

294.98
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भाग 1

(श्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

लेखा या प्रार्थना पत्र प्रस्तुत करने का दिनांक 31

लेखा का प्रकार 2 2000

निष्पादक का नाम 212000

प्रतिफल की धनराशि 212000

(1) रजिस्ट्रीकरण शुल्क 110

(2) प्रतिलिपि करण शुल्क

(3) निरीक्षण या तलाश शुल्क

(4) मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क

(5) कमीशन शुल्क

(6) विविध

(7) यान्त्रिक भत्ता

9 से 6 तक का योग 110

शुल्क वसूल करने का दिनांक 11/11/19

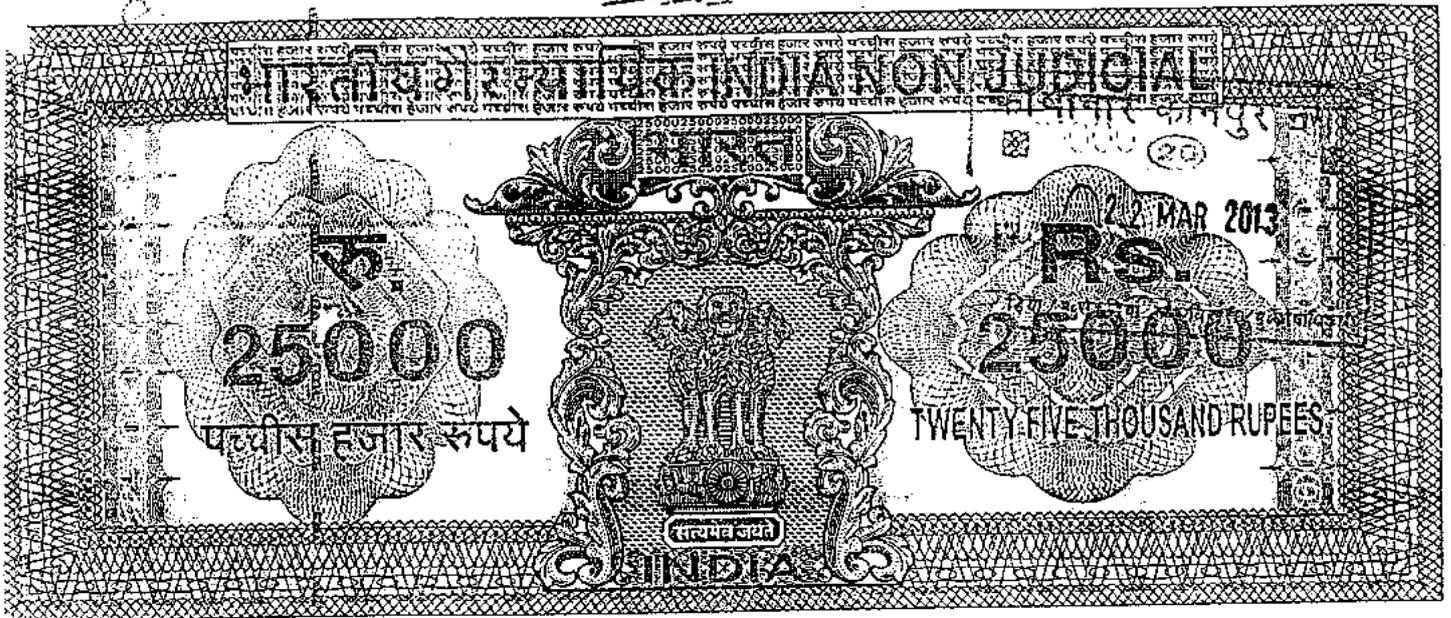
दिनांक जब से लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने

के लिए तैयार होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

6

5520



उत्तर प्रदेश UTTAR PRADESH

C 915378



Name of Office : Sub- Registrar Zone-3, Kanpur Nagar.
 Date of Presentation : 25.03.2013
 Date of Execution : 25.03.2013

 *my*
 Subohama Bharati


Sumit

 Alliro


 Nalin Gang
 Kanchan Gang
 *Langh*


 *Amish Patel*

काशीगार काशीपुर नगर

जनरल-स्टाम्प

क्रम संख्या... (106) ... स्टांप का प्रकार 25000 + 5000

मूल्य रु 30,000 ... शेष मूल्य रु 15

नाम... केशव शर्मा पाटनर

पिता/पति का नाम... आर्डी. कोन डेवलपर्स

पता... 35 ब्रेंट काशीपुर

दिनांक... 22/3/13 ... हस्ताक्षर

वित्तियक हलकी काफ़ नमूना... 104/37



पंजीन 26 = 10000 ... नं 20 नु 20 याम चय

राजीव शर्मा ... 104/117 को

उप निदेशक-II

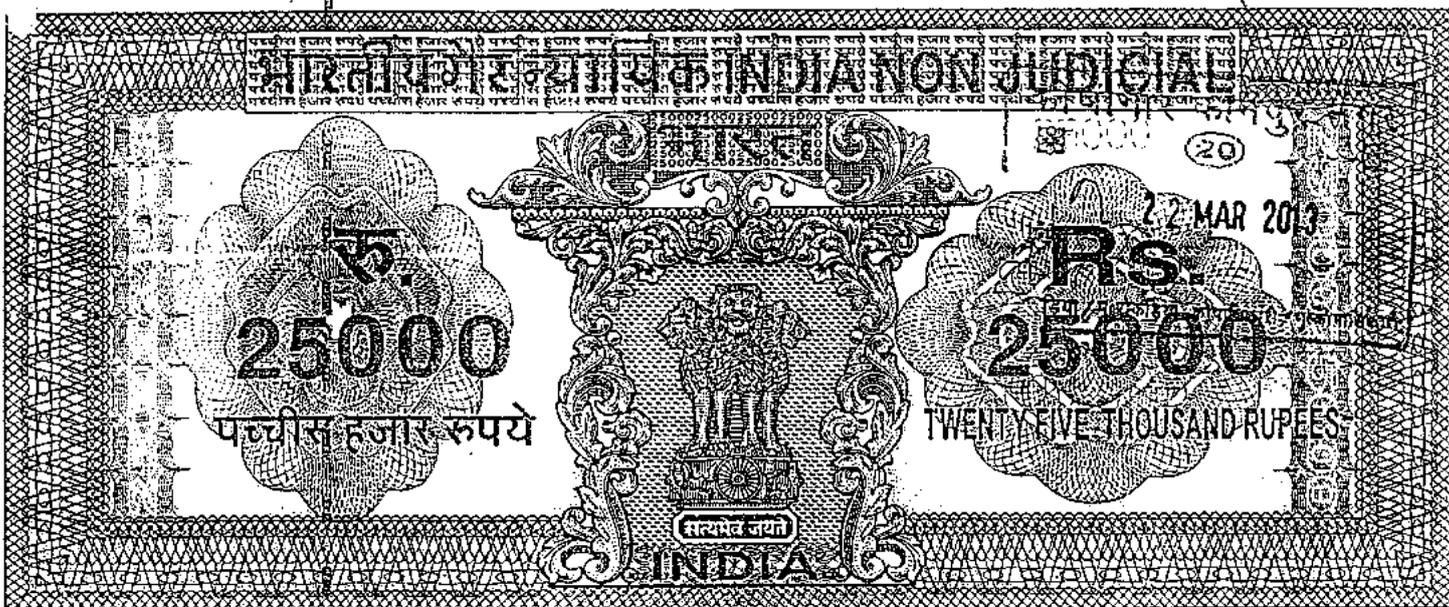
10/9/2013 ... केशव शर्मा, कंचन शर्मा ... 117/74 (A-13)

Sulochana Shastri ... 10/9/17

Kanchan Azz...



