

OK.

18026/10



सत्यमेव जयते

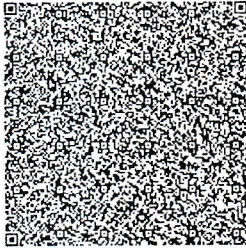
INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP05163712519898Q  
Certificate Issued Date : 15-Oct-2018 02:58 PM  
Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0106168132277384Q  
Purchased by : MS GEORGICAL BUILDWELL LLP  
Description of Document : Article 23 Conveyance  
Property Description : AGRICULTURE LAND SITUATED AT VILLAGE TRILOKPUR TEH  
AND DISTT MORADABAD (KHASRA NO-1134)  
Consideration Price (Rs.) :  
First Party : MR NEERAJ KUMAR GUPTA  
Second Party : MS GEORGICAL BUILDWELL LLP  
Stamp Duty Paid By : MS GEORGICAL BUILDWELL LLP  
Stamp Duty Amount(Rs.) : 75,000  
(Seventy Five Thousand only)

369



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LOCKED BY

VERIFIED  
Please write or type below this line

Handwritten signature and fingerprint

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TQ 0004036300

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

**SALE DEED**

Consideration Value Rs. 10,70,000/-

Market Value Rs. 10,70,000/-

Stamp Duty Rs. 75,000/-

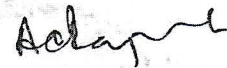

This SALE DEED is executed at Moradabad on this 11<sup>th</sup> day of October 2018 by

Mr. Neeraj Kumar Gupta (PAN BQUPK3457L) S/o Shri Indra Dev Gupta R/o Deen Dayal Nagar City & Distt. Moradabad at present R/o Kajal Wasan Gunj Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

**IN FAVOUR OF**

M/s Georgical Buildwell LLP (PAN AATFG0101D)  
Reg. Office 4828/24, Plot No. -02, G/F Basement,  
Ward No. XI Daryaganj, Delhi-110002 Authorized  
Signatory Mr. Atulesh Kumar Rajvanshi S/o Late  
Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur  
Vihar Phase II Delhi-110091 appointed vide Board  
Resolution Passed Dated 07/09/2018 hereinafter called

"THE VENDEE" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS (the VENDOR herein), is the sole, absolute and exclusive owner/bhumidar of agriculture land measuring 0.162 Hec. bearing Khasra No. 1134 Land Revenue Rs. 2.55/-situated in Village Trilokpur Teh. and Distt. Moradabad. (U.P), hereinafter referred to as 'THE SAID Property'.

AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner /bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

AND WHEREAS the VENDOR for his bonafide needs and requirements has agreed to sell and the VENDEE has agreed to purchase the said Property for a total consideration of Rs.10,70,000/- (Rupees Ten Lac Seventy Thousand Only)






**NOW THIS SALE DEED WITNESSETH AS UNDER: -**

That in consideration of the sum of Rs.10,70,000/- (Rupees Ten Lac Seventy Thousand Only) which has already been received by the VENDOR from the VENDEE, in the following manner; the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement, the VENDOR doth hereby sell, convey and transfer the said Property to the VENDEE, who shall hereafter be the absolute owner/bhumidar of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the said Property, unto the VENDEE, absolutely and forever.

That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or

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*Handwritten signature*



objection by the VENDOR or any other person claiming under him.

That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said Property in any way be impaired or whereby the VENDOR may be prevented from transferring the said Property.

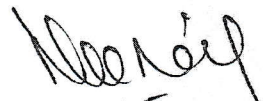

That the VENDOR hereby assures, represents and covenants with the VENDEE as follows :

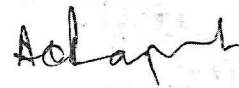
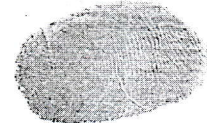
a) That the said Property is free from all encumbrances whatsoever or howsoever.

b) That excepting the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property.

c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and conveying the absolute title in the said Property in favour of the VENDEE.

d) That there is no subsisting agreement for sale in respect of the said Property hereby sold to the VENDEE and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.



  


e) That the VENDOR has a marketable title in respect of the said Property.

That the VENDOR further assures the VENDEE that the said Property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc. and if it is ever proved otherwise, or if the whole or any portion of the said Property is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.

That the VENDOR undertakes to have the said Property mutated in favour of the VENDEE in Revenue Records and other concerned authorities, otherwise, the VENDEE can also get the said Property mutated in its own



name in Revenue Records and other concerned authorities on the basis of this Sale Deed for its certified true copy.


