

15 615 2

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



DETAILS OF DOCUMENT

SALE DEED

01. TYPE OF LAND : Agriculture.
02. WARD/ FARGANA : Daurala.
03. MOHALLA/VILLAGE : Mukarrabpur Palhera.
04. DETAILS OF PROPERTY : All that 0.3500 hectare land, part of khasra no. 629 situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsli Sardhana and District Meerut.
05. UNIT OF MEASURE : Hectare.
06. AREA OF PROPERTY : 0.3500 Hectare.
07. POSITION OF ROAD : N.A.
08. OTHER DETAILS : N.A.
(9 Meter Road/Corner)
09. TYPE OF PROPERTY : Agriculture.
10. TOTAL AREA OF PROPERTY : 0.3500 Hectare.

पञ्जाब लिट
सहसिलदार
सरधना

S.K. Soman



60005
 भारत सरकार
 श्री विमल
 नाम मैसा इंडर वेली प्रगोइसी मेठ डीए मिडेश डी 30
 - 9 MAR 2012
 से सम्बन्धित कर पत्र।
 श्री विमल
 कोषागार मेठ

ATTESTED

 S.K. Sonawani

 S.K. GOEL
 MEMBER

ATTESTED



 S.K. GOEL
 MEMBER



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:: 2 ::

11.	TOTAL COVERED AREA	:	N.A.
12.	STATUS - Finished/Unfinished/ Other	:	N.A.
13.	VALUATION OF TREES	:	N.A.
14.	BORING/WELL/OTHERS	:	N.A.
15.	CONSTRUCTED AREA	:	N.A.
16.	YEAR OF CONSTRUCTION	:	N.A.
17.	CONNECTED TO MEMBER OF SAHKARI AVAS SAMITI	:	N.A.
18.	CONSIDERATION AMOUNT	:	Rs. 75,34,800/-.
19.	Circle Rate According Rate List + 20% due to Abadi within 200 Mtr. Say Rs. 1,74,00,000/- per hectare.	:	Rs. 1,45,00,000/-
20.	Number of Seller	:	One.
	Number of Purchaser	:	One.

S.K. Sonani



સાચી જાણ

ક્રમ સંખ્યા 67 પાલિકા સંખ્યા 166
આજીક સં. 66 બી.વે.સા.વ.પ.

29 MAR 2017

[Signature]
સહાયક
સેક્રેટરી

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પાલિકા 1 ડિપાર્ટમેન્ટ 2



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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B 555343

:: 3 ::

Sale Deed Rs. : 75,34,800/-.

Market Value Rs. : 75,34,800/-.

An agreement to sell was registered for Khasra No. 629, 645M & 648M on the agreement, the stamp duty was paid Rs. 3,66,000/ out of which Khasra No. 629 is being sold through this sale deed and the total stamp duty payable on the Khasra No. 629 is Rs. 5,27,500/-, out of which proportionate stamp duty of the above agreement Rs. 1,46,700/- is hereby adjusted as per Article 5-B of the Stamp Act and the remaining stamp duty Rs. 3,81,500/- is hereby paid at this time.

THIS SALE DEED is made at Meerut on 14 day of January 2013.

S.K. Somani




A circular fingerprint impression is located below the signature.

क्रमांक संख्या 68... पत्रांक 25201
आदिपत्र सं० 62... श्री विद्या नगर
9 MAR 2017
[Signature]
[Signature]
[Signature]

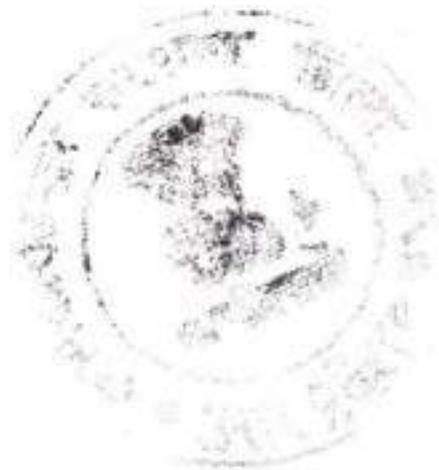


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कॉपी 3

कॉपी 8

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹
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उत्तर प्रदेश UTTAR PRADESH



