

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

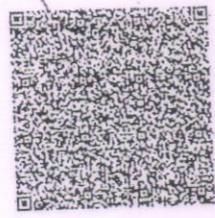
17840



Certificate No.
 Certificate Issued Date
 Account Reference
 Unique Doc. Reference
 Purchased by
 Description of Document
 Property Description
 Consideration Price (Rs.)
 First Party
 Second Party
 Stamp Duty Paid By
 Stamp Duty Amount (Rs.)

: IN-UP86444907110332U
 : 05-Sep-2022 01:18 PM
 : NEWIMPACC (SV)/ up14740904/ MEERUT SADAR/ UP-MRT
 : SUBIN-UPUP1474090465260476366756U
 : MS INDUS VALLEY PROMOTERS LTD
 : Article 23 Conveyance
 : LAND AT VILL-MUKARRABPUR PALHERA TEL SARDHANA MEERUT.
 : MS ROYAL INFRAESTATE
 : MS INDUS VALLEY PROMOTERS LTD
 : MS INDUS VALLEY PROMOTERS LTD
 : 5,60,000
 : (Five Lakh Sixty Thousand only)

E-STAMP S.R. SARDHANA
 VERIFIED RC
 LOCKED S.R. SARDHANA

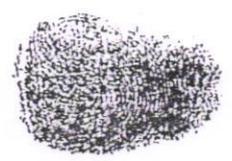
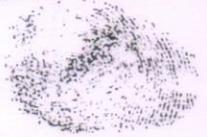


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Statutory Alert



[2]

SALE DEED No.7

(V Code No. 11)

(e-Stamp Certificate No. IN-UP86444907110332U)

Sale Deed for Rs : 80,00,000/-

On this Sale Deed the total Stamp duty due is Rs. 5,60,000/- is paid.

THIS DEED OF SALE is executed at MEERUT, on this 06 day of September, 2022, by and between:

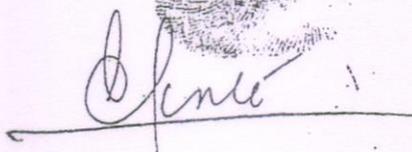
M/s ROYAL INFRAESTATE (PAN : AAMFR7582A) Regd. Office 32, Greater Appu Enclave Roorkee Road, Meerut Through Partner's :

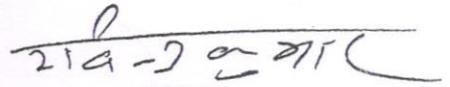
- i) Shri Mustkim Shafi S/o Shri Ali Jan Shafi, (Aadhaar No.8047 3528 0052) (Phone No.9639761786) (PAN : AJUPK8495N), R/o H.No.32, Greater Appu Enclave, Roorkee Road, Modipuram, Meerut.
- ii) Shri Hari Krishan S/o Shri Gopi Chand, (Aadhaar No.4017 5113 1920) (PAN : AJVPK8307L.) (Phone No.9927030716) R/o H.No.44, Greater Appu Enclave, Pallavpuram Phase-II, Roorkee Road, Modipuram, Meerut.
- iii) Shri Ravindra Kumar S/o Shri Seva Ram, (Aadhaar No 8623 4445 5118) (PAN No.AJTPK7583J) (Phone No.7037790163) R/o H.No.36/1, Appu Enclave, Roorkee Road, Modipuram, Meerut. Hereinafter jointly referred to as the "Vendors" or called as the party of the "First Part" or which expression, unless repugnant to the context shall mean and include their successor-in-interest, legal heirs, executors and assigns of the First Part.













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(e-Stamp Certificate No. IN-UP86444907110332U)

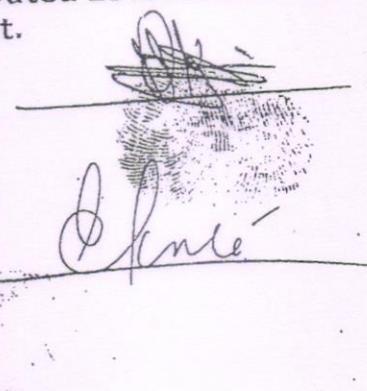
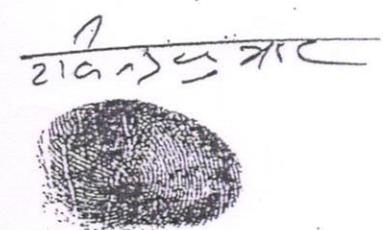
AND

