

190

8766

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
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/ PARGANA : Daurala.
- 03. MOHALLA/VILLAGE : Mukarrabpur Palhera.
- 04. DETAILS OF PROPERTY : All that Khasra No. 645 M. total area 0.2680 hectare land, sold area 0.1234 hectare land and Khasra No. 648 M. total area 0.0570 hectare land, total sold area 0.1804 land, west side, situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut.

पञ्चायत  
तहसीलवार  
सरघना

S.K. Sonani



Sl. No  
74  
194

As 194, 200/-

नं० 257 खनराशि 2500  
 बाजत 25/5/13  
 नाम MS इलुमिने प्रोटेक्टिव किंगडम  
 22 MAY 2013  
 से शामिल कर सेवा 4  
 रीकेविज  
 सोपानगर, बिहार

2 P.L. Sharma शासनी सेवा



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



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25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 207514

:: 2 ::

05.	UNIT OF MEASURE	:	Hectare.
06.	AREA OF PROPERTY	:	0.1804 Hectare.
07.	POSITION OF ROAD	:	N.A.
08.	OTHER DETAILS (9 Meter Road/Corner)	:	N.A.
09.	TYPE OF PROPERTY	:	Agriculture.
10.	TOTAL AREA OF PROPERTY	:	0.1804 Hectare.
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	:	

S.K. Somani



क्रमा संख्या २५४ मूल्य २१०  
घातिल नं० २५२ ने जेवा गया  
२२ MAY 2013  
शंतिनर  
कीवागार, मेरठ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



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25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 207513



:: 3 ::

- SAHKARI AVAS SAMITI : N.A.
18. CONSIDERATION AMOUNT : Rs. 38,83,651/-.
19. Circle Rate According Rate List : Circle Rate  
According Rate Rs. 1,8,00,000/- as per circle rate Sl. No. 1.
20. Number of Seller : One.  
Number of Purchaser : One.

Sale Deed Rs. : 38,83,651/-.

Market Value Rs. : 38,83,651/-.

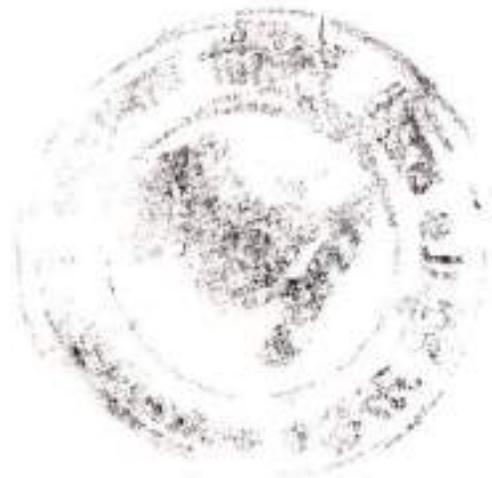
An agreement to sell was registered for Khasra No. 629, 645M & 648M on the agreement, the stamp duty was paid Rs. 3,66,000/-, out of which Khasra No. 645M & 648M is being sold through this sale deed and the total stamp duty payable on the Khasra

S.K. Soman




कम रकम 259 मूल्य 2000  
साहित्य सं० 257 मे देया गया  
22 MAY 2013  
कोशियर  
सीपागार, मेरठ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

C 207512



:: 4 ::

Nos. 645M & 648M is Rs. 2,71,900/-, out of which proportionate stamp duty of the above agreement Rs. 78,000/ - is hereby adjusted as per Article 5-B of the Stamp Act and the remaining stamp duty Rs. 1,94,500/- is hereby paid at this time.

THIS SALE DEED is made at Meerut on 22nd day of May 2013.

**BETWEEN**

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., who is duly authorised by the Board of Directors vide resolution dated 10.05.2013 hereinafter referred to as the "Vendor", which expression, unless repugnant to the context or meaning thereof, shall mean and include their

S.K. Somani



क्रम संख्या 260 मूल्य 200  
कार्यालय सं. 257 भी सेवा माला  
22 MAY 2013  
545913  
संविदा  
कोविंदगार, मेरठ



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH



C 207511

:: 5 ::

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 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 0.1804 hectare land, part of khasra

S.K. Somani



पत्र संख्या २७। मूल्य २९  
शाहिल सं० २११ में बंधा गया  
२ 2 MAY 2013  
केशिबर  
कोवागार, गैरड

२५/५/१३



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



207510

:: 6 ::

nos. 645M & 648M 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 a sale deed dated 26.09.2007 which was registered in Book No. 1, Volume 1530, on pages 133/154 on Serial No. 9921 on dated 26.09.2007 in the Office of the Sub Registrar Sardhana, District Meerut for 0.1804 hectare land.