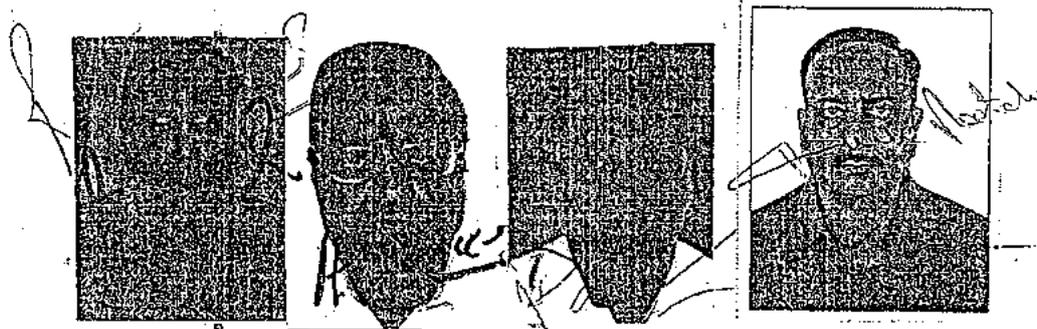
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उत्तर प्रदेश UTTAR PRADESH

2

C 915379



Type of Document : Sale Deed

Sale Consideration : Rs. 21,75,000/-

af *San*

Sulshane. Bharkya

Natini Gang

Kanchan Gang

Ampt *Ampt*

Ampt

कौषागार कानपुर नगर

जबरल-स्टाम्प

क्रम संख्या (106) स्टाम्प का प्रकार.....
 मूल्य रु०..... शामिल स्टाम्प रु० 38000/-
 नाम.....
 पिता/पति का नाम.....
 पता.....
 दिनांक 24/3/13 इलाहाबाद



~~का~~

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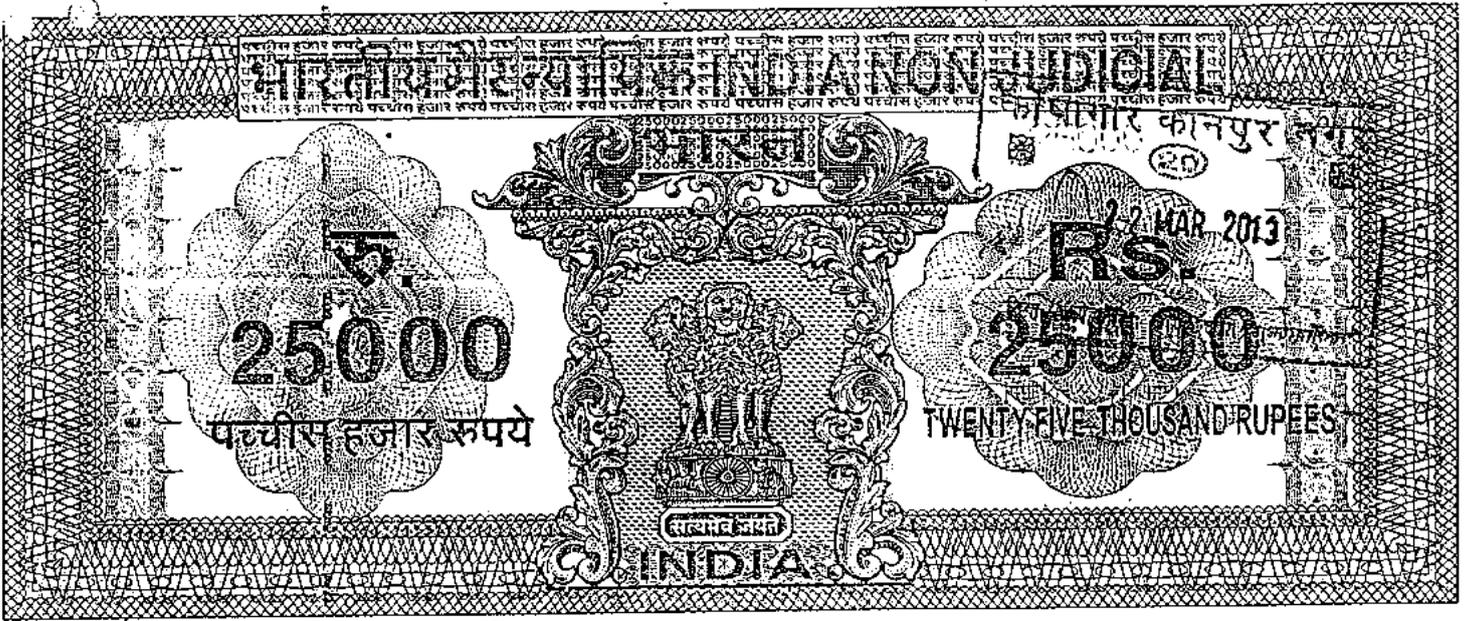
~~अनिल कुमार~~



प्रत्यक्ष में उपरोक्त गद्द सक्षिणों के अगुच
चिन्ह विविधता तिमें गदि हो।

उप निपचक-118
कानपुर नगर

10/3/13



उत्तर प्रदेश UTTAR PRADESH

C 915380

3

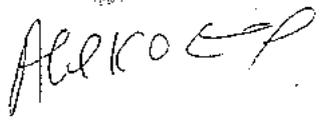
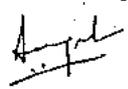
Presented By

: Shri Rajiv Bhartiya, Adult S/o Shri Bharat
Kishore Bhartiya, R/o 56, Cantt.,
Kanpur.