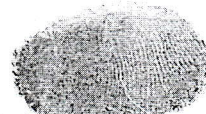
That the land Revenue and other dues and demands if any payable in respect of the said Property shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property admeasuring 0.162 Hec bearing Khasra No. 1134 Land Revenue Rs. 2.55/-Khata No. 618 (as per C.H. 45) Measured according to map Attached situated in the Village Trilokpur Teh. & Distt. Moradabad (U.P.) and bounded as under:



East - Chak Road  
West - Agriculture Land Khasra No. 1131  
Natural Green Farms  
North - Agriculture Land Khasra No. 1135  
Manas Communication Pvt. Ltd.  
South - Agriculture Land Khasra No. 1133  
Jai Singh

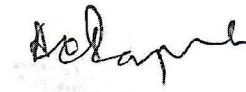

NOTE :- The Market value of the Agriculture Property according to the Rate List issued by the District Collector, Moradabad according to the circle rate of Rs. 66,00,000/- per Hect. mentioned at Page No. 60 Format-4 V-Code No. 1232. The Vendor does not belong to S.C./S.T Category.

The Photo of parties attested by Sri Subhash Chandra Mathur Advocate.

DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs.10,70,000/- received before the Registration of Sale Deed as Rs. 10,59,300/- by Cheque No. 506199 Dated 11-10-2018 drawn on Yes Bank Noida And Rs. 10,700/- Deduction of TDS.

विक्रय पत्र

प्रतिफल- 1070000 स्टाम्प शुल्क- 75000 बाजारी मूल्य - 1070000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री नीरज कुमार गुप्ता,  
पुत्र श्री इन्द्र देव गुप्ता  
व्यवसाय : अन्य  
निवासी: दीनदयाल नगर मुरादाबाद



ने यह लेखपत्र इस कार्यालय में दिनांक 16/10/2018 एवं 03:40:33  
PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

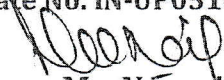
  
तेज सिंह यादव  
उप निबंधक : सदर प्रथम  
मुरादाबाद  
16/10/2018

मुरादाबाद सदर प्रथम विनोद कुमार  
कनिष्ठ सहायक (निबंधन) - नियमित




IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at Moradabad on the date first mentioned above in the presence of the following witnesses.

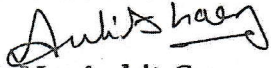
Rs. 75,000/- E-Stamp Certificate No. IN-UP05163712519898Q

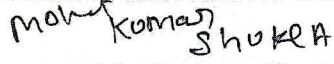
  
VENDOR  
Mr. Neera Kumar Gupta



  
VENDEE  
M/s Georgical Buildwell LLP  
Authorized Signatory  
Mr. Atulesh Kumar Rajvanshi

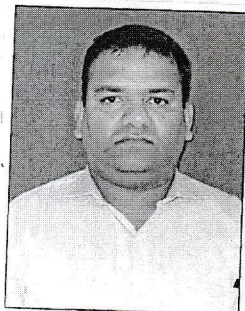
WITNESSES :-


  
1-Mr. Ankit Garg  
S/o Shri Vijay Kumar Garg  
R/o Flat No. 1206, Block D  
Charms Castle Raj Nagar  
Extension Ghaziabad U.P. 201017

  
2-Mr. Mohit Kumar Shukla  
S/o Shri Krishna Kumar Shukla  
R/o Rameshwar Colony Majhola  
Linepar Moradabad

Drafted By- Sri Subhash Chandra Mathur Advocate

Typed by- Sourabh Nandan



  
SUBHASH CHANDRA MATHUR  
(ADVOCATE)  
Reg. No. UP02504/99  
C.O.P. No. 027875, D.J. Code-S 88  
E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-9837165000

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार  
उक्त

विक्रेता: 1

श्री नीरज कुमार गुप्ता, पुत्र श्री इन्द्र देव गुप्ता

निवासी: दीनदयाल नगर मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री मै० ज्योर्जिकल बिल्डबेल एल०एल०पी० दिल्ली  
के द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री घनश्याम  
दास

निवासी: मयूर विहार 2 दिल्ली 110091

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

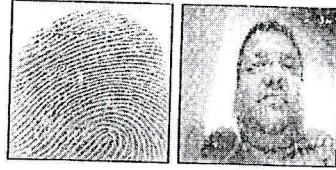


श्री अंकित गर्ग, पुत्र श्री विजय कुमार गर्ग

निवासी: 1206 ब्लाक डी चार्मस केसल राजनगर  
एक्सटेंशन गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