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

S.K. Somani



कम संख्या 262 मूल्य 2500  
शरभित सं० 252 नै देवा गया  
22 MAY 2013  
6/22/5/13  
कंसिपर  
कोवागाद, नेरुड



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



C 207509

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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 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, but in the agreement the area was wrongly written and 0.0103 hectare land was less which is added in this sale deed.

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

S.K.Somani





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
15000

FIFTEEN  
THOUSAND RUPEES

Rs.  
15000

पन्द्रह हजार रुपये

भारत  
INDIA



उत्तर प्रदेश UTTAR PRADESH

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and Vendee is Rs. 38,83,651/- (Rupees Thirty Eight lacs eighty three thousand six hundred fifty one 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. Rs. 38,83,651/- (Rupees Thirty Eight lacs eighty three thousand six hundred fifty one only), which is paid by the Vendee to the Vendor as per details given hereunder, the Vendor hereby transfer and convey all that 0.1804 hectare land, part of khasra nos. 645M & 648M situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut, alongwith all rights and interest etc. to the Vendee forever.

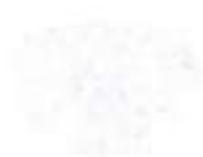
2. That the possession of the said land is hereby physically

S.K. Somani



क्र. संख्या 264 मूल्य 1500  
धारिता सं. 257 से सेवा करा  
22 MAY 2013  
संवेदन  
डीआरए, मेरठ

225713





उत्तर प्रदेश UTTAR PRADESH

Z 493620

:: 9 ::

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

S.K.Sowani



धन संख्या 268 मूल्य 1000  
शास्त्र सं. 257 में बेचा गया  
22 MAY 2013  
कंसिप्ट  
कोषावाट, नैरड





उत्तर प्रदेश UTTAR PRADESH

Z 493619

:: 10 ::

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 pass out 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 along with 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 along with 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

S.K. Somani



कार्य संख्या 266 मूल्य 1000  
 खासियत सं 257 से बोधा गया  
 28 MAY 2013  
 6/24/13  
 फंडावर  
 बीबागार, मेरठ

विक्रय पत्र

3,883,651.00 / 3,883,651.00 10,000.00 20 10,020.00 1,000

प्रतिफल मालिपत  
 श्री मे0गंगोत्रीका0प्रा0लि0द्वारा संदीप कुमार सोमानी  
 पुत्र श्री मदन मोहन सोमानी

व्यवसाय व्यापार

निवासी न्यायी 183 नया बाजार मेरठ कैंट  
 अस्थायी पता शास्त्र लाइसेन्स

ने यह लेखपत्र इस कार्यालय में दिनांक 4/6/2013 समय 2:54PM  
 बजे निबन्धन हेतु पेश किया।

S.K. Somani



रजिस्ट्रारकर्म अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव  
 उप निबन्धक सरघना

प्रेम कुमार  
 नि०लि०

4/6/2013

निष्पादन लेखपत्र वाद मुनने व समझने मजमून व पोपुल फनराशि रु. पलेब्रानसात अस्त  
 विक्रेता

श्री मे0गंगोत्रीका0प्रा0लि0द्वारा संदीप कुमार  
 सोमानी  
 पुत्र श्री मदन मोहन सोमानी S.K. Somani  
 पेशा व्यापार  
 निवासी 183 नया बाजार मेरठ कैंट

श्री बी आर मिश्रा  
 प्रतिनिधि मे0इण्डसवेलीप्रमो0द्वारा अजय गुप्ता  
 पुत्र श्री जे पी मिश्रा  
 पेशा व्यापार  
 निवासी 159/10 शास्त्रीनगर मेरठ

ने निष्पादन स्वीकार किया।

दिनांक परखन श्री आशीष जैन  
 पुत्र श्री सुभाष चन्द जैन  
 पेशा व्यापार

निवासी 61 शिवाजी रोड मेरठ

व श्री मुकेश शर्मा  
 पुत्र श्री श्रीपाल शर्मा

पेशा व्यापार  
 निवासी 61 शिवाजी रोड मेरठ

ने की।

पन्धरतः भद मासियों के निजान अंगुठे नियमावली लिये गये हैं।

ASHU MEYAN



SHRI PAL SHARMA



रजिस्ट्रारकर्म अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव  
 उप निबन्धक सरघना

प्रेम कुमार  
 नि०लि०

4/6/2013



उत्तर प्रदेश UTTAR PRADESH

Z 493618

:: II ::

respective heirs legal representative, successors transferees and assignees.

