handed over to the Vendee at the time of agreement to sale dated 1.12.2012.
2. That the Vendee has paid the total sale consideration of Rs. 1,15,53,360-/ (Rupees One crore fifteen lac fifty three thousand three hundred sixty 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



उत्तर प्रदेश UTTAR PRADESH
6

22AA 826857

3. 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	209282	ICICI Bank, New Delhi	22, 53,496/-
3.	26/12/013	212797	ICICI Bank, New Delhi	92,49,864/-

4. That 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 legal capacity and irrevocable right to enter into sale deed with the Vendee and if proved otherwise the Vendor indemnifies the Vendee to the

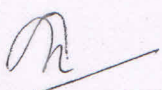


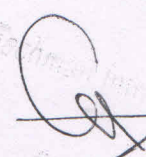
उत्तर प्रदेश UTTAR PRADESH

22AA 826858

extent of loss suffered by the Vendee on account of this sale deed on all accounts.

5. That 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.
6. 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.
7. 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 Vendor pertaining to the title of the said land, or any type of outstanding monetary charges of any government department or any



For Technical Director

Director/Technical
Director/Technical

8. That the Vendee is already in physical and peaceful possession of the said land and the Vendor is fully satisfied with the measurement and demarcation of said land at site.
9. 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.
10. 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 deed for said land in favour of any other party.

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 0.3220.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.

COLLECTORATE'S RATE: -

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




रजिस्ट्रार अविनिष्ट - १९५५ की धारा ५५-६ के अनुपालन
हस्त किंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता

बायें हाथ की अंगुलियों के चिह्न :-

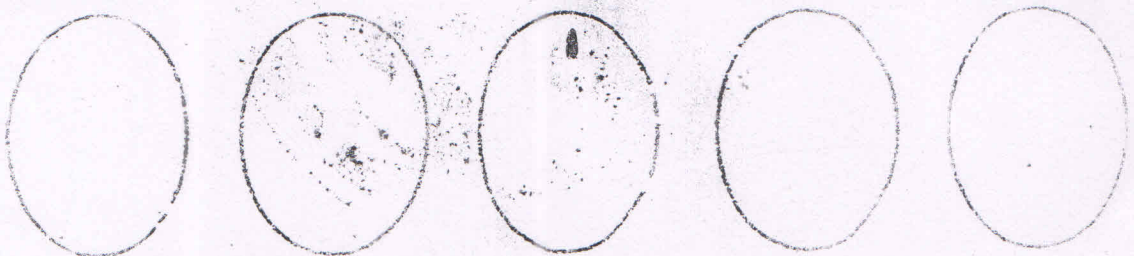


दाहिने/हाथ की अंगुलियों के चिह्न :-



हस्ता का नाम व पता

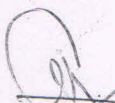
बायें हाथ की अंगुलियों के चिह्न :-



दाहिने/हाथ की अंगुलियों के चिह्न :-







SITE PLAN OF AGRICULTURAL LAND OF SH. SATISHWAR SINGH NEHRA

VILLAGE - AURANGABAD GADANA

PARGANA - JALALABAD

TEHSIL - MODI NAGAR, DISTT. - GHAZIABAD

LAND DETAILS - 2 PIECES

KHASARA NO.

KHATA NO.