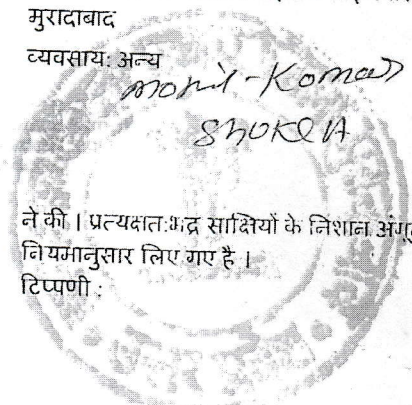


श्री मोहित कुमार शुक्ला, पुत्र श्री कृष्ण कुमार  
शुक्ला

निवासी: रामेश्वर कालोनी मझोला लाईनपार  
मुरादाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्षतः अद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिए गए हैं।  
टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह सादव  
उप निबंधक : सदर प्रथम  
मुरादाबाद

मुरादाबाद सदर प्रथम विनोद कुमार  
कनिष्ठ सहायक (निबंधन) - नियमित

A Site Plan of the Agriculture land related Khasra No. 1134 Area 0.162 Hects. Situated at Village Trilokpur teh & Distt Moradabad.

VENDOR-MR. NEERAJ KUMAR GUPTA

VENDEE-M/S GEORGICAL BUILDWELL LLP

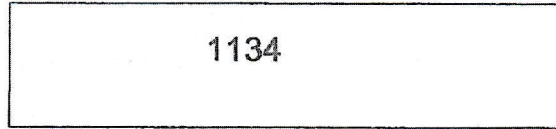
Note - Agriculture Land of the Reduced being are 200 Miter

N



Agriculture Land Khasra No. 1135  
Manas Communication Pvt

Agriculture Land  
Khasra No. 1131  
Natural Green Farms



Chak Road

Agriculture Land Khasra No. 1133  
Jai Singh



बही संख्या 1 जिल्द संख्या 14694 के पृष्ठ 221 से 240 तक  
क्रमांक 18026 पर दिनांक 16/10/2018 को रजिस्ट्रीकृत किया  
गया।

MS  
T 2019/3540100902  
20/03/19

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह यादव  
उप निबंधक : सदर प्रथम  
मुरादाबाद  
16/10/2018





आदेश पत्रक

न्यायालय : तहसीलदार, न्यायिक  
मण्डल : मुरादाबाद, जनापद : मुरादाबाद, तहसील : मुरादाबाद  
वाद संख्या :- 00982/2019  
कंप्यूटरीकृत वाद संख्या :- T201913540100982  
ज्योजिकल बिल्डवैल एल0एल0पी0 दिल्ली द्वारा अतुलेश कुमार राजवंशी बनाम नीरज कुमार गुप्ता  
अंतर्गत धारा:- 35, अधिनियम :- उत्तर प्रदेश राजस्व संहिता - 2006

### निर्णयादेश

प्रस्तुत वाद की कार्यवाही वादी के नामांतरण प्रार्थना पत्र पर जो पंजीकृत विक्रयपत्र दिनांक 16.10.2018 के आधार पर वाद दर्ज रजिस्टर कर इश्तेहार आम जारी किया गया जो वाद तामील संलग्न पत्रावली है। कोई आपत्ति नहीं आई। वाद निर्विवाद है। वादी के द्वारा अभिलेखीय साक्ष्य में मूल विक्रयपत्र व शपथपत्र व फर्द खतौनी प्रस्तुत की गई जो संलग्न पत्रावली है। लेखपाल के द्वारा हस्तांतरण रिपोर्ट प्रस्तुत की गई जो संलग्न पत्रावली है। वादी का साक्ष्य पूर्ण है। प्रश्नगत विक्रयपत्र के द्वारा उ0प्र0 राजस्व संहिता 2006 की किसी धारा का उल्लंघन नहीं है, अतः न्यायहित में नामांतरण प्रसूचना स्वीकार किये जाने योग्य है।

### आदेश

अतः आदेश दिया जाता है कि ग्राम त्रिलोकपुर तहसील व जिला मुरादाबाद के खाता नम्बर 618 के खसरा नम्बर 1134 रकवा 0.162 हेक्ट0 लगान 2.55 के पूर्ण भाग से विक्रेता नीरज कुमार गुप्ता पुत्र इन्द्रदेव गुप्ता निवासी दीनदयाल नगर शहर व जिला मुरादाबाद का नाम खारिज करके उनके स्थान पर क्रेता जॉर्जिकल बिल्डवैल एल0एल0पी0 दरियागंज दिल्ली द्वारा अतुलेश कुमार राजवंशी पुत्र स्व0 घनश्याम दास निवासी 134-बी पॉकेट बी मयूर बिहार फेस द्वितीय दिल्ली का नाम पंजीकृत विक्रयपत्र दिनांक 16.10.2018 के आधार पर रांकमणीय भूमिधर के रूप में दर्ज हो। वाद अमल दरामद पत्रावली दाखिल दफतर हो।

दिनांक 22-3-19

AmA  
28/03/19

तहसीलदार सदर  
मुरादाबाद।

पृष्ठ संख्या :