

58 SLW 15389

2314



उत्तर प्रदेश UTTAR PRADESH

517937

C 517937

SALE DEED

DETAILS OF DOCUMENT

01. TYPE OF LAND : Residential

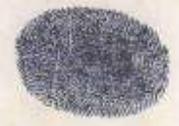
Anand



by my



Signature



Rs 1000 only

62 धनराशि 2500
 का पत्र 2-11-13
 प्राप्त 4/5 इ-डिजिटल युनिट्स लि. किंग मॉडर्न सप्लायर्स इ.म
 21 JAN 2013
 मे शांतिपुर बर, पंच 1
 रोकटिया
 होवागार, मेरठ

किंग मॉडर्न सप्लायर्स इ.म



11/11/13



Arun Kumar Goel

TESTED
 GOEL
 MBERU



TESTED
 GOEL
 MBERU



TESTED
 GOEL
 MBERU





उत्तर प्रदेश UTTAR PRADESH

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:: 2 ::

02. WARD/ PARGANA : Daurala.
03. MOHALLA/VILLAGE : Mukarrabpur Palhera.

Arshad


Pradyuman


Alu





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© 517935

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:: 3 ::

04. DETAILS OF PROPERTY : All that 5060 Sq. mtrs.

land, part of khasra nos. 647 & 647/1 situated at Village

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उत्तर प्रदेश UTTAR PRADESH

517934

C 517934

:: 4 ::

Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and
District Meerut.

Arif

Waqar Ahmad

Arif





उत्तर प्रदेश UTTAR PRADESH

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:: 5 ::

05. UNIT OF MEASURE : Sqm.

06. AREA OF PROPERTY : 5060 Sqm.

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उत्तर प्रदेश UTTAR PRADESH

517932

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:: 6 ::

07. POSITION OF ROAD : N.A.

08. OTHER DETAILS : N.A.

(9 Meter Road/Corner)

A. K. S. P. Singh

A. K.





उत्तर प्रदेश UTTAR PRADESH

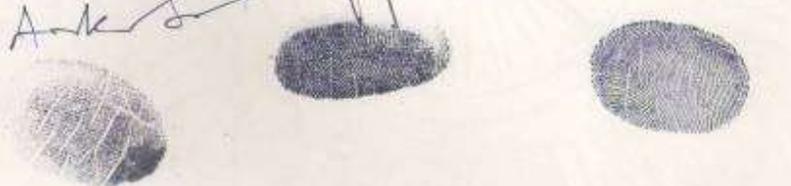
C 517931

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:: 7 ::

09. TYPE OF PROPERTY : Residential.
10. TOTAL AREA OF PROPERTY : 5060 Sqm.

Ankur
Hand
Amit





उत्तर प्रदेश UTTAR PRADESH

C 517930

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:: 8 ::

11. TOTAL COVERED AREA : N.A.
12. STATUS - Finished/Unfinished/ : N.A.

Other

Amal Kumar *Pranav*

Amal





उत्तर प्रदेश UTTAR PRADESH

C 517928

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:: 9 ::

- 13. VALUATION OF TREES : N.A.
- 14. BORING/WELL/OTHERS : N.A.

Arvind

Ujjayanti

Alu





उत्तर प्रदेश UTTAR PRADESH

C 517928

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:: 10 ::

15. CONSTRUCTED AREA : N.A.
16. YEAR OF CONSTRUCTION : N.A.

Ankur *Pranshu* *Ah...*





उत्तर प्रदेश UTTAR PRADESH

C 517927

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:: 11 ::

17. CONNECTED TO MEMBER OF

SAHKARI AVAS SAMITI : N.A.

18. CONSIDERATION AMOUNT : Rs. 1,08,93,168/-.

A. K. Singh
By
Hemant

Shri:





उत्तर प्रदेश UTTAR PRADESH

C 517926

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:: 12 ::

19. Circle Rate According Rate List: Rs. 5000/- per sq.

mtrs. as per Circle Rate SI. No. 2.

20. Number of Seller : Two.

Number of Purchaser : One.