M/S INDUS VALLEY PROMOTERS LIMITED., (PAN : AAACI2241L) (CIN No.U45202DLI996PLC082654) having its registered office at F-6, Ground Floor (Right Side), Lajpat Nagar Part-III, New Delhi - 110024, through its Director Shri Ajay Gupta S/o Late Shri R.K Gupta, R/o A - 2, Shastri Nagar, Meerut. (hereinafter called "THE Vendee"). The expression 'Vendee' shall mean and include their executors and assigns. This Sale Deed is presented by power attorney holder MR.DEEPAK SHARMA S/o Late Sh.Ishwar Sharan Sharma resident of Village & Post Phaphunda, Distt. Meerut, which was registered in Bahi No.6 Zild No.37 on Page 185 to 194 on Serial No.17 on dated 24.07.2021 in office of Sub Registrar-I, Meerut (under section 33 of Registration Act 1908)

Hereinafter referred to as "Vendee" or called as the party of the Second Part which expression unless it be repugnant to the context or meaning thereof mean and include its successors-in-interest and assigns of the Second Part.

WHEREAS the land 329.66 sq mts (hereinafter referred as the "Said Land") for residential use is under sale out of land comprising Khata No.00003 under Khasra No.471 with total area 0.6450 hectare, situated at village Mukarabpur Palhera, Pargana Daurala Tehsil Sardhana District Meerut.

WHEREAS the First Part is a Partnership firm with the above mentioned three partners, jointly as well as severally liable for the acts of the First Part, thus jointly or severally referred to as Vendors herein. As such the First Part/Vendors, is the recorded owner, of the said land being sold herein, after having purchased it from Mrs. Aasha Lata Joel w/o Late Shri Ashok Joel, vide the sale deed registered at Bahi No 1 Jild No 11025 Page No 395/414 Serial No 16696 Dated 29.08.2022 with the office of Sub Registrar Sardhana, Meerut.

(e-Stamp Certificate No. IN-UP86444907110332U)

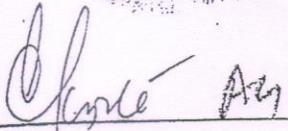
WHEREAS the co-owners of the Khasra No.471, situated at village Mukarabpur Palhera, Pargana & Tehsil & District Meerut, Shri Ajit Joel & Shri Ashok Joel both S/o Late Col. A.K Joel and Smt Shakuntala Pond D/o Late Col. A.K Joel had earlier sold out 0.5500 hectare of land, out of the total area 0.6450 of the said Khasra No.471 to M/s Indus Valley Promoters Ltd (IVPL). The IVPL had taken the possession of the land so purchased and raised its boundary walls. The respective shares of Shri Ajit Joel & Shri Ashok Joel, both s/o Late Col. A.K Joel in the remaining land with area 0.0950 hectare out of the Khasra No.471, after the death of Shri Ajit Joel who had died intestate on 21.02.2019 and death of Shri Ashok Joel on 21.12.2021, has been succeeded by Smt. Aasha Lata Joel W/o Late Shri Ashok Joel r/o Aashiyana, Modipuram, Pargana Daurala, Tehsil Sardhana, Meerut and her name was substituted as successor in place of her Late husband Shri Ashok Joel vide the order dated 20.01.2022 on the computerised application No. 202111138007 32003245 and order dated 28.04.2022 on the computerised application No.T202211520400896, under section 32 (2) of the Revenue Code 2006

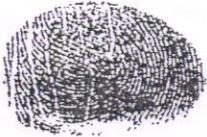
AND WHEREAS the Vendor are the absolute owners, actual occupants in respect of the Said Land and have all the ownership rights to sell and transfer the same. The Vendors had received legal proprietary and physical possession of the Said Land from Smt Aashalata Joel, duly demarcated as in the East the property of Indus Valley Promoters Ltd., in the West the property of previous owners.

AND WHEREAS The Vendors have agreed to sell the Said Land to the Vendee for a consideration of Rs.80,00,000/- (Rupees eighty lacs only) which is the maximum price for the Said Land and is compatible with the prevalent market price.







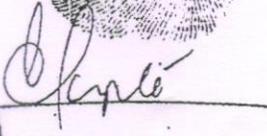
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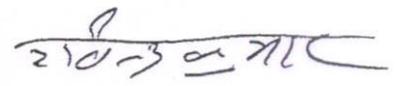
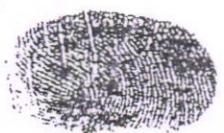
Whereas the Vendors, jointly and severally, assure, represent and declare that:

- i. The Vendors are the absolute owners and in physical possession of the Said Land and no other person (including any minor) have any title, right, interest, share or claim over the Said Land, with transferable rights, title and interests in the Said Land and are thus fully entitled and competent to sell, transfer and convey the same.
- ii. The Vendors have full power, absolute authority and unrestricted, unencumbered and uninhibited rights to alienation, sell, transfer and convey the Said Land in favour of the Vendee.
- iii. The Said Land is neither under land acquisition proceedings nor any notice is received by them for acquisition, nor any acquisition proceeding are pending.
- iv. The Said Land is free from any encumbrances whatsoever and particularly that the Vendors have not created any charge or mortgage on the same or on any portion thereof at present and is also free of any existing rights or agreements in favour of any third party whomsoever;
- v. There is no order of attachment by the Income Tax Authorities or by any other Authority in respect of the Said Land ;
- vi. There is no impediment for transfer and sale of the Said Land ;





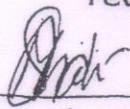
(e-Stamp Certificate No. IN-UP86444907110332U)

- vii. There is no prior agreement, understanding or commitment for sale, oral or written, in respect of the Said Land other than with the Vendee and the Vendors have not disposed off or transferred the same in favour of any other person or persons under any gift, will or exchange.

The Vendors hereby indemnifies and keeps the vendee or his successors-in-title fully indemnified against any loss or liability cost or claims, action or proceedings, if any should arise, at any time in future against him owing to a defect in or for want of clear and marketable title or due to any defect, violation or non-compliance of any of the declarations or covenants herein.

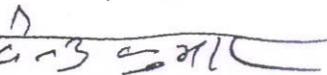
NOW, THEREFORE, THIS SALE DEED WITNESSETH AS UNDER:

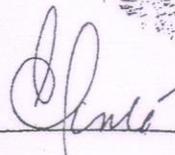
1. That in consideration of the sum of Rs.80,00,000/- (Rupees Eighty lacs only) which is paid by the Vendee to the Vendors, as per details given below. The vendors/First Part hereby acknowledge the receipt of the payment of the consideration amount and have transferred and conveyed the physical possession of all that said land as described herein above, to the vendee with all rights, title, easements and interest etc. of their free will, and the vendee becomes the absolute owner in all respect, and the vendee shall be entitle to use and occupy the said land as per its own convenience and purpose.
2. That the Vendee/Second Part shall be entitled for getting its name mutated/recorded in the records, on the basis of this sale deed and no heirs or successor or agent or assigns of the Vendors/First Part shall have objection to it. The Vendors, as and when required, as per time, shall be bound to submit No Objection or sign, execute and verify a document, or file an affidavit or undertaking as may be required for the said purposes.





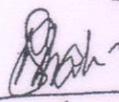








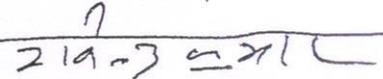

3. That the First Part (Vendors) have informed the status and nature of the Said Land, and the Vendee, herein has agreed to purchase the Said Land, under sale, after getting the proper due diligence done on its part and after satisfying itself regarding the title of the Said Land, prior to the execution of this sale deed. However, in case of any dispute or defect in regard of the title of the Said Land, the Vendors/First Part agree and undertakes to provide the Vendee all the assistance and provide any documents, as required for the resolution of dispute or controversy.
4. The Vendors, as and when required, as per time, shall be bound to submit No Objection or sign, execute or verify a document, or file an affidavit or undertaking as may be required for the said purposes.
5. That all outstanding demand/taxes that may be payable to Revenue authority or any other concerned authority, in respect of the Said Land till the execution and registration of Sale Deed in favour of the Vendee, even if such demands are raised after the date of execution of this Sale Deed/Conveyance Deed, shall be paid and borne by the Vendors/First Part.
6. That the Vendee/Second Part, from this day, shall have unlimited and unrestricted proprietary rights to either dispose of the Said Land or any portion thereof, to put the same to any use, it likes by using the same in any way or otherwise by enjoying it as absolute owners thereof without any interruption, claim or demand whatsoever by or on behalf of the Vendors and their legal heirs, representatives, assigns, nominees, or any other person(s) claiming under or through them.