B 555344

:: 4 ::

BETWEEN

M/s Gangotri Colonizers Pvt. Ltd. (PAN : AARCC6665R), Office F-62, 1st Floor, South City-2, Gurgaon (Haryana) through its Director Shri Sandeep Kumar Somani S/o Shri Madan Mohan Somani, R/o 183, Naya Bazar, Meerut Cantt. hereinafter referred to as the "Vendor", which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective legal heirs, legal representative and assigns, of the ONE PART.

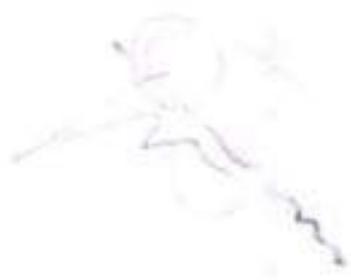
AND

M/s Indus Valley Promoters Ltd., (a company incorporated under the Indian Companies Act, 1956), having its head office at Rainbow Chambers, 2, P.L. Sharma Road, Meerut, through its Director Shri Ajay Gupta son of Late Shri R.K. Gupta, resident of

S.K. Somani



શ્રી અમલકાંડા...
શામિકાંડા...
- 9 MAR 2012
સચિવ
લોકભવન, મેલ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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:: 5 ::

A-2, Shastri Nagar, Meerut City, hereinafter referred to as the "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.

WHEREAS the Vendor is the absolute owner and bhumidhar with transferable rights of all that 0.3500 hectare land, part of khasra no. 629 situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut.

AND WHEREAS the Vendor is also the recorded owner in the land records of Tehsil Sardhana of the aforesaid land and the said land is duly mutated in the name of the Vendor only.

AND WHEREAS the said land was purchased by the Vendor through

S.K. Semani



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उत्तर प्रदेश UTTAR PRADESH

B 555346

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sale deed dated 30.05.2008 which was registered in Book No. 1, Volume 1832, on pages 309/342 on Serial No. 5859 on dated 30.05.2008 in the Office of Sub Registrar Sardhana, District Meerut.

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

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

AND WHEREAS an agreement to sell dated 18.04.2011 was executed by the Vendor in favour of the Vendee which was

S. K. Sanyal



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59 MAY 2017



Signature

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 25000

बच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



B 555347

:: 7 ::

registered in Book No. 1, Volume 3305 on pages 387/422 on Serial No. 5447 on dated 18.04.2011 in the Office of Sub Registrar Sardhana, District Meerut.

AND WHEREAS the cost of the land is settled between the Vendor and Vendee is Rs. 75,34,800/- (Rupees Seventy five lacs thirty four thousand eight hundred only), which is the correct market value of the said land.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 75,34,800/- (Rupees Seventy five lacs thirty four thousand eight hundred only), which is paid by the Vendee to the Vendor as per details given hereunder, the Vendor hereby transfer and convey all that

S. K. Semani



72
25/03/12
66
- 9 MAR 2012
[Signature]
[Signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹
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पच्चीस हजार रुपये

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TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

9 MAR 2012

B 555348

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0.3500 hectare land, part of khasra no. 629 situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut, alongwith all rights and interest etc. to the Vendee forever.

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.

3. That the Vendee shall be entitled to get their name mutated in the revenue record, as per their sweet will and the Vendor shall be bound to submit their consent for all the mutation purposes.

4. That the said land is an agriculture land and recorded as

S.K. Somaia



नाम संख्या 73 *Handwritten*
संख्या सं. 6 *Handwritten*
- 9 MAR 2012
Handwritten Signature
संयोजक, बैंक

Handwritten Signature



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000

पच्चीस हजार रुपये

भारत



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



B 555349

:: 9 ::

agricultural land in all revenue record and on the spot the said land is a agriculture land but now that is sold for other then agriculture purpose.