Ankur Singh
Maya Chauhan

A. S.



उत्तर प्रदेश UTTAR PRADESH

517925

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:: 13 ::

Sale Deed Rs. : 1,08,93,168/-.

Market Value Rs. : 2,53,00,000/-.

Amber

Amber

Sh.





उत्तर प्रदेश UTTAR PRADESH

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:: 14 ::

On this Sale Deed Total Stamp duty is due Rs. 17,71,900/-, out of which stamp duty of Rs. 2,20,000/- is paid on registered agreement dated 18.04.2011, after adjustment of this stamp U/s

Ankur

Praveen

Amit





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:: 15 ::

5-B Stamp Act, balance Stamp Duty Rs. 15,51,100/- is hereby

paid on this sale deed.

Ankur
Upay
Hansu

Sr.





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C 517922

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:: 16 ::

THIS SALE DEED is made at Meerut on this 11 day of Feb

2013.

BETWEEN

Ankur

Pranav

Shri





उत्तर प्रदेश UTTAR PRADESH

C 517916

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:: 17 ::

M/s A.V. Associates (a Partnership firm) (PAN *AA0FA3764H*)

through its Partners Shri Arun Kumar Goel S/o Shri Suraj Bhan

Goel, R/o 11/5, Mansarovar, Meerut City and Shri Vijay Kanwar

S/o Late Shri Suraj Prakash, R/o 122, Madhuban Colony, Baghpat

Arun Goel

Shri Vijay Kanwar

Shri -





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C 517915

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:: 18 ::

Road, Meerut City hereinafter referred to as the "Vendor", which
expression, unless repugnant to the context or meaning thereof,
shall mean and include his respective legal heirs, legal
representative and assigns, of the ONE PART.

Arshad



Arshad



Ar-





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AND

M/s Indus Valley Promoters Ltd., (a company registered under
the provisions of Companies Act, 1956), having its head office at

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]





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:: 20 ::

Rainbow Chambers, 2, P.L. Sharma Road, Meerut, through its
director Shri Ajay Gupta son of Late Shri R.K. Gupta, resident of
A-2, Shastri Nagar, Meerut City, hereinafter referred to as the

A. Gupta


Ajay Gupta


Shri




उत्तर प्रदेश UTTAR PRADESH

C 517912

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:: 21 ::

"Vendee", which expression, unless repugnant to the context or meaning thereof, shall mean and include its successors-in-interest and assigns, of the OTHER PART.

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उत्तर प्रदेश UTTAR PRADESH

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:: 22 ::

WHERE AS the Vendor is the absolute owner of all 5060 Sq. Mtrs.

land, Part of Khasra No. 647 & 647/1, situated at Village

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उत्तर प्रदेश UTTAR PRADESH

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Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and

District Meerut.

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उत्तर प्रदेश UTTAR PRADESH

C 517909

C 517909

:: 24 ::

AND WHEREAS the said land was purchased by the Vendor through two sale deed dated 21.02.2007 from Shri Gulab Singh which was registered in Book No. 1, Volume 1289, on pages 75/120 on

Ankur Singh

Gulab Singh

Shri





उत्तर प्रदेश UTTAR PRADESH

C 517908

C 517908

:: 25 ::

Serial No. 1705 and another sale deed dated 21.02.2007 from

Shri Malkhan Singh & Others which was registered in Book No. 1,

Aak Singh *Ujjay Singh* *Shri*





उत्तर प्रदेश UTTAR PRADESH

C 517907

C 517907

:: 26 ::

Volume 1289, on pages 121/166 on Serial No. 1706 in the Office
of the Sub Registrar, Meerut.

A. K. S.
Harsh
S. P.



उत्तर प्रदेश UTTAR PRADESH

C 517906

C 517906

:: 27 ::

AND WHEREAS the said land is free from all kind of encumbrances

and lien of every kind upto this day and there is no charge or

Ankur

My Hand

Shu





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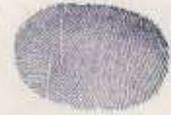
:: 28 ::

mortgage against the said land and there is no litigation is pending against the said land in any Court or Office.

