

8167



सत्यमेव जयते

INDIA NON JUDICIAL

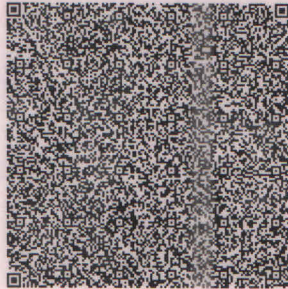
Government of Uttar Pradesh

e-Stamp

256
F-60

28

Certificate No.	: IN-UP00413748565038M
Certificate Issued Date	: 12-Jun-2014 01:08 PM
Account Reference	: SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUPSHCIL0100491987949706M
Purchased by	: TECHMAN BUILDWELL PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO.500, VILLAGE AURANGABAD GADANA, MODINAGAR GHAZIABAD
Consideration Price (Rs.)	: 4,59,00,000 (Four Crore Fifty Nine Lakh only)
First Party	: BRIJPAL SINGH NEHRA AND MAHIPAL SINGH AND OTHERS
Second Party	: TECHMAN BUILDWELL PRIVATE LIMITED
Stamp Duty Paid By	: TECHMAN BUILDWELL PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 32,13,000 (Thirty Two Lakh Thirteen Thousand only)



Please write or type below this line.



Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

SHCIL

विक्रय पत्र

45,900,000.00 / 45,900,000.00 40,000.00 30 40,030.00 1,030
प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

श्री मैसर्स टेकमैन बिल्डवेल द्वारा कुलदीप श्रीवास्तव
पुत्र श्री स्व0 बिहारी लाल श्रीवास्तव

व्यवसाय व्यापार

निवासी स्थायी जी 1354 एल0जी0एफ0 चितरंजन पार्क नई दिल्ली 110019
अस्थायी पता जी 1354 एल0जी0एफ0 चितरंजन पार्क नई दिल्ली 110019
ने यह लेखपत्र इस कार्यालय में दिनांक 16/6/2014 समय 2:33PM

बजे निबन्धन हेतु पेश किया।

(Signature)

निष्पादन लेखपत्र वाद समझने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी
उप निबन्धक मोदी नगर

गाजियाबाद

16/6/2014

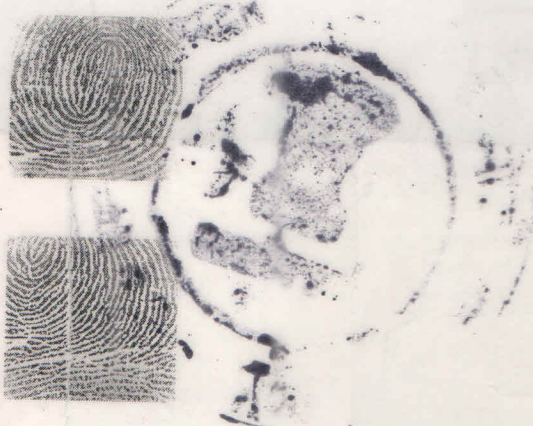
श्री ब्रजपाल सिंह नेहरा
पुत्र श्री स्व0 रूप सिंह
पेशा कृषि
निवासी औरंगाबाद गदाना तहसील मोदीनगर
गा0बाद



श्री मैसर्स टेकमैन बिल्डवेल द्वारा कुलदीप श्रीवास्तव
पुत्र श्री स्व0 बिहारी लाल श्रीवास्तव
पेशा व्यापार
निवासी जी 1354 एल0जी0एफ0 चितरंजन पार्क नई
दिल्ली 110019



श्री महीपाल सिंह
पुत्र श्री रूप सिंह
पेशा कृषि
निवासी औरंगाबाद गदाना तहसील मोदीनगर
गा0बाद



श्री सहन्सरपाल सिंह
पुत्र श्री रूप सिंह
पेशा कृषि
निवासी औरंगाबाद गदाना तहसील मोदीनगर
गा0बाद

2214600006

SALE DEED
BRIEF OF DOCUMENT

Type of Land : - Agriculture land

Ward / Pargana :- Jalalabad

Mauhalla/village-Mauza- Aurangabad, Gadana, Tehsil - Modi Nagar, Distt. - Ghaziabad.