5. 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.

6. That if in future, due to any flaw or blemish in the title of the Vendor or due to any claim or charge or demand by the Vendor or from any other person or persons claiming under it whomsoever, whole or any part of the property sold, shall passout from the ownership and possession of the Vendee or the Vendee will be deprived of the ownership of the said property due to any defect of title, the Vendee will be entitled to recover sale proceeds

S.K. Senani



કામ સંખ્યા 76... સુધી 25/03/12
જામિણી નં. 66... બેલિયાવાલા
9 MAR 2012
કચેર
સોલવાડ, ગેલ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

₹
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

29 MAR 2012 B 555350

:: 10 ::

alongwith all losses and damages through court of law from the properties moveable and immovable of the Vendor at the cost and risk of the Vendor alongwith their successors.

7. PROVIDED ALWAYS and it is hereby agreed that whenever such as interpretation would be requisite to give fullest possible scope and effect to the covenants herein contained, the expression the Vendor and the Vendee hereinbefore, use shall include their respective heirs legal representative, successors transferees and assigness.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seal to these presents on the day, month & year first above written, and in the presence of the following witnesses:

S.K. Soniani



25 25/03/17
16
5-9 MAR 2017
[Signature]
[Stamp]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

~~₹. 25000~~
पच्चीस हजार रुपये



Rs. 25000
TWENTY FIVE THOUSAND RUPEES



555351

उत्तर प्रदेश UTTAR PRADESH

:: 11 ::

DETAIL OF PAYMENT :

01. Received Rs. 5,00,000/- (Rupees Five lacs only) through cheque no. 236688 dated 29.12.2010 drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut at the time of registered agreement.
02. Received Rs. 3,00,000/- (Rupees Three lacs only) through cheque no. 236697 dated 07.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut at the time of registered agreement.

S.K. Suman



76
76
2500/-
59 MAR 2017
V.D.
विभागाध्यक्ष

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पत्रिका A

पत्रिका B



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



B 555352

:: 12 ::

03. Received Rs. 20,00,000/- (Rupees Twenty lacs only) through cheque no. 049390 dated drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut.
04. Received Rs. 15,00,000/- (Rupees Fifteen lacs only) through cheque no. 049391 dated drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut.

S.K. Soman



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



B 555353

:: 13 ::

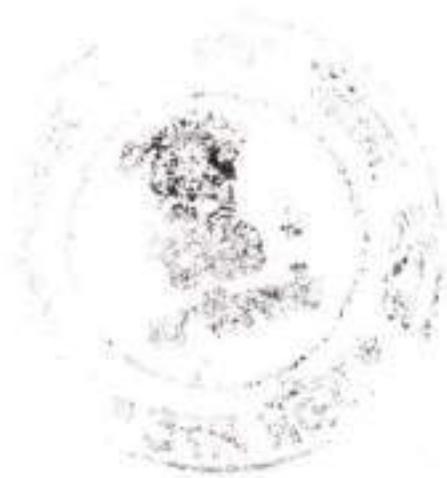
05. Received Rs. 15,00,000/- (Rupees Fifteen lacs only) through cheque no. 049392 dated drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut.

S.k. Soniani



क्रमा संख्या 78 पत्रांक 2500
घाभित सं० 66 रो. विद्यालय
9 MAR 2012
विद्यालय, रो.

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



:: 14 ::

06. Received Rs. 17,34,800/- (Rupees Seventeen lacs thirty four thousand eight hundred only) through cheque no. 049398 dated drawn on Union Bank of India, Main Branch, Begum Bridge Road, Meerut.