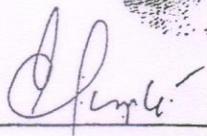














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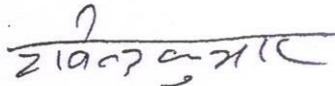
7. That the actual, physical and proprietary possession of the Said Land has been delivered by the First Part (Vendors) to the Vendee (Second Part) in respect of the Said Land. The Vendee has purchased the Said Land relying on the representations of the Vendor and on the basis of the available records, documents provided by the Vendor to the Vendee.
8. That it is made clear that the Said Land as sold area i.e. 329.66 sq mts hectare of Vendor out of the above said Khasra No.471 as per bounded demarcation.
10. The details of the consideration received by the Vendors/ First Part, are as per details given below.
 1. Received Rs. 6,00,000/- (Rupees six lacs only) through RTGS on dated 23.08.2022, UTR No.UBINH222359707137
 2. Received Rs.73,20,000/- (Rupees Seventy Three Lacs & Twenty Lacs only) through RTGS on dated 24.08.2022, UTR No.UBINH22236027821
 3. Received Rs.80,000/- (Rupees eighty thousand only) through TDS Vide Challan No.22667 dated 03.09.2022

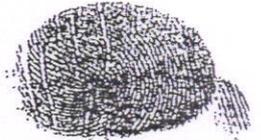


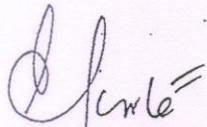














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(e-Stamp Certificate No. IN-UP86444907110332U)

Other Details:

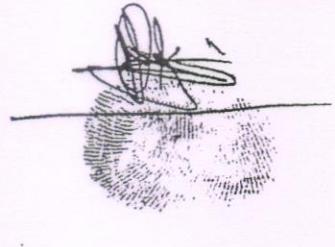
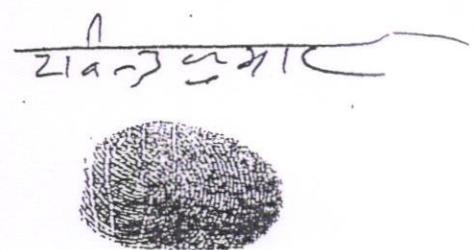
1. That the area of the land sold is 329.66 Sq. mts.
2. That the land sold through this sale deed is non agricultural in nature and is for residential purpose.
3. That the Circle rate is fixed as Rs.8,000/- per sq mts Accordingly the stamp duty is hereby paid.
4. That the Vendor and the Vendee are not SC/ST.
5. The land is within Municipal area of Meerut but there is no construction over the land
6. That there are no trees in the Said Land
7. That the Unique code No. Of Khasra No.471 is 2188320471000012.

East : 84'-10" Land of Vendee (Khasra No.472)

West : 92'-9" Land of Smt. Asha Lata Joel

North : 40'-0" Land of Vendors (Khasra No.451 (Part))

South : 40'-0" Land of Vendee (Khasra No.471)

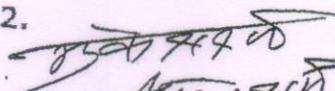





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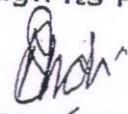
IN WITNESS WHEREOF, the parties have signed and executed this Sale Deed on the date first mentioned above in the presence of the following witnesses; -

WITNESSES :

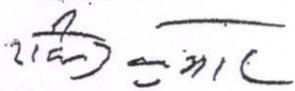
1. 
CALANKAR SINGH
20-A, Green City Colony
MEERUT

2. 
श्री अतुल सिंह
K-3, 3062 गीत झील
मेरठ

M/S ROYAL INFRAESTATE
Through its Partners

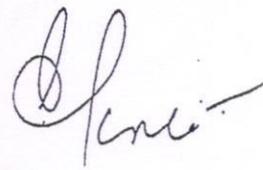

Shri Mustkim Shafi


Shri Hari Krishan

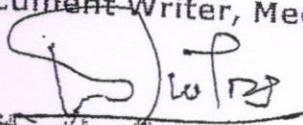

Shri Ravindra Kumar

 ...Vendors

M/S INDUS VALLEY PROMOTERS LIMITED


Through its Director Sh. Ajay Gupta
 ... Vendee

Drafted By : Davendra Kumar Garg Document Writer, Meerut.


D. K. Garg
L. No. 13
Valid up to 31-3-2023

SITE PLAN OF LAND OF KHASRA NO. 471 PART
SITUATED AT VILLAGE MUQARRABPUR PALHERA,
PARGANA DAURALA TAHSIL SARDHANA
DISTT. MEERUT.
AREA = 329.66 SQ.M.



KHASRA NO.- 451 PART
ROYAL INFRA ESTATE

KHASRA NO.- 471 part
LAND OF MRS. AASHALATA JOEL



KHASRA NO.- 471 AND 472
INDUS VALLEY PROMOTER LTD.

KHASRA NO.- 471
INDUS VALLEY PROMOTER LTD.

21/10/2012

आवेदन सं०: 202200732020824

बही संख्या 1 जिल्द संख्या 11059 के पृष्ठ 395 से 416 तक क्रमांक 17840 पर दिनांक 08/09/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन कुमार गुप्ता प्रभारी

उप निबंधक : सरधना

मेरठ

08/09/2022