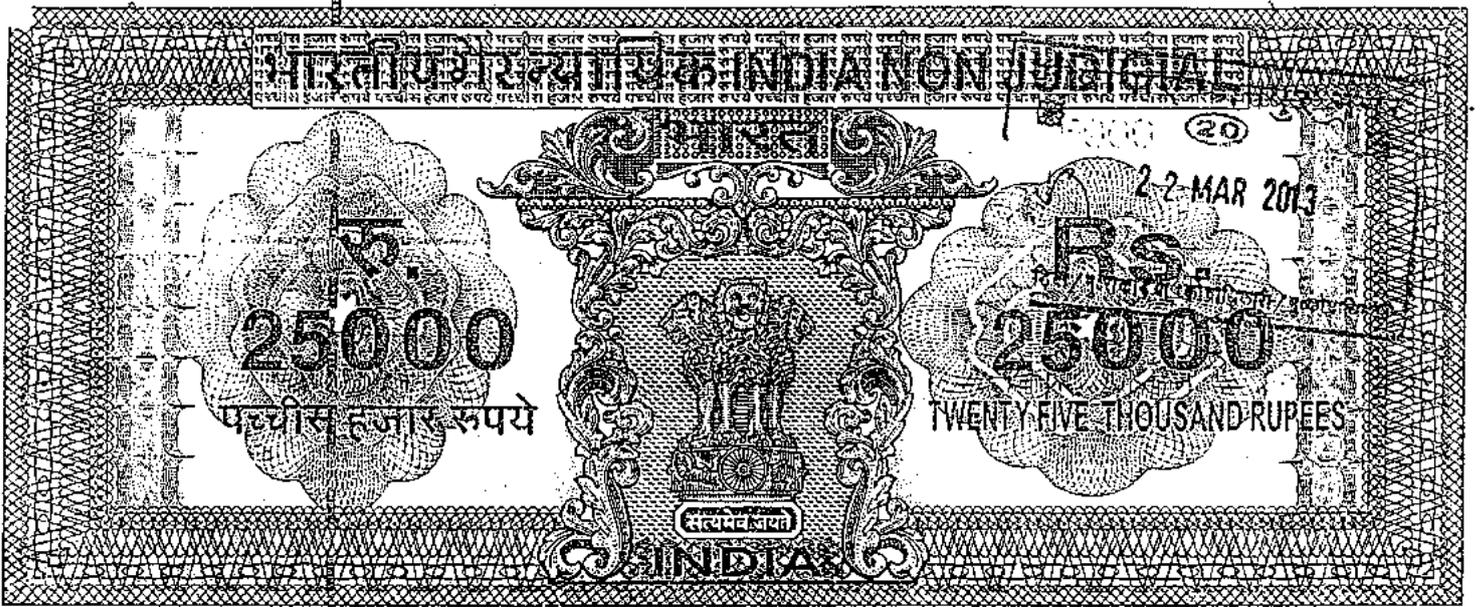


 Sulachana Sharma




 Nalini Gang
 Kanchan Gang




उत्तर प्रदेश UTTAR PRADESH

C 915381

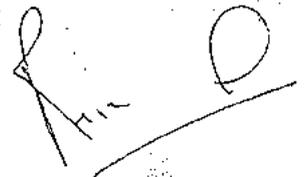
4

Name of Seller

: M/s Navsheel Standard Constructions
Regd. Partnership Firm having its Redg.
Office 56, Cantt, Kanpur through its
registered partners:


ay

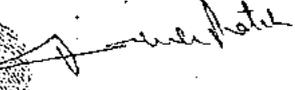
Sulochana. Sharma



Allok K. P.


Nalin Gang
Kanchan Gang
A. P.







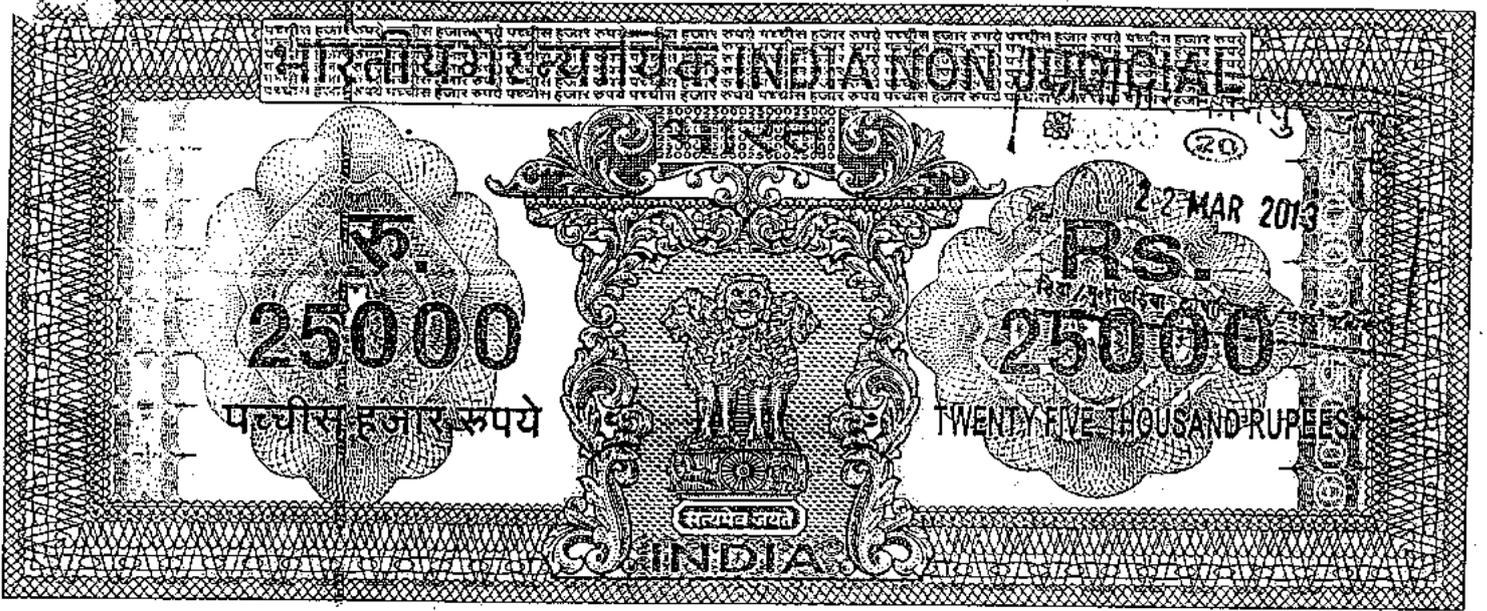
उत्तर प्रदेश UTTAR PRADESH

C 915384

7

Name of Purchaser : M/s Icon Developers, a registered partnership firm having its registered office at 35, Cantt., Kanpur, through its registered partner Shri Rakesh Kumar Garg, Sri. Atul Kumar Garg & Sri. Pawan Kumar Garg all, adult S/o Shri Roop Kishore Garg, R/o 35, Cantonment Kanpur and Sri. Rakesh Potdar adult s/o Late (Sri) Girish Chandra patdar R/o 117/74 (A-13), Sarvodaya nagar, kanpur, PAN No. AADF19657C

af
hmr
Sulochana Bhartiya
Nalini Garg
Ranchan Garg
Sample
ABKOC
PS
Pawan Potdar



उत्तर प्रदेश UTTAR PRADESH

C 915385

8

Details of plot

: Undivided Portion of open plot no.127/219 A,
Juhi Kalan, Kanpur.

Width of Road : 12' Road.

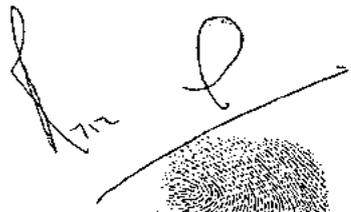
Total area of land : 410.90 Sq. Meters.