Ar k S

Ar k S

S





उत्तर प्रदेश UTTAR PRADESH

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:: 29 ::

AND WHEREAS the Vendor assured the Vendee that the Vendor
have full rights and powers to transfer the same in all respect.

Handwritten signatures and three circular fingerprints.



उत्तर प्रदेश UTTAR PRADESH

C 517903

:: 30 ::

AND WHEREAS a agreement to sell dated 18.04.2011 was executed
by the Vendor in favour of the Vendee which was registered in
Book No. 1, Volume 3313 on pages 89/116 on Serial No. 5670 on

[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*
  

भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH



C 517902

:: 31 ::

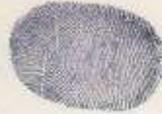
dated 21.04.2011 in the Office of Sub Registrar Sardhana,

District Meerut.

A. K. S.

By my Hand

S. S.





उत्तर प्रदेश UTTAR PRADESH



C 517901

:: 32 ::

AND WHEREAS the cost of the land is settled between the Vendor

and Vendee is Rs. 1,08,93,168/- (Rupees One crore eight lacs

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[Handwritten signature]

[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

C 517900

:: 33 ::

ninty three thousand one hundred sixty eight only), which is the

correct market value of the said land.

[Handwritten signatures and stamps]



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C 517899

:: 34 ::

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 1,08,93,168/-

(Rupees One crore eight lacs ninty three thousand one hundred

Arush P

Arush P

Arush P





उत्तर प्रदेश UTTAR PRADESH



C 517898

:: 35 ::

sixty eight only), which is paid by the Vendee to the Vendor as
per details given hereunder, the Vendor hereby transfer and
convey all that 5060 Sq. Mtr. land, Part of Khasra Nos. 647 &

Amber

Uday Kumar

S. Prasad



उत्तर प्रदेश UTTAR PRADESH

C 517921

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:: 36 ::

647/1 situated at Village Mukarrabpur Palhera, Pargana Daurala,

Tehsil Sardhana and District Meerut, alongwith all rights and

interest etc. etc. to the Vendee forever.

[Handwritten signature]

[Handwritten signature]

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उत्तर प्रदेश UTTAR PRADESH

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© 51792

:: 37 ::

2. That the possession of the said land is hereby physicaly delivered to the Vendee and the Vendee shall be entitled to use and occupy the said land.

[Handwritten signatures and three circular fingerprints]



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:: 38 ::

3. That the Vendee shall be entitled to get their name
mutated in the revenue record, as per their sweet will and the

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]



उत्तर प्रदेश UTTAR PRADESH

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:: 39 ::

Vendor shall be bound to submit his consent for all the mutation purposes.

[Handwritten signature]
[Handwritten signature] *[Handwritten signature]*





उत्तर प्रदेश UTTAR PRADESH

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:: 40 ::

4. That all the taxes till the date of this sale deed shall be paid
and clear by the Vendor only and from the date of this sale deed
all the taxes shall be paid by the Vendee only.

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उत्तर प्रदेश UTTAR PRADESH

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:: 41 ::

5. That if in future, due to any flaw or blemish in the title of the

Arundhati

Pradyumn

S. Pr.





उत्तर प्रदेश UTTAR PRADESH

C 517990

C 517990

:: 42 ::

Vendor or due to any claim or charge or demand by the Vendor or

Arshad

by my Hand

Arshad





उत्तर प्रदेश UTTAR PRADESH

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:: 43 ::

from any other person or persons claiming under it whomsoever,

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]





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:: 44 ::

whole or any part of the property sold, shall passout from

[Handwritten signature]


[Handwritten signature]


[Handwritten signature]




उत्तर प्रदेश UTTAR PRADESH

A 518637

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:: 45 ::

the ownership and possession of the Vendee or the Vendee will

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

A 518635

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:: 46 ::

be deprived of the ownership of the said property due to any defect

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उत्तर प्रदेश UTTAR PRADESH

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:: 47 ::

of title, the Vendee will be entitled to recover sale proceeds

[Handwritten signature]



[Handwritten signature]



[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

A 518634

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:: 48 ::

alongwith all losses and damages through court of law from the

A. K. S.
By Hand
A. K. S.





उत्तर प्रदेश UTTAR PRADESH

A 518633

A 518633

:: 49 ::

properties moveable and immovable of the Vendor at the cost

and risk of the Vendor.

