

18027/18  
प्रपत्र संख्या 8 निबन्धन  
(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या.....19.....

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक 16/10/2018

प्रस्तुतकर्ता या प्रार्थी का नाम राजेश कुमार

लेख्य का प्रकार वैवाहिक

प्रतिफल की धनराशि 14322000/14322000

1-रजिस्ट्रीकरण शुल्क 20000/-

2-प्रतिलिपिकरण शुल्क 68/-

3-निरीक्षण या तलाश शुल्क

4-मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5-कमीशन शुल्क

6-विविध

7-यात्रिक भत्ता

1 से 6 तक का योग 20060/-

शुल्क वसूल करने का दिनांक 16/10/2018

दिनांक जब लेख्य प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर उप निबन्धक प्रथम

मुरादाबाद

OK

18027/10



सत्यमेव जयते

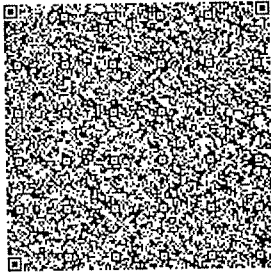
**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**



Certificate No. : IN-UP05163571581109Q  
Certificate Issued Date : 15-Oct-2018 02:52 PM  
Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0106167792490954Q  
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-1136)  
Consideration Price (Rs.) :  
First Party : MR RAJESH KUMAR  
Second Party : MS GEORGICAL BUILDWELL LLP  
Stamp Duty Paid By : MS GEORGICAL BUILDWELL LLP  
Stamp Duty Amount(Rs.) : 10,02,800  
(Ten Lakh Two Thousand Eight Hundred only)

370



100  
M  
वसुधैव कुटुम्बकम्  
भारत

*[Signature]*  
VERIFIED BY

*[Signature]*  
LOCKED BY

.....Please write or type below this line.....

*[Signature]*

*[Signature]*



TQ 0004036297

**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.

1951



**SALE DEED**

Consideration Value Rs. 1,43,22,000/-

Market Value Rs. 1,43,22,000/-

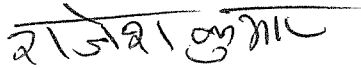
Stamp Duty Rs. 10,02,800/-

This SALE DEED is executed at Moradabad on this 15<sup>th</sup> day of October 2018 by

Mr. Rajesh Kumar (PAN APEPK6451J) S/o Shri Vijay Kumar Urf Soran Singh R/o Civil Lines Near Wilsonia Collage Moradabad at present R/o 25 Civil Lines, Behind PMS School 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**

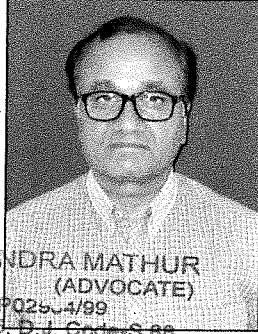
M/s Georgical Buildwell LLP (PAN AATFG0101D) Reg. Office 4828/24, Plot No. -02, G/F Basement, Ward No. XI Daryaganj, Delhi-110002 Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed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



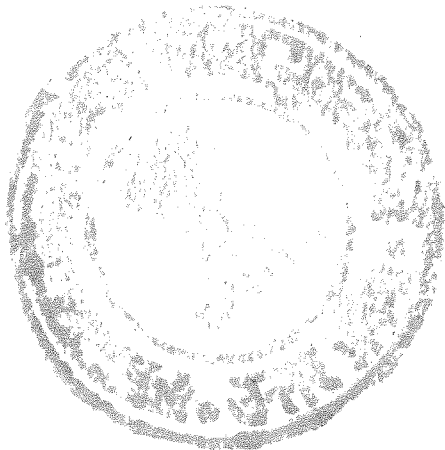








Eq. No. P025/4/99  
S. D. J. Code-S 86  
E-Mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-9837165000

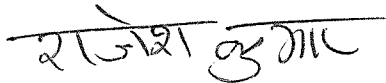


"THE VENDEE" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS (the VENDOR herein), is the sole, absolute and exclusive owner/bhumidar of agriculture land measuring 2.170 Hec. bearing Khasra No. 1136 Land Revenue Rs. 54.83/-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. 1,43,22,000/- (Rupees One Crore Forty Three Lac Twenty Two Thousand Only)











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

**That in consideration of the sum of Rs. 1,43,22,000/- (Rupees One Crore Forty Three Lac Twenty Two 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**

21/5/21 3/11/11



*Adhapanth*





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.

राजेश कुमार



Adhakar





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

राजेश कुमार

Aditya





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 2.170 Hec bearing Khasra No. 1136 Land Revenue Rs. 54.83/-Khata No. 1079 (as per C.H. 45) Measured according to map Attached situated in the Village Trilokpur Teh. & Distt. Moradabad (U.P.) and bounded as under:

राजेश कुमार

Adap





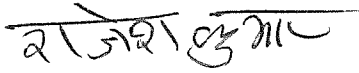
East - Chak Road  
West - Agriculture Land Khasra No. 1131  
Natural Green Farms  
North - Agriculture Land Khasra No. 1130  
R.M. Traders  
South - Agriculture Land Khasra No. 1135  
Manas Communication Pvt

**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 blong 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. 1,43,22,000/- received before the Registration of Sale Deed as Rs. 47,04,480/- by Cheque No. 506193 Dated 11-10-2018 and Rs. 47,04,480/- By Cheque No. 506194 Dated 11-10-2018 And 47,69,820/- By Cheque No. 506195 Dated 11-10-2018 Both Cheuques drawn on Yes Bank, Noida and Rs. 1,43,220/- Deduction of TDS.