Kind of construction : Open land

Nature of construction : Residential

Period of construction : NIL

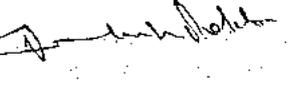


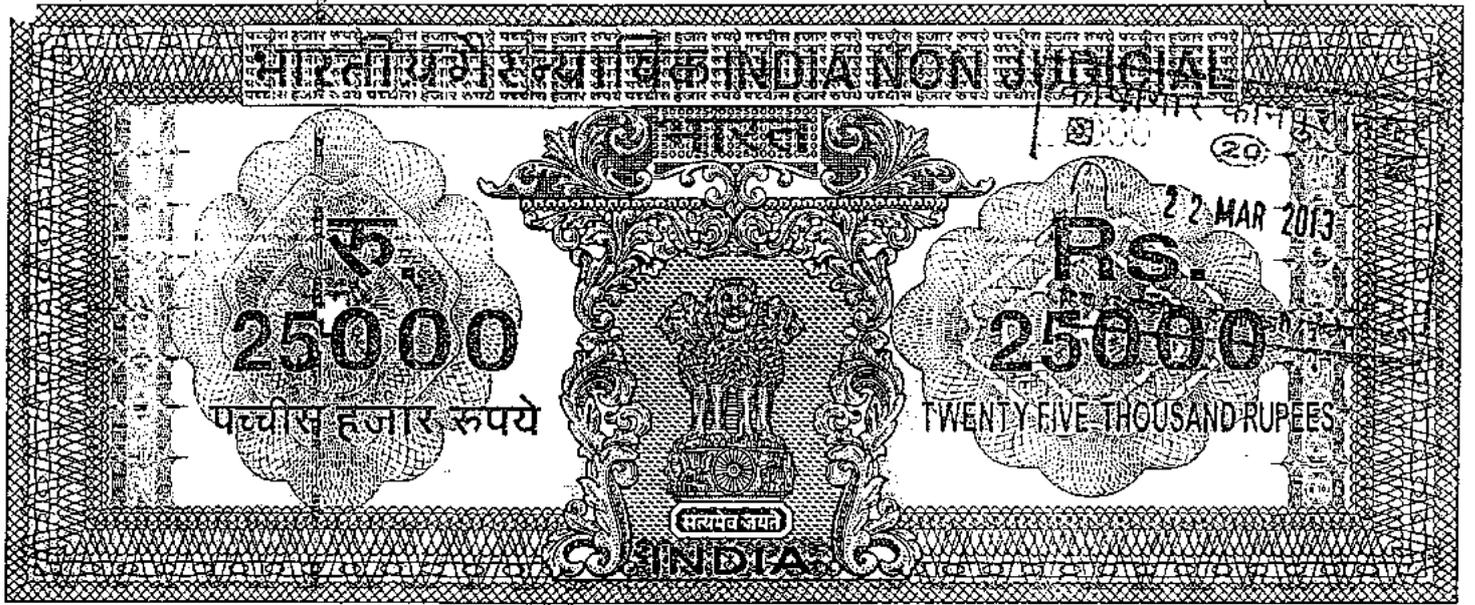



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 ALPICO


 Nalini Garg


 Kanchan Garg
 



उत्तर प्रदेश UTTAR PRADESH

C 915386

9

Boundries :

North: Part portion of premises no. 127/219 A

South: 12ft. wide Road & other plots.

East. : Part portion of premises no. 127/219 A.

West : Slums & other premises



Signature

Signature



Sulochana Bharti



Signature



Nalini Garg



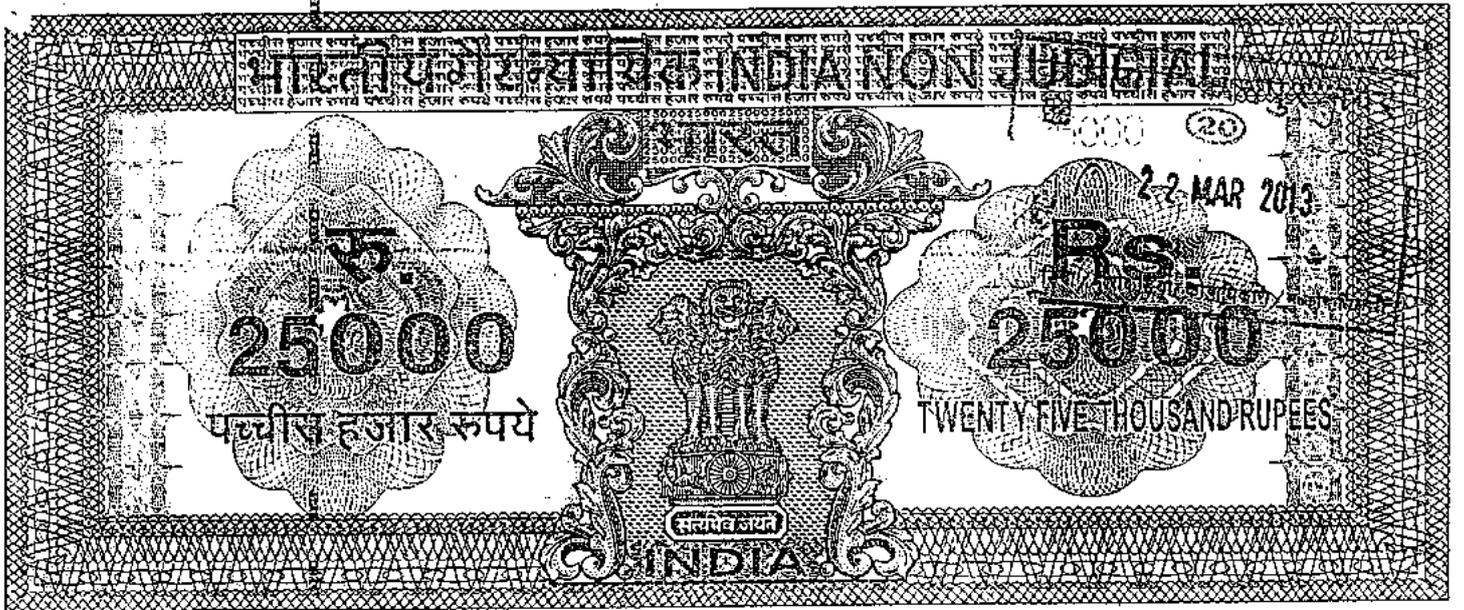
Kanchan Garg



Signature



Signature



उत्तर प्रदेश UTTAR PRADESH

C 915387

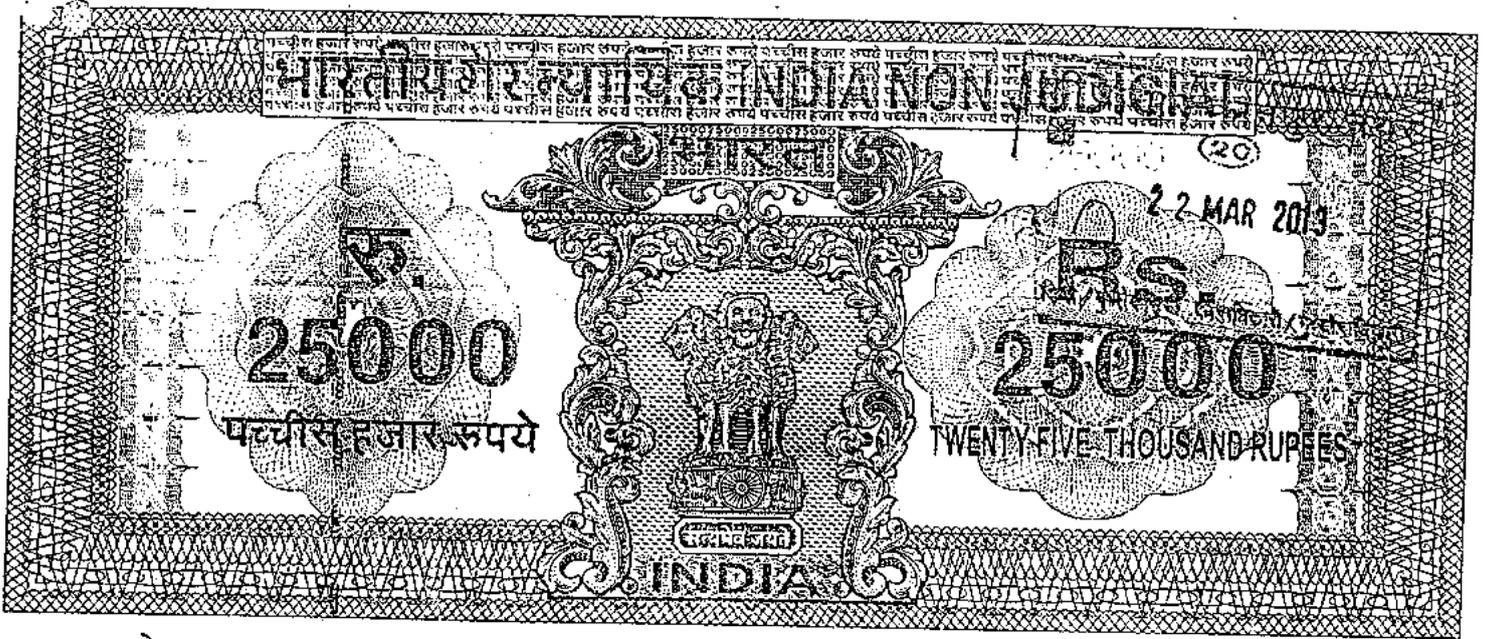
10

Details of Payment of Stamp:

Collectors Rate	: @ Rs. 13,200/- Per Sq. Meters.
Total Cost of land	: Rs. 54,23,880/-
Consideration in deed	: Rs. 21,75,000/-
Stamp paid @7 %	: Rs. 3,79,680/-
Round off	: Rs. 3,80,000/-

(Premises in question is not on two side roads nor in front of park)

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 Sulokhane Phartan
 Nalini Garg
 Kanchan Garg
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 Alal K. O. C. P.
 *P*
 *Am P*



उत्तर प्रदेश UTTAR PRADESH

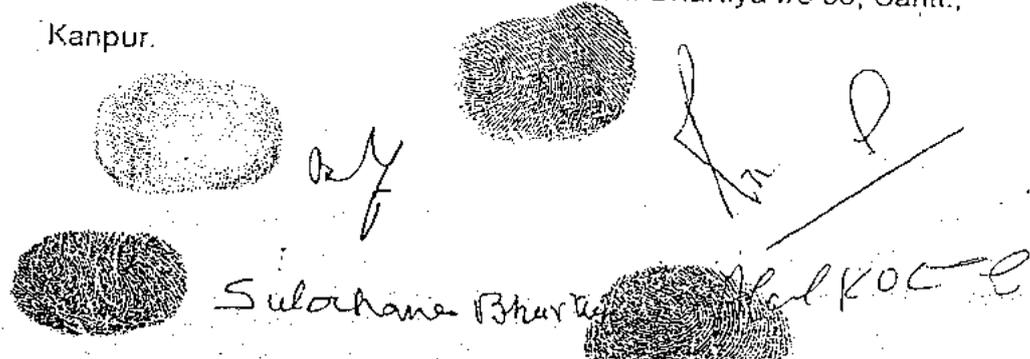
C 915388

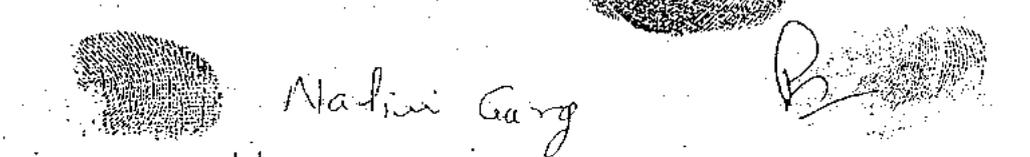
This sale deed is being executed on this 25TH day of March, 2013;

Amongst

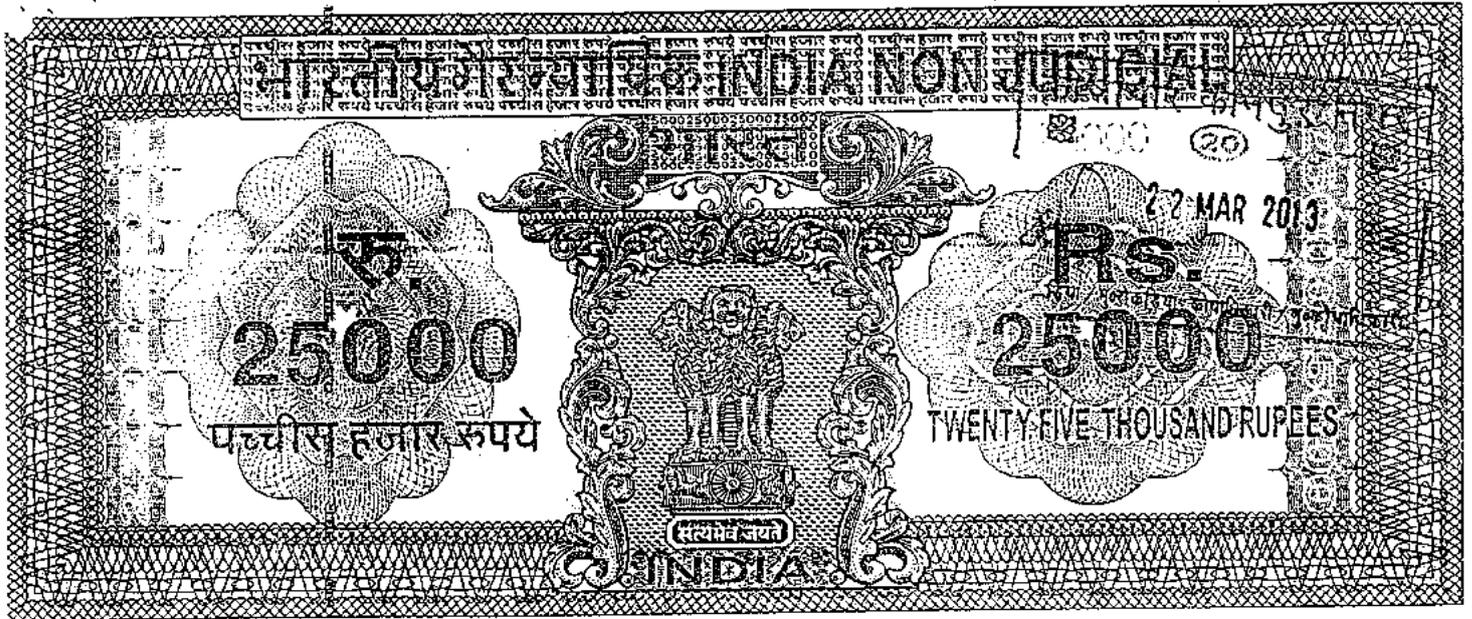
M/s Navsheel Standard Constructions Regd. Partnership Firm having its Redg. Office 56, Cantt, Kanpur through its registered partners

1. Shri Rajiv Bhartiya, Adult S/o Shri Bharat kishore Bhartiya, R/o 56, Cantt., Kanpur.
2. Smt Sulochana Bhartiya, adult w/o Sri. B.K. Bhartiya r/o 56, Cantt., Kanpur.


Sulochana Bhartiya


Nandini Garg


Ranjana Garg



उत्तर प्रदेश UTTAR PRADESH

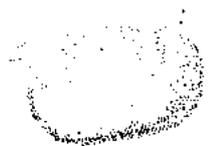
C 915389

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3. Smt. Nalini Garg, adult w/o Sri. Rakesh Garg
4. Smt. Kanchan Garg, adult w/o Sri. Atul Kumar Garg
5. Smt. Sangeeta Garg, adult, w/o Sri. Pawan Kumar garg

All R/o 35, Cantt., Karriappa Road, Kanpur.

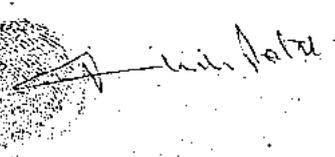
(collectively referred herein as Seller party of the 1st Part)