A. K. S. R.


By my Hand


A. K. S. R.




उत्तर प्रदेश UTTAR PRADESH

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:: 50 ::

6. PROVIDED ALWAYS and it is hereby agreed that whenever

Amir

cyw Hand

Ah





उत्तर प्रदेश UTTAR PRADESH

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:: 51 ::

such as interpretation would be requisite to give fullest possible

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Handwritten signature





उत्तर प्रदेश UTTAR PRADESH

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:: 52 ::

scope and effect to the covenants herein contained, the expression

Arka


by hand


Ar-




उत्तर प्रदेश UTTAR PRADESH

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:: 53 ::

the Vendor and the Vendee hereinbefore, use shall include their

Arshad Anwar

Ahmed





उत्तर प्रदेश UTTAR PRADESH

A-518628

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:: 54 ::

respective heirs legal representative, successors transferees and assigness.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

A 518627

:: 55 ::

IN WITNESS WHEREOF, the Parties hereto have set their hands

and seal to these presents on the day, month & year first above

A. S. R.


Suraj Kumar


R. S. R.




उत्तर प्रदेश UTTAR PRADESH

A 518626

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:: 56 ::

written, and in the presence of the following witnesses:

A. K. S. *S. K. S.* *A. K. S.*
  



उत्तर प्रदेश UTTAR PRADESH

A 518625

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:: 57 ::

DETAIL OF PAYMENT :

01. Received Rs. 10,50,000/- (Rupees Ten lacs fifty thousand only) through Cheque Nos. 193109 dated 30.04.2007 and 3039115

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[Handwritten signature]


[Handwritten signature]




उत्तर प्रदेश UTTAR PRADESH

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:: 58 ::

daetd 18.04.2011 drawn on Union Bank of India, Main Branch,

Meerut on agreement dated 18.04.2011.

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उत्तर प्रदेश UTTAR PRADESH

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:: 59 ::

02. Received Rs. 7,00,000/- (Rupees Seven lacs only) through

Cheque No. 193109 dated 30.04.2007 drawn on Union Bank of

India, Main Branch, Meerut.

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Handwritten signature





उत्तर प्रदेश UTTAR PRADESH

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:: 60 ::

03. Received Rs. 3,50,000/- (Rupees Three lacs fifty thousand only) through Cheque No. 039115 dated 18.04.2011 drawn on Union Bank of India, Main Branch, Meerut.

[Handwritten signature]


[Handwritten signature]


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उत्तर प्रदेश UTTAR PRADESH

A 518621

A 518621

:: 61 ::

04. Received Rs. 25,00,000/- (Rupees Twenty five lacs only)

through Cheque No. 64896 dated 30.06.2012 drawn on Union Bank

of India, Main Branch, Meerut.

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]





उत्तर प्रदेश UTTAR PRADESH

A 518620

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:: 62 ::

05. Received Rs. 20,00,000/- (Rupees Twenty lacs only)

through Cheque No. 56510 dated 29.09.2012 drawn on Union Bank

of India, Main Branch, Meerut.









उत्तर प्रदेश UTTAR PRADESH

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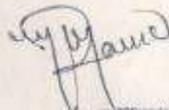
:: 63 ::

06. Received Rs. 20,00,000/- (Rupees Twenty lacs only)

through Cheque No. 57511 dated 29.09.2012 drawn on Union Bank

of India, Main Branch, Meerut.









उत्तर प्रदेश UTTAR PRADESH

A 518618

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:: 64 ::

07. Received Rs. 25,00,000/- (Rupees Twenty five lacs only)

through Cheque No. 80538 dated 09.01.2013 drawn on Union Bank

of India, Main Branch, Meerut.

Anand
By P. Ramesh
A. R.