TOTAL CONSIDERATION RS. : 75,34,800/-,

Sik. Senani



क्र.म संख्या 78 न्याय 25/2012
आदि नं० 66 से देखा गया
- 9 MAR 2012
[Signature]
अधिवक्ता
कोयंबटूर, महाराष्ट्र



[Signature]

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पञ्चदश हजार रुपये



FIFTEEN
THOUSAND RUPEES

Rs.
15000

उत्तर प्रदेश UTTAR PRADESH

9 MAR 2012

598013

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Other Details :

1. That the land sold through this sale deed is agriculture land
2. That the Circle rate is fixed for other purpose is Rs. 1,45,00,000/- per hectare and the said land is situated within 200 Mtr. of Abadi and accordingly rate is increased 20% as per Sl. No. 2, that is Rs. 1,74,00,000/- and as per this instructions stamp duty is hereby paid.
3. Vendor and Vendee are not SC/ST.

S.K. Somani



[Handwritten Signature]



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 10,000.00 20 10,020.00 1,000
 E9 HIS 2017
 विक्रय पत्र

7,534,800,000 / 7,534,800,000 10,000.00 20 10,020.00 1,000
 प्रतिफल मालिगन कोय रजिस्ट्री नकल व प्रति शुल्क योग अक्ष लगभग

श्री श्री मंगोत्रीका 0प्रा0लि0द्वारा सन्दीप कुमार सोमानी
 पुत्र श्री मदन मोहन सोमानी

S.K. Somani

निवासी 183 नया बाजार मेट्रो कैंट
 अन्धावा पता शस्त्र लाईसेन्स 1053

ने यह लेखपत्र इस कार्यालय में दिनांक 14/1/2013 समय 12:02PM

बजे निबन्धन हेतु पेश किया।
 S.K. Somani

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव
 उप निबन्धक सरधना

निष्पादन लेखपत्र बाद यन्त्रे व गवडने मजमून व प्राप्त धनगोश म फलेदानुसार उक्त
 विक्रेता क्रेता 14/1/2013

श्री श्री मंगोत्रीका 0प्रा0लि0द्वारा सन्दीप कुमार
 सोमानी
 पुत्र श्री मदन मोहन सोमानी
 पेश व्यापार
 निवासी 183 नया बाजार मेट्रो कैंट

S.K. Somani

श्री बी आर मिश्रा
 प्रतिनिधि श्री 0इण्डसवेलीप्रो0लि0द्वारा अरुण गुप्ता
 पुत्र श्री जी पी मिश्रा
 पेश व्यापार
 निवासी 159/10 साद्वीनगर-मेट्रो

ने निष्पादन स्वीकार किया।
 निम्नो परचान श्री आशीष जैन
 पुत्र श्री सुभाष चन्द जैन
 पेश व्यापार

निवासी 61 शिवाजी रोड मेट्रो
 व श्री मुकेश रामा
 पुत्र श्री श्रीपाल रामा
 पेश अन्य
 निवासी 61 शिवाजी रोड मेट्रो

(Handwritten signatures and stamps)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव
 उप निबन्धक सरधना

प्रत्यक्ष मरद माहिकों के निधान अगुटे निवमानुकार लिये गये है।

14/1/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 15000

पंद्रह हजार रुपये

भारत



FIFTEEN THOUSAND RUPEES

Rs. 15000

उत्तर प्रदेश UTTAR PRADESH



:: 16 ::

PHOTOGRAPH OF LAND



S.K. Soman



કચ્છ સંસ્થા. ૨૧ 15000
આજિત નં. ૦. ૬૬
59 MAR 2012
સેક્રેટરી
કોચિન, રાજ

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उत्तर प्रदेश UTTAR PRADESH

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:: 17 ::

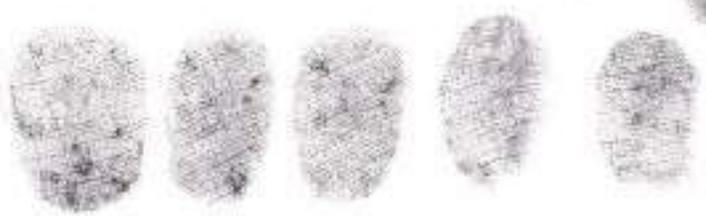
Finger Prints in compliance of Section 32-A of Indian Registration Act.