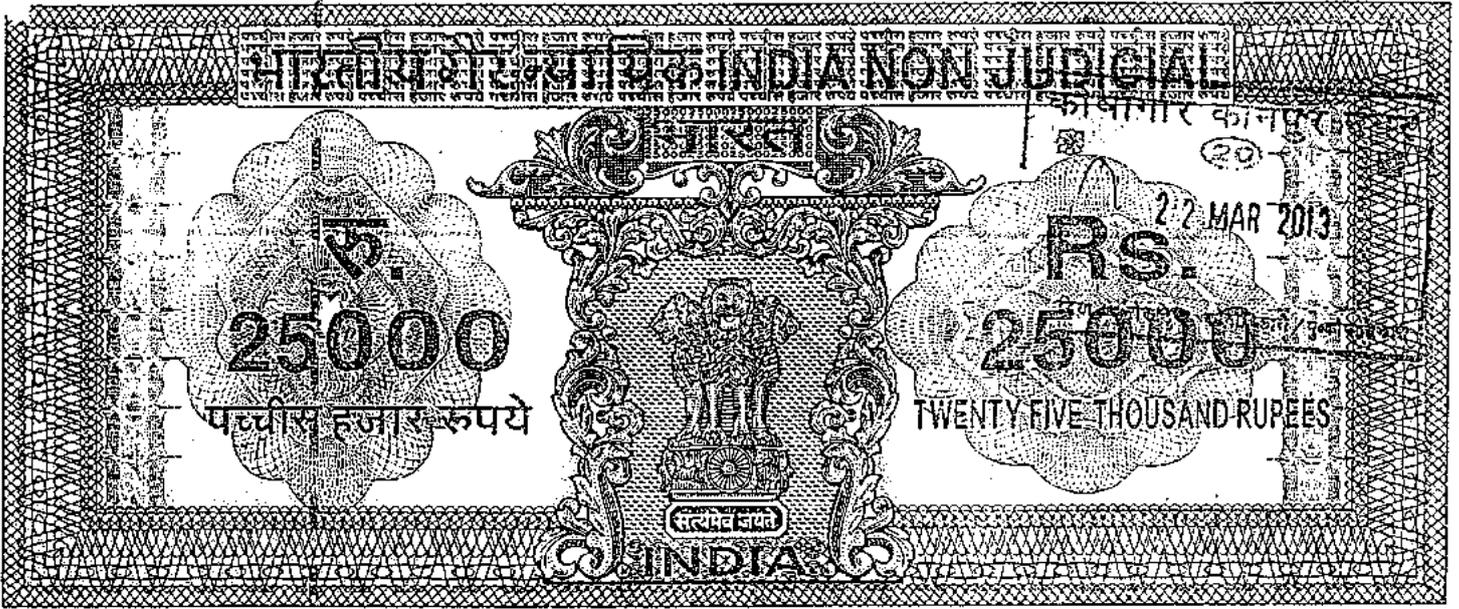



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 Nalini Garg
 Kanchan Garg







उत्तर प्रदेश UTTAR PRADESH

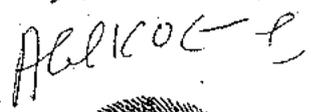
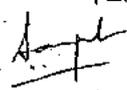
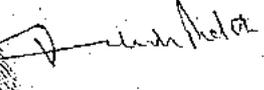
C 915390

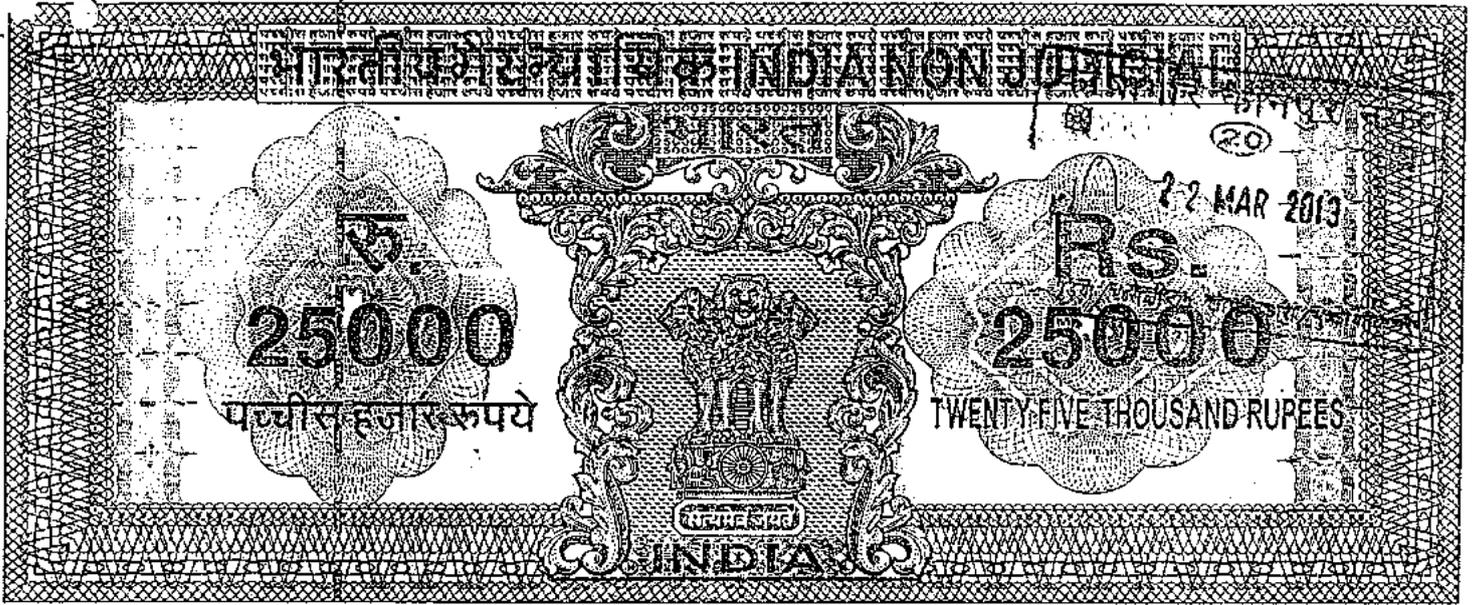
13

And

M/s Icon Developers, a registered partnership firm having its registered office at 35, Cantt., Kanpur, through its registered partner Shri Rakesh Kumar Garg, Sri. Atul Kumar Garg & Sri. Pawan Kumar Garg all, adult S/o Shri Roop Kishore Garg, R/o 35, Cantonment Kanpur and Sri. Rakesh Potdar adult s/o Late (Sri) Girish Chandra patdar r/o 117/74 (A-13), Sarvodaya nagar, kanpur,

(Buyer party of the 2nd Part)

 
 Sulochani Sharma
 
 
 Nalini Garg
 
 
 



उत्तर प्रदेश UTTAR PRADESH

C 915391

Whereas, in this deed, unless contrary & repugnant to the context:--

- a) 'Party' shall mean and include he/She be an individual his/ her successors, partners, assignees, transferees & legal hires & representatives/ Power of Attorney, holder and /or anybody calming through them etc.

'Plot in question' shall mean & include, portion of premises no. 127/219 A, Juhi Kalan, Kanpur admeasuring 410.90 sq. mts., which is more clearly detailed and bounded herein below alongwith all the easements and appurtenants attached herewith, which is more clearly shown by red colour in this deed and detailed herein below:

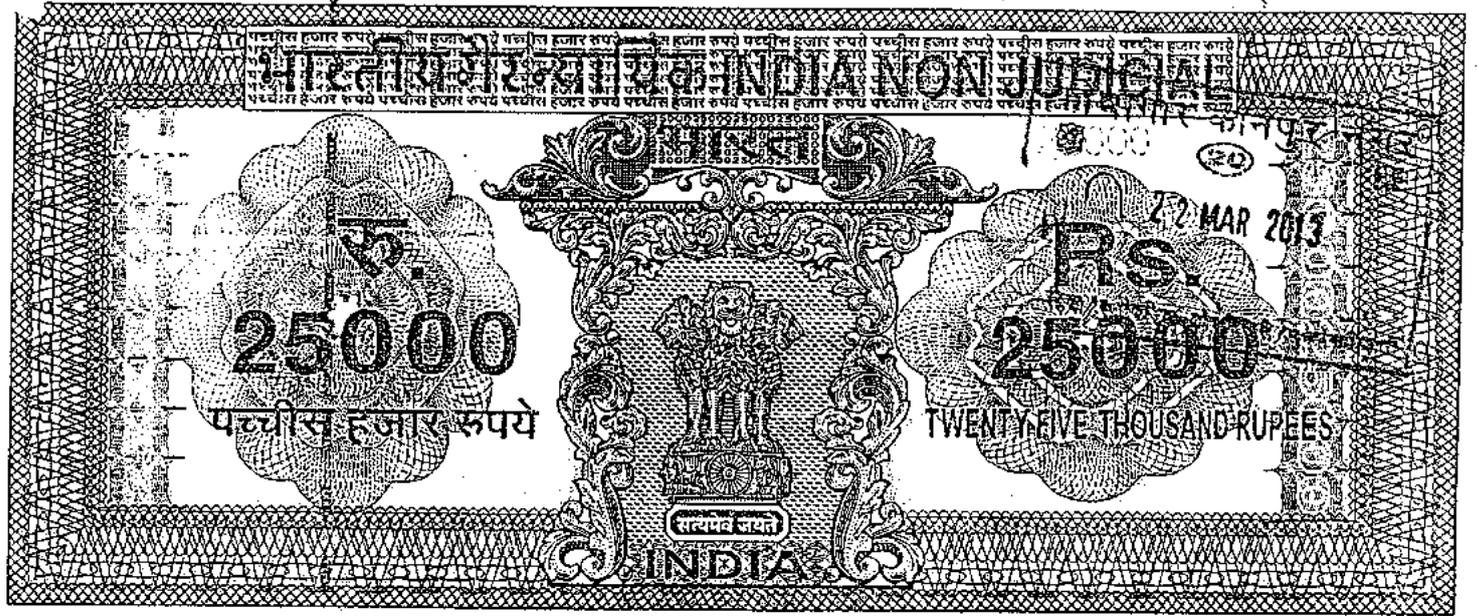









Sy
 Sulochana Bhattarai
 Anshu Garg
 Kanakan Garg
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उत्तर प्रदेश UTTAR PRADESH

C 915392

15

- North: Part Portion of premises no. 127/219 A.
- South: 12ft. wide Road & other plot.
- East : Part Portion of premises no. 127/219 A.
- West : Slums & other premises.

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Sur D



Sulochana. Sharma

Abh KC B



Nalini Gang

Kanchan Gang

A. J.



Sur D





उत्तर प्रदेश UTTAR PRADESH

AL 642807

16

- b) 'Project property' shall mean and include premises no. 127/219 A, Juhi Kalan, Kanpur, admeasuring 8976 Sq. yds.
- c) 'Singular' shall include plural.

Whereas, Sri Krishna Rakhan (alias Kishan Lal Gupta) of 51/56 Collectorganj Kanpur purchased northern half portion of premises no. 127/219 A, Juhi Kalan, Kanpur in court auction, measuring approx 16000 sq. yds. The sale certificate was duly issued by the court, which has been duly registered in the office of Sub Registrar Kanpur in Book No. 01, Vol. 709 at page no. 202, additional book no. 01, vol. 711 between pages 113 to 118 at serial no. 2725 dated 21.04.1970.













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 K. L. P
 Sulokhan. Bharadwaj
 Abhinav Gang
 Rancharan Gang
 Gangit
 A. K. S.

And whereas, the said Shri Kishan Lal Gupta, during his life time remained sole, absolute and exclusive owner in possession of the above portion.

And Whereas, Shri Kishan Lal Gupta during his life time executed his will on 15th August, 1979, bestowing his property in favour of his wife Smt. Binda Devi. Shri Kishan Lal Gupta expired on 12.06.1980.

And Whereas, in terms of the aforesaid will the aforesaid property bequeathed to his wife Smt. Binda Devi and after her death on 12th December, 2003, the estate and property of said Shri Krishna Rakhn passed on to and equally owned by his four sons (i) Shri Pashupati Kumar Gupta, (ii) Shri Ram Kumar Gupta, (iii) Shri Raj Kumar Gupta and (iv) Shri Vishnu Kumar Gupta;

And Whereas, Shri Ram Kumar Gupta expired on 7th August, 2005 leaving behind as his sole surviving legal heirs and his share in the aforesaid property bequeathed in equal proportion to his sons, namely (i) Shri Suresh kumar Gupta, (ii) Shri Rakesh Kumar Gupta and (iii) Shri Vipin Kumar Gupta; His wife also pre deceased him.

And Whereas, out of total area of the aforesaid property, 6500 sq yds was sold during the year 1980 to 1984 and accordingly the balance remaining area is 8976 sq yds which is fully described at the foot of this deed and hereinafter referred to as 'the project property' has been purchased by M/s Navsheel Standard Constructions, a registered partnership firm, vide registered sale deed dated 31.03.2012, which is duly registered in the office of sub registrar, Kanpur Nagar in Bahi no 1Jild 12190, between pages 207 to 272 on serial no. 5803 on 31.03.2012.

And where as, M/s Navsheel Standard Constructions has eight partners, namely Sri. Rakesh Kumar garg, Atul Kumar garg, pawan Kumar Garg, all adult s/o Sri. Roop Kishore garg, Smt. Nalini garg adult w/o Sri. Rakesh Kumar garg, Kanchan garg w/o Sri. Atul Kumar Garg, Smt sangeeta Garg adult w/o Sri. Pawan Kumar garg all r/o 35 Cantt., Kanpur, Smt Sulochana Bhartiya adult w/o Sri. B.K. Bhartiya & Sri. Rajiv Bhartiya adult s/o Sri. B.K. Bhartiya r/o 56, Cantt, Kanpur.













N.Y. P
 Sulochana. Bhartiya A.P.K.O.C.P
 Nalini Garg B
 Kanchan Garg M.K.
 Sangeeta Garg

And whereas, the party of the first part has intended to transfer their respective share (410.90 sq.M) and do not want to retain the same.

And whereas, the parties of the first part declare that the plot in question is free from all encumbrances, charges liens, dues, claims etc. The same has not been agreed to be sold in favour of any other person and they have got marketable title to sell off the same, in favour of any third person.

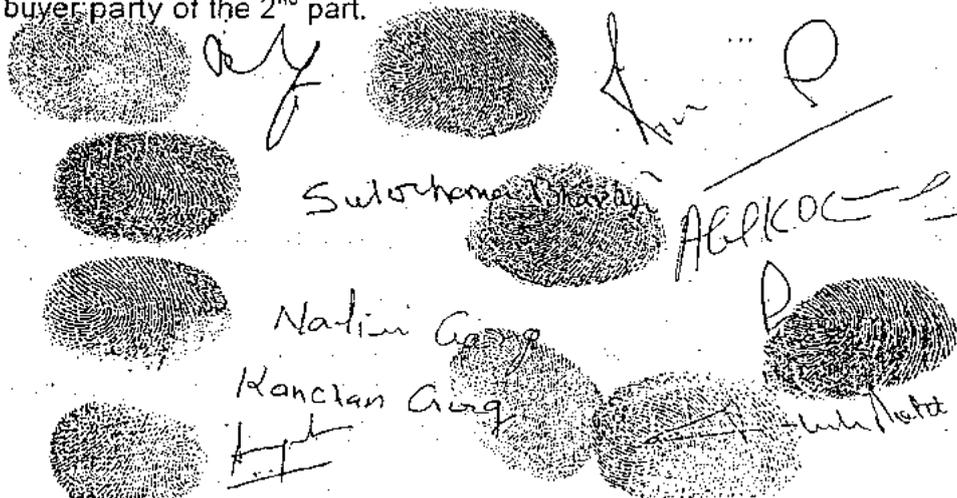
And whereas, the party of the first part is desirous to sell off the plot in question.

And whereas, the buyer party of the 2nd Part- approached the seller party of the 1st part & offered, to pay Rs. 21,75,000 (Rs. Twenty One Lacs Seventy Five Thousand Only) as a total sale consideration in respect of the Plot.