IN HECTARE

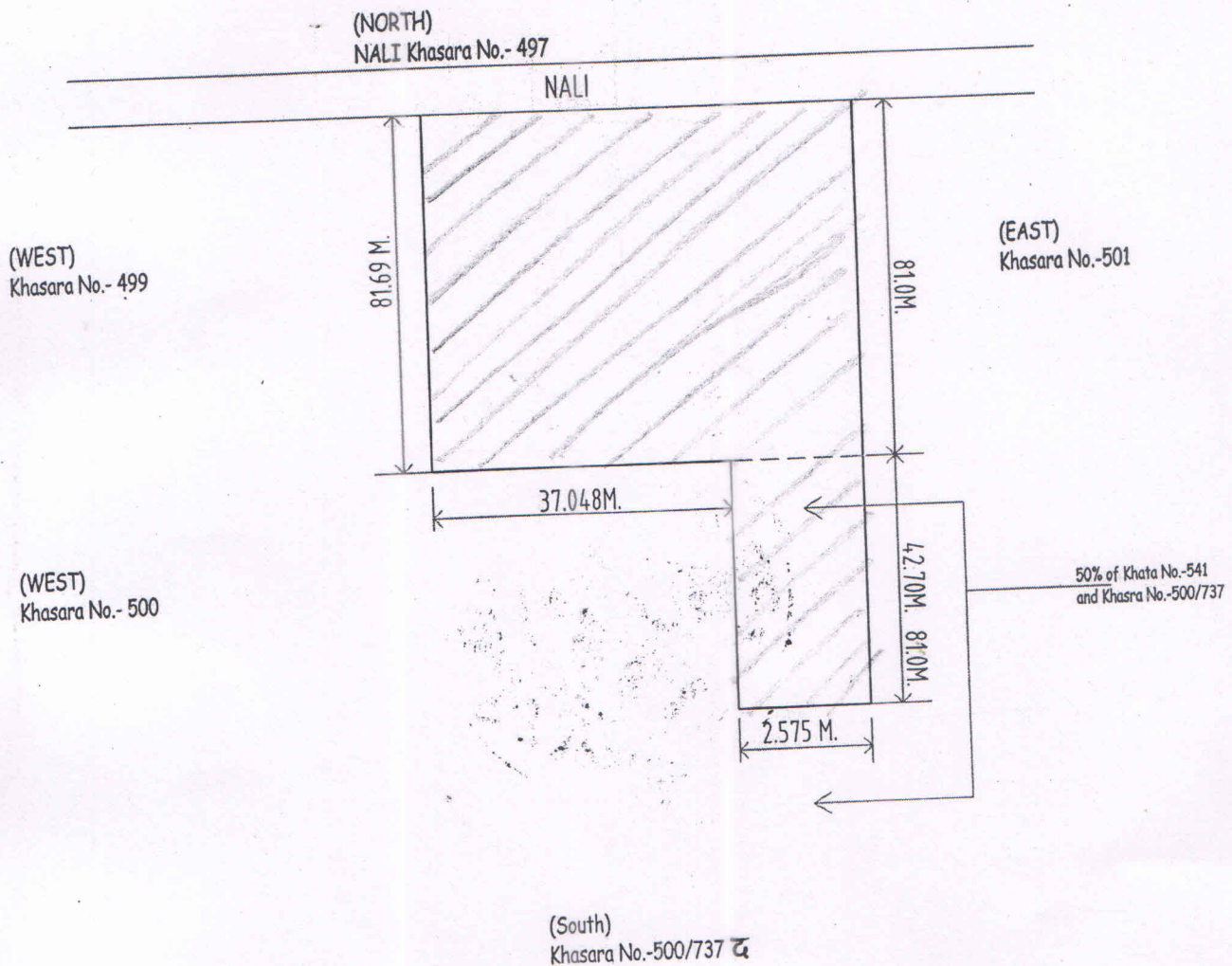
500/737
500/737

542
541

0.311
0.011 - 50% of Total Khasara

TOTAL = 0.322 Hectare

ALL DIMENSIONS ARE IN METER

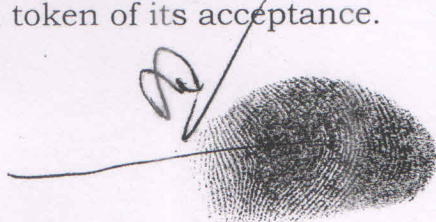


Techman Infrastructure Pvt. Ltd.
Authorized Signatory
Techman Infrastructure Pvt. Ltd.

VENDOR
Satishwar Singh Nehra

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:-



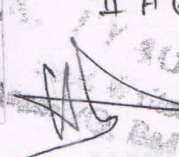
For Techman Infrastructure Pvt. Ltd.
Director/Authorised Signatory
(Sateshwar Singh Nehra)

(VENDOR)



श्री लक्ष्मी अग्रवाल
एवं श्री (नरेश्वर सिंह)
II A 67 Sector 2 Vasant Vihar

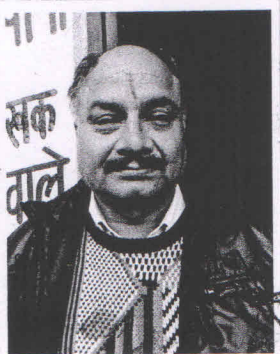
For Techman Infrastructure Pvt. Ltd.



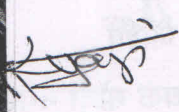


For Techman Infrastructure Pvt. Ltd.
Director/Authorised Signatory

(Kuldeep Shrivastav)
Authorised Signatory
(VENDEE)



Sushil K. Tyagi s/o
Late Ramphal Singh Tyagi
D-820 Mahindra
Enclave Shastri Nagar
G-23



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

Licensed to...
Received from...
Date of Deed Writing...

155
24-4-14

आज दिनांक 27/12/2013 को

वही सं. 1 जिल्द सं. 6712

पृष्ठ सं. 279 से 300 पर क्रमांक 19511

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के द्वारा

आशुतोष जीशी

उप निबन्धक मोदी नगर

गाजियाबाद

27/12/2013