Description of Property: - Agriculture land, Khasra no.500 of Khata no. 284

Area of Property: - 1.1288 Hectare

Collector Rate :- Rs. 90,00,000-/per hectare

As per collector rate value of the land :- Rs. 1,15,10,000-/-

Total Sale Consideration: - Rs. 4,59,00,000-/-

Paid Stamp duty: - Rs. 32,13,000-/-

Total Pages 8

This Conveyance deed is made and executed at Modi Nagar, Distt. Ghaziabad on this 16th day of June 2014.

BETWEEN

Sh. Brijpal Singh Nehra, Sh. Mahipal Singh, Sh. Sansarpal Singh and Sh. Azad Singh all four son of Late Roop Singh and all four resident of village- Aurangabad, Gadana, Pargana-Jalalabad, Tehsil- Modi Nagar, District- Ghaziabad, which includes their legal heirs, successors, nominees etc. Hereinafter collectively called the Vendors.

AND

M/s. Techman Buildwell 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 Shrivastav S/o Late Lal Bihari Shrivastav which includes its administrators, assignees, nominees etc., hereinafter called the Vendee. The Pan No. of Vendee company is AAAC8382M

(VENDORS)

1. *Brij Pal Singh Nehra*
Nehra

2.

3.

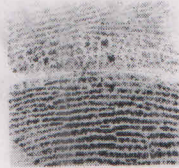
Sh. Mahipal Singh

4. (Vendee)

आजादी

For Techman Buildwell Pvt. Ltd.
Authorized Signatory

श्री आजाद सिंह
पुत्र श्री स्व० रूप सिंह
पेशा कृषि
निवासी औरंगाबाद गदाना तहसील मोदीनगर
गा०बाद



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री सुशील कुमार

पुत्र श्री रामफल सिंह

पेशा नौकरी

निवासी सरधना मेरठ

व श्री सुशील त्यागी

पुत्र श्री शौराज सिंह

पेशा कृषि

निवासी भादोली मोदीनगर गा०बाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आशुतोष जोशी
उप निबन्धक मोदी नगर
गाजियाबाद
16/6/2014

And whereas all the Vendors are owner of freehold agricultural land measuring 1.4370 Hectare situated in Khasra No.500, Khata No.284, village Aurangabad Gadana, Pargana Jalalabad, Tehsil Modi Nagar and District Ghaziabad and according to Jamabandi of the Fasli year 1418 to 1423.

Up till now the land defined in the above para is undivided and the share of all four brothers is equal in the above mentioned agriculture land.

And whereas all the four brothers mentioned here in above are selling only 1.1288 hectare area out of the total 1.437 hectare. The portion of the land that is 1.1288 hectares the subject matter of this conveyance deed, hereinafter shall be called the "SAID LAND".

The said Land is bounded as under: -

East : Khasra no. 499
West : Khasra no. 532 & Khasra No-502
North: - ChakRoadKhasraNo-498
South : Khasra no. 500/737

Whereas after signing this sale deed, all the four vendors of the above said land will be left with the areas of 0.3082 hectare and in which all the vendors shall have equal share.

And whereas the total land of Khasra no- 500 and Khata no-284 as defined hereinabove is the inherited property of the Vendors. The said land is recorded in all the government papers and revenue document in the joint name of the Vendors. The Vendors are the only owner and none other person has the ownership rights of this land. The Vendors have possession on 1.4370 hectare land. And Whereas the Vendors has not entered into any agreement to sale of the Said Land and also have not made any Conveyance deed for said land in favour of any other party.

(VENDORS)

1. *Brig Palsingh Mehta*
2. *re Lumbhi*

3. *Shauverlal Singh*
Shauverlal Singh

4. *31/5/2018*

(Vendee)

For Techman Buildwell Pvt. Ltd.
Authorised Signatory

विक्रेता

Registration No.: 8167

Year: 2014

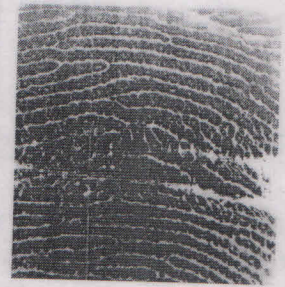
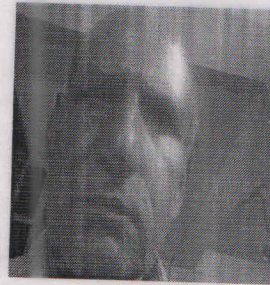
Book No.: 1