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:

**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, Meerut.
02. Received Rs. 5,00,000/- (Rupees Five lacs only) through cheque no. 43580 dated 19.12.2011 drawn on Union Bank of India, Main Branch, Meerut.
03. Received Rs. 20,00,000/- (Rupees Twenty lacs only) through cheque no. 80545 dated 11.01.2013 drawn on Union Bank of India, Main Branch, Meerut.

S.K.Somani



पं. संख्या २६७ मूल्य १००  
 सार्वजनिक नं० २६७ में बेचा गया  
 22 MAY 2013  
 ६२५११३  
 हंशियर  
 खोवाणार, नरठ  
 विक्रेता

Registration No.: 8766

Year: 2,013

Book No.: 1

0101 मंगोत्रीकाप्रतिद्वारा संदीप कुमार सोमानी  
 मदन मोहन सोमानी S.K. Somani  
 183 नया बाजार नरठ केन्द्र  
 खोवाणार





उत्तर प्रदेश UTTAR PRADESH

Z 493617

:: 12 ::

04. Received Rs. 6,61,877/- (Rupees Six lacs sixty one thousand eight hundred seventy seven only) through cheque no. 049397 dated 31.0-3.2013 drawn on Union Bank of India, Main Branch, Meerut.

05. Received Rs. 2,21,774/- (Rupees Two lacs twenty one thousand seven hundred seventy four only) through cheque no. 090938 dated ..... drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

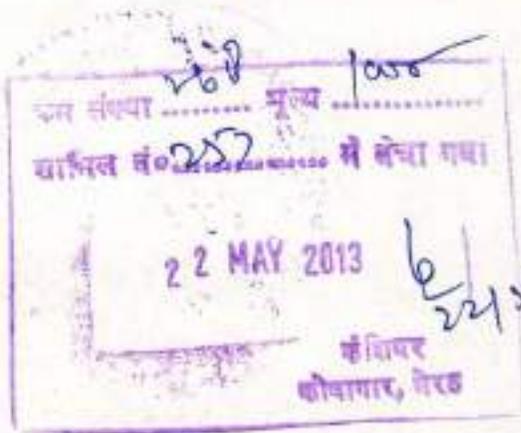
**TOTAL CONSIDERATION RS. : 38,83,651/-.**

**Other Details :**

1. That the land sold through this sale deed is agricultural land
2. That the Circle rate is fixed Rs. 1,80,00,000/- per hectare as per Rate List Sl. No. 1.
3. Vendor and Vendee are not SC/ST..

S.K.Somani





क्रेता

Registration No. : 8766

Year : 2,013

Book No. : 1

0201 बी आर मिश्रा प्रतिनिधि मे० हण्डलस्वीली प्रमो० द्वारा अजय गुप्ता  
जे बी मिश्रा  
159/10 शास्त्रीनगर मेरठ  
प्यापार





उत्तर प्रदेश UTTAR PRADESH



:: 13 ::

PHOTOGRAPH OF LAND



S.K. Sonani



पत्र संख्या 261 मूल्य 500  
साहित्य नं० 257 से बेचा गया  
22 MAY 2013  
हॉस्पिटल  
कोयंबाद, महाराष्ट्र

6  
22/5/13



**M/S GANGOTRI COLONIZERS PVT. LTD.**

**Through its Director**

S.K. Somani

**( Sandeep Kumar Somani )**

**VENDOR**

**Witness No. 1 :**

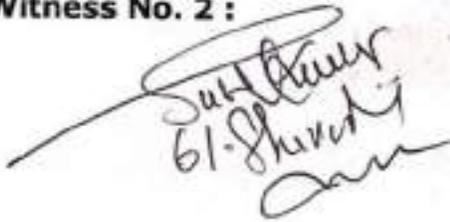


B.R. Mishra  
for late Sh. B.R. Mishra  
H/o 159/10 Shastri Nagar  
Meerut

**For M/S INDUS VALLEY PROMOTERS LTD.**

**Through its Director**

**Witness No. 2 :**



Sunil Kumar  
61. Shastri Nagar  
Meerut



**(Ajay Gupta)**

**VENDEE**

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



आज दिनांक 04/06/2013 को  
वही सं 1 जिल्द सं 5137  
पृष्ठ सं 91 से 118 पर क्रमांक 8766  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव  
उप निबन्धक सरधना

4/6/2013



50-70 8447/11  
366500 सं. 77800  
3883657  
194500  
272300 सं. 5070  
8766  
2013.

04.06.13.