उत्तर प्रदेश UTTAR PRADESH

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08. Received Rs. 8,43,168/- (Rupees Eight lacs forty three thousand one hundred sixty eight only) through Cheque No. 006985

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Handwritten signature



47 20
 23
 12.21.2013
 23/1/13
 6
 23/1/13

10,893,168.00 / 25,300,000.00 विक्रय पत्र 10,000.00 20 10,020.00 1,000

प्रतिफल मालियत फॉय रजिस्ट्री नकल व प्रति मुक्त योग जब लगभग

श्री एवीएसओद्वारा अरुण कुमार गोयल
 पुत्र श्री सुरजमान गोयल

व्यवसाय व्यापार

निवासी 11/5 मानसरोवर मेरठ
 अथवा पत्त निधमित

वे घट लेखपत्र इस कार्यालय में दिनांक 13/2/2013 समय 12:25PM

घटे निबन्धन हेतु फेर किया।

(Handwritten signature)



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

(Handwritten signature)
 श्री ए. आर. मिश्रा
 निवासी 11/5

(Handwritten signature)
 प्रेम कुमार
 उप निबन्धक सरधना

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त प्रनगरी इ प्रलेखनकार उक्त

विक्रेता

केला

13/2/2013

श्री एवीएसओद्वारा अरुण कुमार गोयल
 पुत्र श्री सुरजमान गोयल
 पेशा व्यापार
 निवासी 11/5 मानसरोवर मेरठ

(Handwritten signature)



श्री वी आर मिश्रा
 प्रतिनिधि मे0इण्डसवैलीप्रमो0लि0द्वारा अजय गुप्ता
 पुत्र श्री जी पी मिश्रा
 पेशा व्यापार
 निवासी 159/10 शास्त्रीनगर मेरठ

(Handwritten signature)



श्री एवीएसओद्वारा विजय कंवर
 पुत्र श्री सुरज प्रकाश
 पेशा व्यापार
 निवासी 122 मधुवन कालोनी बागपत रोड मेरठ

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उत्तर प्रदेश UTTAR PRADESH

A 518616

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:: 66 ::

dated ~~11.02.2013~~ drawn on Union Bank of India, Main Branch,

Meerut.

TOTAL CONSIDERATION RS. : 1,08,93,168/-.

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प्रमाण संख्या 148
 आदिनांक संख्या 23
 12 JAN 2013
 23/1/13
 ईशिता
 डोकना, मेरठ

ने निष्पादन स्वीकार किया।
 निम्नलिखित पक्षधर श्री मुकेश शर्मा
 पुत्र श्री श्रीपाल शर्मा
 पता अन्य
 निवासी 61 शिवाजी रोड मेरठ
 व श्री आशीष जैन
 पुत्र श्री सुभाष चन्द्र जैन
 पता अन्य
 निवासी 61 शिवाजी रोड मेरठ
 ने की।

उपरोक्त पक्षधर



आशीष जैन



कचहस्तान्तर पर साक्षियों के विधान अपूर्ण निष्पत्तियुक्त विवेक पर है।

राज किशोर
 नि.लि.

रजिस्ट्रार अधिकारी के हस्त

प्रेम कुमार
 उप निबन्धक सरधना

13/2/2013



राज किशोर
 नि.लि.



उत्तर प्रदेश UTTAR PRADESH

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Other Details :

1. That the land sold through this sale deed is residential land.

[Handwritten signatures and fingerprints]

The block contains three handwritten signatures and three corresponding fingerprints. The first signature is 'Anil', the second is 'Ajay Kumar', and the third is 'A. R.'. Each signature is accompanied by a dark ink fingerprint below it.

पंजीकृत संख्या MS-284
व्यक्तिगत पंजीकृत संख्या 283
22 JAN 2013
बंशीधर
लखनऊ, उत्तर प्रदेश

विक्रेता

Registration No.: 2314

Year: 2013

Book No.: 1

0101 एवीएसओद्वारा अरुण कुमार गोगल

सुरजभान गोगल
11/5 मानसरोवर मेरठ
व्यापार



0102 एवीएसओद्वारा विजय केकर

सुरज प्रकाश
122 मधुवन कालोनी बागपत रोड मेरठ
व्यापार





उत्तर प्रदेश UTTAR PRADESH



Z 414031

:: 68 ::