0101 ब्रजपाल सिंह नेहरा

स्व0 रूप सिंह

औरंगाबाद गदाना तहसील मोदीनगर गा0बाद

कृषि

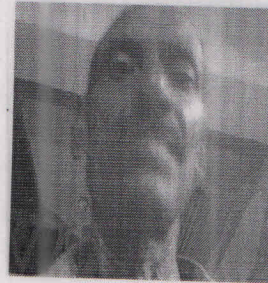


0102 महीपाल सिंह

रूप सिंह

औरंगाबाद गदाना तहसील मोदीनगर गा0बाद

कृषि

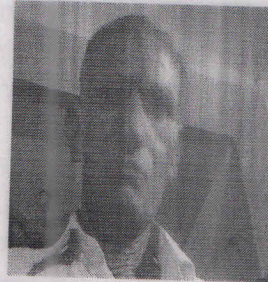


0103 सहन्सरपाल सिंह

रूप सिंह

औरंगाबाद गदाना तहसील मोदीनगर गा0बाद

कृषि

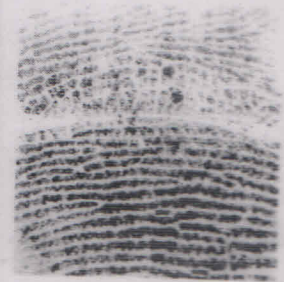


0104 आजाद सिंह

स्व0 रूप सिंह

औरंगाबाद गदाना तहसील मोदीनगर गा0बाद

कृषि



NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER: -

1. That the Vendors are the legal owner and hereby sell, transfer, assign and convey completely, irrevocably and absolutely the total freehold said land from Khasra no. 500 of Khata no. 284 having area 1.1288 hectare in village Aurangabad Gadana, Pargana Jalalabad, Tehsil Modi Nagar, District Ghaziabad, along with all rights of ownership to the Vendee.
2. That the Vendors have agreed to sale and the Vendee has agreed to Purchase the said land for a total sale consideration of Rs. 4,59,00,000/- (Rupees Four crore fifty nine Lac only) and fifty percent of which comes to Rs.2,29,50,000/- (Rupees Two crore twenty nine lack fifty thousand only). The total sale consideration as mentioned in this para is to be received by all the vendors in equal proportions and the details of each party are given herein below:-
 - That the Vendee has paid the following amounts with the details as under to first vendor Sh. Brijpal Singh Nehra, the receipt of which is hereby acknowledged by Sh. Brijpal Singh Nehra.

S.No	Date	Cash/Cheque No.	Bank	Amount (in Rs.)
1.	26/05/2014	203777	ICICI Bank, New Delhi	50,000/-
2.	15/06/2014	218926	ICICI Bank, New Delhi	10,97,500/-

The total sale consideration to the share of Sh. Brijpal Singh Nehra will be Rs.1,14,75,000/- (Rupees One Corers fourteen lakh seventy five Thousand Only) and fifty percent of which comes to Rs.57,37,500/- (Rupees Fifty Seven Lakh Thirty Seven Thousand five Hundred Only). In addition to payment shown here in above, seven cheques amounting to Rs. 5,73,750/- (Rupees Five Lakh Seventy Three Thousand Seven Hundred Fifty only) bearing No. 218927 dated 30/07/2014, Rs. 11,47,500/- (Rupees Eleven Lakhs Forty Seven Thousand Five Hundred only) bearing no. 218928 dated 15/10/2014 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218929 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no. 218930 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no. 218931 dated 30/06/2015 and Rs. 26,06,250/- (Rupees Twenty six lakh six thousand two hundred fifty only) bearing no 218932 dated 30/06/2015, all cheques have been drawn from ICICI Bank New Delhi, has already been handed over to Sh. Brijpal Singh Nehra the receipt of which is hereby acknowledged by Sh. Brijpal Singh Nehra.