विक्रय पत्र


प्रतिफल- 14322000 स्टाम्प शुल्क- 1002800 बाजारी मूल्य - 14322000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री राजेश कुमार .   
पुत्र श्री विजय कुमार उर्फ सोरन सिंह  
व्यवसाय : अन्य  
निवासी: सिविल लाईन्स निकट विल्सोनिया कालेज मुरादाबाद



ने यह लेखपत्र इस कार्यालय में दिनांक 16/10/2018 एवं 03:43:55  
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. 10,02,800/- E-Stamp Certificate No. IN-UP05163571581109Q

*21/12/2018* VENDOR  
Mr. Rajesh Kumar



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

WITNESSES :-

*Ankit Garg*

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

*Mohit Kumar Shukla*  
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*  
SUBHASH CHANDRA MATHUR  
(ADVOCATE)  
Reg. No. UP02904/99  
C.O.P. No. 027875, D.J. Code-S 66  
E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-2637165000

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

विक्रेता: 1

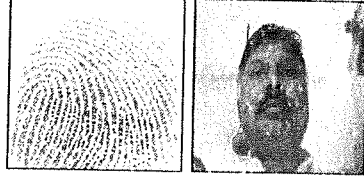
श्री राजेश कुमार, पुत्र श्री विजय कुमार उर्फ सोरन  
सिंह

निवासी: सिविल लाईन्स निकट विल्सोनिया

कालेज मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1

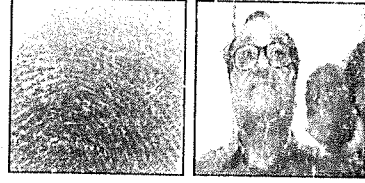


श्री मै० ज्योर्जिकल बिल्डवेल एल०एल०पी० दिल्ली  
के द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री घनश्याम  
दास

निवासी: मयूर विहार 2 दिल्ली 110091

व्यवसाय: अन्य

क्रेता: 1



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री अंकित गर्ग, पुत्र श्री विजय कुमार गर्ग

निवासी: 1206 ब्लॉक 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

क्रेता: 1



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह शुक्ला

उप निबंधक : सदर प्रथम  
मुरादाबाद

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिख गए हैं।  
टिप्पणी:

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

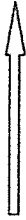
A Site Plan of the Agriculture land measuring 2.170 Hects. related Khasra No. 1136 Area 3.641 Hects. Situated at Village Trilokpur teh & Distt Moradabad.

VENDOR-MR. RAJESH KUMAR

VENDEE-M/S GEORGICAL BUILDWELL LLP

Note - Agriculture Land of the Reduced being are 200 Miter

N



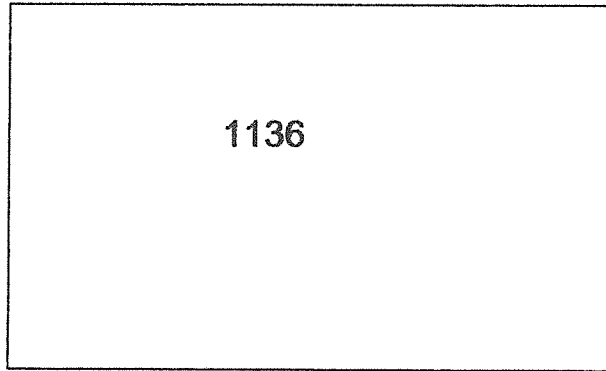
Agriculture Land Khasra No. 1130

R.M. Traders

Agriculture Land

Khasra No. 1131

Natural Green Farms



Chak Road

Agriculture Land Khasra No. 1135

Manas Communication Pvt

*Handwritten signature*

*Handwritten signature*







आदेश पत्रक

न्यायालय : तहसीलदार, न्यायिक  
मण्डल : मुरादाबाद, जलपद : मुरादाबाद, तहसील : मुरादाबाद  
वाद संख्या :- 00979/2019

कंप्यूटरीकृत वाद संख्या :- T201913540100979  
में 0 जियोरजीकल बिल्डवैल द्वारा अतुलेश कुमार राजवंशी बनाम राजेश कुमार  
अतर्गत 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 प्रस्तुत स्वीकार किये जाने योग्य है।

आदेश

अतः आदेश दिया जाता है कि ग्राम त्रिलोकपुर तहसील व जिला मुरादाबाद के खाता नम्बर 1079 के खसरा नम्बर 1136 रकवा 3.641 हेक्ट0 लगान 54.83 के बकदर भाग से विक्रेता राजेश कुमार पुत्र विजय कुमार उर्फ सोरन सिंह निवासी सिविल लाइन्स निकट विल्योनिया कालेज के पास मुरादाबाद हाल निवासी 25 सिविल लाइन्स पी0एम0एस0 स्कूल के पीछे मुरादाबाद का नाम खारिज करके उसके स्थान पर क्रेता जॉर्जीकल बिल्डवैल एल0एल0पी0 दरियागंज दिल्ली द्वारा अतुलेश कुमार राजवंशी पुत्र स्व0 घनश्याम दास निवासी 134-बी पॉकेट बी गेयूर बिहार फेस द्वितीय दिल्ली का नाम पंजीकृत विक्रयपत्र दिनांक 16.10.2018 के आधार पर संक्रमणीय भूमिधर के रूप में दर्ज हो। वाद अमल दरामद पत्रावली दाखिल दफ्तर हो।

दिनांक 23-3-19

  
28/03/19  
तहसीलदार सदर  
मुरादाबाद।

पृष्ठ संख्या :