2. That the Circle rate is Rs. 5000/- per sq. mtrs. as per Circle

Rate Sl. No. 2.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



30 1000
23
12 JAN 2013
6
24/1/13

क्रेता

Registration No. : 2314

Year : 2013

Book No. : 1

0201 बी आर मिश्रा प्रतिनिधि मैट्रिक्सवैलीप्रमोडलिहारा अजय गु
जी पी मिश्रा
150/10 शाहद्रीनगर मेरठ
व्यापार



[Handwritten signature]





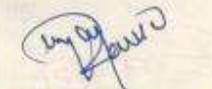
उत्तर प्रदेश UTTAR PRADESH

BL 222943

:: 69 ::

The said land is situated beyond 600 mtrs from G.T. Road,
for M/s A.V. Associates through its Partners for M/s Indus Valley Promoters Ltd.
through its Director


(Arun Goel)
Vendor


(Vijay Kanwar)
Vendor


(Ajay Gupta)
Vendee

Witness No. 1 :


B.R. Mishra
S/o. Late Sh. S. Mishra
R/o. 159/10 Shastri Nagar
Meerut

Witness No. 2 :


G. S. Sharma

DRAFTED BY : SHRI DAVENDRA KUMAR GARG, DOCUMENT
ADVISOR, MEERUT.



क्रमांक 9
 स्टेशन का नाम अंकन (शहर में)
 अधिकारी का नाम 13 पुरु
 पत्ता
 संस्थापक का पता एवं मुख्य
 एवं स्थापक के पते का पता
 स्थापक विदेशी का नाम मसीर अहमद
 भारतीय संस्था/का MTF 71/2011/107
 विदेशी स्थल का नाम कच्छर कलाउरी रोड
 विदेश का दिनांक 8/2/13 राज्य विक्रेता

आज दिनांक 13/02/2013 को
 यही सं 1 जिल्द सं 4895
 पृष्ठ सं 213 से 352 पर क्रमांक 2314

रजिस्ट्रीकृत किया गया।

द. नं. 2570/11

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

219900
 10895108 25300000
 1557100
 1771000

प्रेम कुमार
 उप निबन्धक सरधना

द. नं. 2570
2013

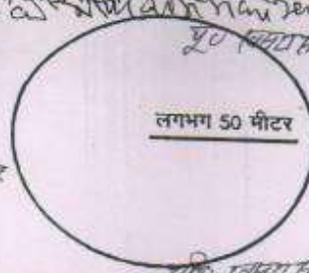
सं. नं. 2314, 13/2

नया नक्शा (Not to be scaled)

बनाया मालियत/बाजारी कीमत

10893168/- U.V. 28 300000/- उत्तर

खेती का नाम
खेत का नाम
सम्पत्ति स्थित माजा
खेती का नाम
खेती का नाम
खेती का नाम



Signature
387 रोजी गोरेजी
काशी नगर

Signature
30 रोजी गोरेजी

विक्रित भूमि को 50 मीटर की त्रिज्या में स्थित सम्पत्तियों का विवरण:

1. नाम सड़क
2. आवासीय/वाणिज्यिक भूमि/भवन/औद्योगिक
3. शैक्षिक/धर्मार्थ/स्वास्थ्य केन्द्र
4. औद्योगिक संस्थान/कोल्ड स्टोरेज
5. गैस गोदाम/पेट्रोल पम्प/बस अड्डा
6. होटल/रेस्टोरेंट/मनोरंजन केन्द्र
7. सरकारी/अर्द्धसरकारी/निर्गमित कार्यालय
8. अन्य

घोषणा-किरी तथ्य को छिपाया नहीं गया है तथा गलत वर्णन अंकित नहीं किया गया है। उपरोक्त रूपना क्षेत्र की सामान्य जानकारी पर आधारित है।

दिनांक

हस्ताक्षर विक्रेता

Signature

Signature

हस्ताक्षर

Signature

विलेख संख्या :- _____ / वर्ष - 2013

प्रारूप

विक्रीत सम्पत्ति का फोटो



A. S. S.

R. H. H.

S.