(VENDORS)

1. Brijpal Singh Nehra

2. Nehra

3. Sh. Brijpal Singh Nehra

(Vendee)

4. [Signature]

For Techman Building Pvt. Ltd.
[Signature]

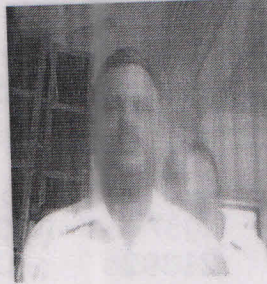
क्रेता

Registration No. : 8167

Year : 2,014

Book No. : 1

0201 मैसर्स टेकमैन बिल्डवेल द्वारा कुलदीप श्रीवास्तव
स्व० बिहारी लाल श्रीवास्तव
जी 1354 एल०जी०एफ० चितरंजन पार्क नई दिल्ली 110019
व्यापार



[Handwritten signature]



- a) That the Vendee has paid the following amounts with the details as under to the second vendor Sh. Mahipal Singh, the receipt of which is hereby acknowledge by Sh. Mahipal Singh

S.No	Date	Cash/Cheque No.	Bank	Amount (in Rs.)
1.	26/05/2014	203778	ICICI Bank, New Delhi	50,000/-
2.	15/06/2014	218933	ICICI Bank, New Delhi	10,97,500/-

- b) The total sale consideration to the share of Sh. Mahipal Singh will be Rs.1,14,75,000/- (Rupees One Corers fourteen lakh seventy five Thousand Only) and fifty percent of which comes to Rs.57,37,500/- (Rupees Fifty Seven Lakh Thirty Seven Thousand five Hundred Only). In addition to payment shown here in above, seven cheques amounting to Rs. 5,73,750/- (Rupees Five Lakh Seventy Three Thousand Seven Hundred Fifty) bearing No. 218934 dated 30/07/2014, Rs. 11,47,500/- (Rupees Eleven Lakhs Forty Seven Thousand Five Hundred only) bearing no. 218954 dated 15/10/2014 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218936 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218937 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218938 dated 30/06/2015 and Rs. 26,06,250/- (Rupees Twenty six lakh six thousand two hundred fifty only) bearing no 218939 dated 30/06/2015, all cheques have been drawn from ICICI Bank New Delhi, has already been handed over to Sh. Mahipal Singh, the receipt of which is hereby acknowledged by Sh. Mahipal Singh.

- c) That the Vendee has paid the following amounts with the details as under to the third vendor Sh. Sansarpal Singh, the receipt of which is hereby acknowledge by Sh. Sansarpal Singh.

S.No	Date	Cash/Cheque No	Bank	Amount (in Rs.)
1.	26/05/2014	203779	ICICI Bank, New Delhi	50,000/-
2.	15/06/2014	218993	ICICI Bank, New Delhi	10,97,500/-

Total sale consideration to the share of Sh. Sansarpal Singh will be Rs.1,14,75,000/- (Rupees One Corers fourteen lakh seventy five Thousand Only) and fifty percent of which comes to Rs.57,37,500/- (Rupees Fifty Seven Lakh Thirty Seven Thousand five Hundred Only). In addition to payment shown here in above, seven cheques amounting to Rs. 5,73,750/- (Rupees Five Lakh Seventy Three Thousand Seven Hundred Fifty only) bearing No. 218941 dated 30/07/2014, Rs. 11,47,500/- (Rupees Eleven Lakhs Forty Seven Thousand Five Hundred

(VENDORS)

1. *Brig Palsingh* 2. *ndumhe*

3. *Sansarpal Singh* 4. (Vendee)

31/07/2014

For Techman Buildwell Pvt. Ltd.
Authorized Signatory

only) bearing no. 218942 dated 15/10/2014 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218943 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218944 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218945 dated 30/06/2015 and Rs. 26,06,250/- (Rupees Twenty six lakh six thousand two hundred fifty only) bearing no 218946 dated 30/06/2015, all cheques have been drawn from ICICI Bank New Delhi, has already been handed over to Sh. Sanserpal Singh, the receipt of which is hereby acknowledged by Sh. Sanserpal Singh.

d) That the Vendee has paid the following amounts with the details as under to fourth vendor Mr. Azad Singh, the receipt of which is hereby acknowledge by Mr. Azad Singh