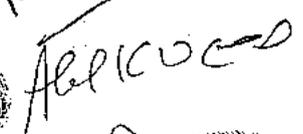
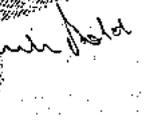
And Whereas no Body could offer more than the price offered by the buyer party of the 2nd part & as such seller party of the 1st part unconditionally agreed to sell the undivided share of Plot in favour of buyer party of the 2nd part for a total sale consideration of Rs. 21,75,000 (Rs. Twenty One Lacs Seventy Five Thousand Only)

Now this sale deed witnesseth as under:--

1. That the buyer party, of the 2nd part, has paid a total sale consideration of Rs. 21,75,000 (Rs. Twenty One Lacs Seventy Five Thousand Only) to the seller party of the 1st part. The details of the payment are shown and indicated in the schedule of payment. The seller party of the 1st part acknowledges and accepts having received the entire sale consideration.
2. That after having received the entire sale consideration, the party no.1 part unconditionally, and with consent of all the partners of the firm have absolutely sold, conveyed and transferred the their share in Plot in question, in favour of the buyer party of the 2nd part.


Sulochana
Nandini Gang
Kanchan Gang
Abhikant
Sulochana
Nandini Gang
Kanchan Gang
Abhikant

3. That the seller party of the 1st part has also delivered the actual physical and proprietary possession of the Plot in question to the buyer party of the 2nd part. The buyer Party of the 2nd Part acknowledges the same.
4. That the seller party of the 1st part declare that, henceforth, they have ceased to remain/retain any right, title interest and authority of any kind what so ever, in respect of the Plot in question. Henceforth, the buyer party of the 2nd part has become sole, absolute and exclusive owner in possession of the Plot in question without any disturbances, interference or interruption by anybody claiming through or under any of them.
5. The party of the first part here to do hereby covenant and declare that they being the absolute owner and legally entitled to sell, transfer and contribute the Plot without any hindrance or permission and that the same is free from all sorts of encumbrances, charges, liens, tenements, ceiling and attachments of any sort and accordingly they are fully entitled and have full authority to sell and now transfer the property with their own free will and mutual consent. That parties no. 1 to 5 part here to undertake to keep the buyer party of the 2nd part harmless and fully indemnify them from and against all losses, damages, risks, costs and expenses which they may sustain or incur by reason of any defect in the title of the parties of the first part, here to or any claim being made by anybody through or under any of them for the plot and for the greater clarification, it is hereby undertaken by the parties no. 1 to 5 that in case of said Plot hereby sold or any portion of the same is lost to the buyer party of the 2nd part on account of any claim whatsoever or due to any impediment in the rights of the parties of the first part hereto, or otherwise, the buyer party of the 2nd part shall be fully indemnified and compensated along with damages, costs, goodwill, loss etc by the parties no. 1 to 5 jointly and severally to the satisfaction of the buyers.

  
 Sulochana P. ...  
 Nalini Gang 
 Ranchar Gang  
 

6. That it is agreed between the parties that if any court case or any municipal taxes, water tax, electricity dues etc are found pending in respect of the Plot, buyer party of the 2nd part shall get the cases and dues disposed off and settled, on of their own expenses.
7. That the seller party of the 1st part further declare that the Plot has neither been restrained by any court proceedings, to be sold nor the same has been acquired by any government department nor is subject to any acquisition proceedings nor the seller party of 1st part has been restrained by any court of law to execute the present sale deed. The purchaser is purchasing the plot in question, without any dispute or claim of any kind what so ever of any body.
8. That the buyer party of the 2nd part will have all right to get their names mutated in the municipal records for which, seller party of the 1st part has no objection and this sale deed shall be considered valid written consent for the same.

SCHEDULE OF PAYMENT

1. Cheque no. 647587 dated 25.3.2013 for Rs. 7,00,000/=
 2. Cheque no. 647588 dated 25.3.2013 for Rs. 7,00,000/=
 3. Cheque no. 647589 dated 25.3.2013 for Rs. 7,75,000/=
- Total Rs. 21,75,000/=

Drawn on State Bank of India, Overseas Branch, Civil Lines, Kanpur.



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Sulabhmani. G. [Handwritten signature]



[Handwritten signature]



Nahin Garg



[Handwritten signature]



Kanchan Garg



[Handwritten signature]

In witness whereof the parties have put in their respective hands and signed on this day, month and year mentioned above.

Witness:

1.

[Handwritten signature]



Party of the 1st Part

[Handwritten signature]

श्री कर्म चन्द्रा ग्रुप
श्री लाल मिट्टी ग्रुप
R/o 124/8/845 रोड
हाथरस कानपुर



Sulochana Sharma

श्री श्री श्री

2 श्री श्री श्री

श्री कृष्ण शर्मा
प्लॉट R/o रोड
शुक्ला गंज कानपुर

Party of the 2nd Part.



[Handwritten signature]

Drafted by me and printed in my office.

[Handwritten signature]
(Vikas Mathur)
25.03. (Advocate)



[Handwritten signature]

[Handwritten signature]



Nalini Garg
Kanchan Garg

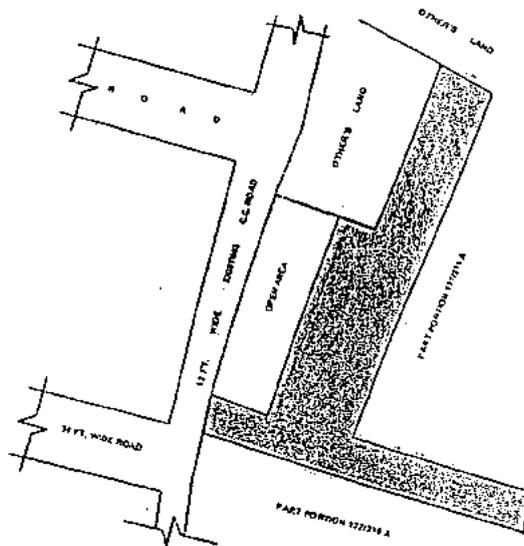
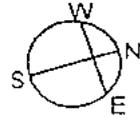
[Handwritten signature]



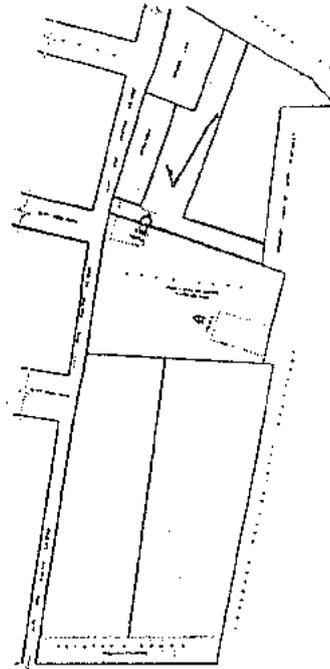
SITE PLAN OF PLOT NO 127 / 219 A (Part) SITUATED AT JUHI KALAN KANPUR.

SITE AREA :- 410.90 Sqm

SELLER :- M/s Navsheel Standard Constructions



SITE PLAN



LOCATION PLAN

SIGN. OF SELLER

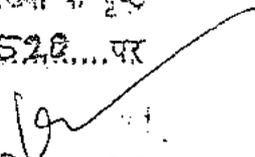
[Handwritten signature]
 Subodh Kumar Bhanu
 Nalini Garg
 Kanchan Garg
[Handwritten signature]

SIGN. OF PURCHASER

[Handwritten signature]
 Abhishek
[Handwritten signature]

246.

आज दिनांक 10-05-13 को फाँटे स्टैट प्रो.
पुस्तक संख्या 2 13444 के पृष्ठ
संख्या 115 पर क्रम संख्या 5520 पर
158
इलेक्ट्रिकल किया गया।


उप निबंधक-III
कानपुर नगर