First Party's Name and Address :- M/s Gangotri Colonizers Pvt. Ltd., Office F-62, 1st Floor, South City-2, Gurgaon (Haryana) through its Director Shri Sandeep Kumar Somani S/o Shri Madan Mohan Somani, R/o 183, Naya Bazar, Meerut Cantt.

Left Hand Finger :



Right Hand Finger :



S.K. Somani






Registration No.:

615

Year :

2,013

Book No. :

1

0101 मे०गगोरीका०प्रा०लि०द्वारा सन्दीप कुमार सोमानी

मदल मोहन सोमानी

S.K. Somani

183 नया बाजार मेरठ कैंट

प्यापार





उत्तर प्रदेश UTTAR PRADESH

:: 18 ::

Second Party's Name and Address :- M/s Indus Valley Promoters Ltd., having its head office at 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.

Left Hand Finger :



Right Hand Finger :





क्रेता

Registration No. : 615

Year : 2013

Book No. : 1

0201 बी आर मिश्रा प्रतिनिधि मेडिटेरेनियन प्रोडक्ट्स लिमिटेड द्वारा अजय गु
नी पी मिश्रा
159/10 शास्त्रीनगर मेरठ
यापार





उत्तर प्रदेश UTTAR PRADESH

:: 19 ::

WITNESSES:

M/S GANGOTRI COLONIZERS PVT. LTD.

Through its Director

1.

(Handwritten signature)
6/1/2012

S.K. Somani

**(Sandeep Kumar
Somani)**

VENDOR



2.

(Handwritten signature)
6/1/2012

For M/S INDUS VALLEY PROMOTERS LTD.

Through its Director

(Handwritten signature)

(Ajay Gupta)

VENDEE



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

(Handwritten signature)

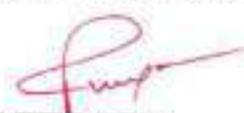


मूल दस्तावेज सं. 84
 कृषि सं. 84
 दिनांक सं. 84
 जिला सं. 84
 - 9 MAR 2012
 अधिकारी
 सोनपाड़ा, जिला

5 नो 5447/11
 2660000 रु 1467000
 7534000
 381500/-
 528500/-
 615
 2013
 14/01/13
 डॉ. श्री. कृष्ण कुमार यादव

आज दिनांक 14/01/2013 को
 वही सं. 1 जिल्द सं. 4831
 पृष्ठ सं. 107 से 144 पर क्रमांक 615
 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


 कृष्ण कुमार यादव
 उप निबन्धक सरधना

14/1/2013

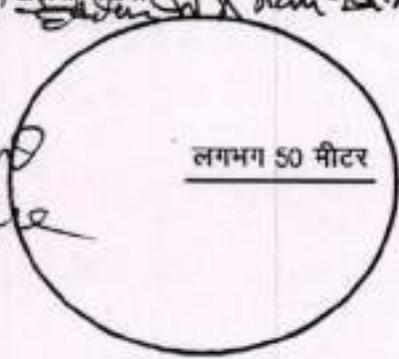


नजरी नक्शा (Not to be scaled)

बेनामा मालियत/बाजारी कीमत

उत्तर

Handwritten notes and signatures in Hindi, including a large signature across the top and middle sections.



Handwritten signature and notes on the left side of the circle diagram.

विक्रित भूमि की 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/रेस्टोरेन्ट/मनोरंजन केन्द्र
- 7. सरकारी/अर्द्धसरकारी/निर्गमित कार्यालय
- 8. अन्य

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

दिनांक 13/3/12

हस्ताक्षर विक्रेता

S.K. Senani

Handwritten signature and the text 'हस्ताक्षर क्रेता' (Buyer's Signature).

सकल चित्र
 ग्राम: मुकरवं पुर पल
 परगना: दौराला तहसील: र
 जिला: मन्सूर
 सन् १९६०-६१ ई. १३६८ फरती
 पैमाना: १६" = १ मील



S.K. Suman