S.No	Date	Cash/DD/Cheque No.	Bank	Amount (in Rs.)
1.	26/05/2014	203780	ICICI Bank, New Delhi	50,000/-
2.	15/06/2014	218947	ICICI Bank, New Delhi	10,97,500/-

Total sale consideration to the share of Sh. Azad Singh will be Rs.1,14,75,000/- (Rupees One Corers fourteen lakh seventy five Thousand Only) and fifty percent of which comes to Rs.57,37,500/- (Rupees Fifty Seven Lakh Thirty Seven Thousand five Hundred Only). In addition to payment shown here in above, seven cheques amounting to Rs. 5,73,750/- (Rupees Five Lakh Seventy Three Thousand Seven Hundred Fifty) bearing No. 218948, dated 30/07/2014, Rs. 11,47,500/- (Rupees Eleven Lakhs Forty Seven Thousand Five Hundred only) bearing no. 218949 dated 15/10/2014 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218950 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218951 dated 30/06/2015 and Rs. 20,00,000/- (Rupees Twenty lakh only) bearing no 218952 dated 30/06/2015 and Rs. 26,06,252/- (Rupees Twenty six lakh six thousand two hundred fifty only) bearing no. 218953 dated 30/06/2015, all cheques have been drawn from ICICI Bank New Delhi, has already been handed over to Sh. Mr. Azad Singh the receipt of which is hereby acknowledged by Sh. Mr. Azad Singh.

(VENDORS)

(Vendee)

1. *Brig Palsingh N...*

2. *...*

3. *Shaw...*

5

4. *...*

For Techman Buildwell Pvt. Ltd.
Authorized Signatory

3. And Whereas the Vendors have represented and confirmed that the said land which is subject matter of the present sale/conveyance 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 that the Vendors are fully entitled, authorized and have legal capacity and irrevocable right to transfer the same in favour of the Vendee and if proved otherwise the Vendors indemnify the Vendee to the extent of loss suffered by the Vendee on account of this sale deed on all accounts.
4. And whereas the Seller assure that said land does not belong to Gram Samaj, Bhoodan, lease or wakf 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 property, or any type of 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 all the expenses related to the stamp duty and registration expense has been borne by the Vendee.
8. That the Vendee is already in physical and peaceful possession of 1.1288 Hacter. of the SAID land.
9. All the Vendors are fully satisfied with the measurement and demarcation of said land at site.

(VENDORS)

1. *Brig Palsingh Mehra*

2.

ns/mmb

37
Shankar Singh

For Techman Buildwell Pvt. Ltd.
Authorized Signatory

(Vendee)

① *31/5/2018*

10. 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.

11. That all the Vendors are real brothers and an internal verbal family decision had already taken place long back among all the brothers for the total 1.4370 Hectare land situated in Khasra no- 500, Khata no- 284. It is only after the said family division the Vendors are selling this land to the Vendee. The attached map shows the total land of 1.4370 Hectare of Khasra no- 500 with area marked in **Red colour** showing the area of the said land of 1.1288 hectare the subject matter of this sale deed.

12. That after the execution of this sale deed, the Vendors are 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 Vendors shall render all assistance for the purpose, as may be required.

COLLECTORATE'S RATE

The value of the land as per collector rate is Rs. 1,15,10,000-/-

The above said land is not situated in the colony either developed by G.D.A or any private builder.

The above said land is purely a agriculture vacant land and at present there is no other activities have been done in 200 meters radius of this land.

That the present land use of the said property according to Modi Nagar master plan 2021 is Residential.

(VENDORS)

1. *Brig Palsingh*

2. *neelam*

3. *Shaukat Singh*

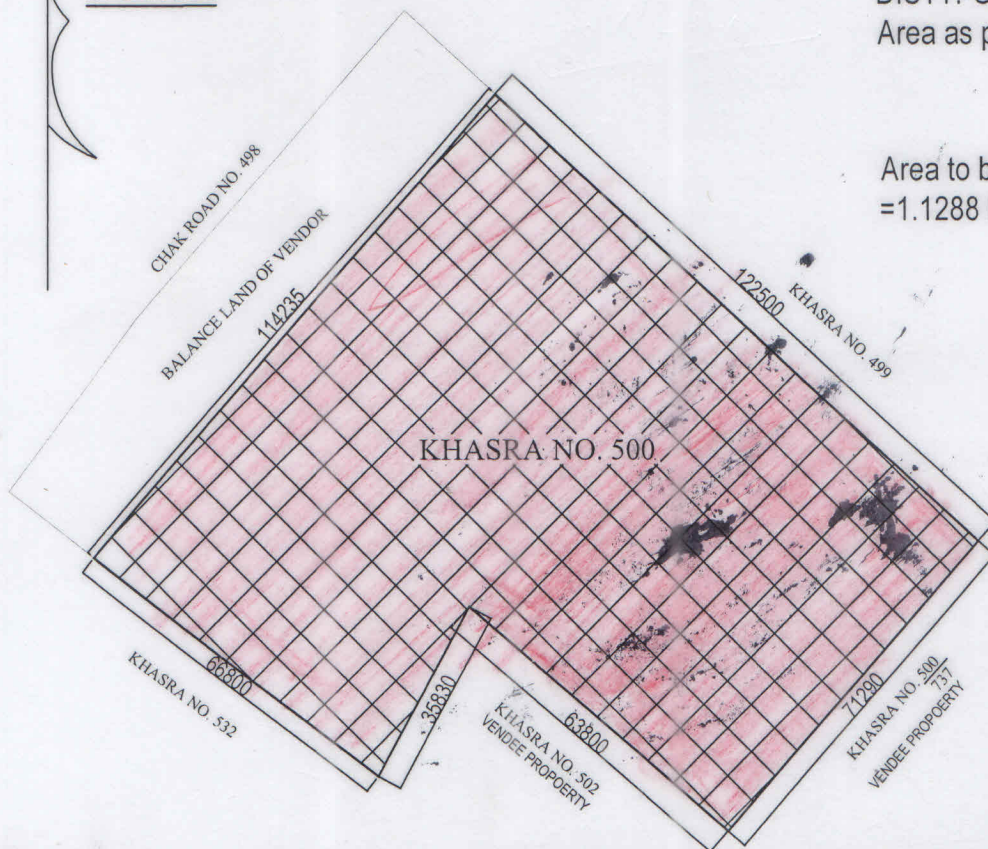
4. *31/5/14/24/3*

(Vendee)

For Techman Builders Pvt. Ltd.

SITE PLAN OF AGRICULTURE LAND,
 KHASRA NO-500 , KHATA NO-284 ,
 PARGANA-JALALABAD
 TEHSIL -MODI NAGAR
 DISTT.-GHAZIABAD
 Area as per revenue record = 1.4370 hecta

NORTH



Area to be sold (shown in ^{red} colour)
 =1.1288 hectare

VENDORS

1.-Brij Pal Singh

3.-Shenser Pal Singh

2.-Mahipal Singh

4.-Azad Singh

VENDEE
 TECHMAN BUILDWELL PVT.LTD.

DIRECTOR / AUTHORISED SIGNATORY

1. Brij Pal Singh

2. Mahipal Singh

3. Shenser Pal Singh

4. Azad Singh

For Techman Buildwell Pvt. Ltd.

Authorised Signatory

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.

Brij Pal Singh Nehra

Witnesses:

1.

(Brijpal Singh Nehra)

(Mahipal Singh)



(Sansarpal Singh)

(Azad Singh)

(VENDORS)

2.



For Techman Buildwell Pvt. Ltd.

For Techman Buildwell Pvt. Ltd.

(Kuldeep Shrivastav)

Authorised Signatory

(Vendee)

Dated 16-06-2014 Drafted By D.K Tyagi Deed Writer Modinagar.

D. K. TYAGI Deed Writer
Licence No 9 Dated 31/March/2014
Received Fees.....
Sign. of Deed Writer.....

Sansarpal Singh
आजाद सिंह

आज दिनांक 16/06/2014 को
वही सं. 1 जिल्द सं. 7196
पृष्ठ सं. 237 से 264 पर क्रमांक 8167
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



de
आशुतोष जोशी
उप निबन्धक मोदी नगर
गाजियाबाद
16/6/2014