नजरी नक्शा (Not to be scaled)

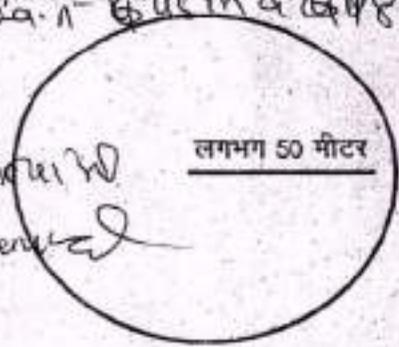
बनामा मालियत/बाजारी कीमत

388360/-

उत्तर

विक्रित भूमि का नाम: [Handwritten text]
दिनांक: [Handwritten text]
सम्पत्ति स्थित मोजा: [Handwritten text]
विक्रित भूमि का प्रकार/व्यवस्था: [Handwritten text]

[Handwritten signature]



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

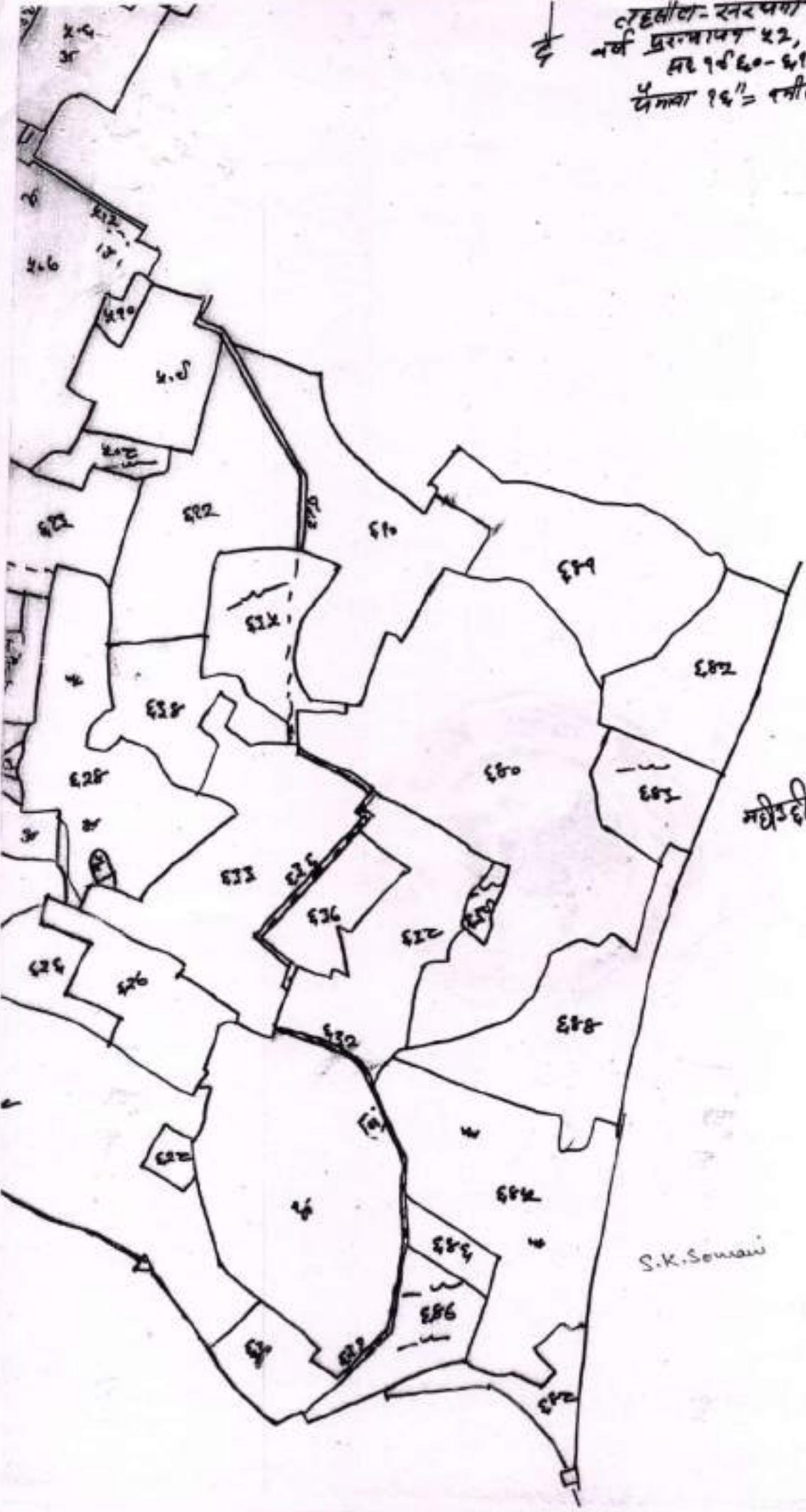
घोषणा-किसी तथ्य को छिपाया नहीं गया है तथा गलत वर्णन अंकित नहीं किया गया है। उपरोक्त सूचना क्षेत्र की सामान्य जानकारी पर आधारित है।

दिनांक

हस्ताक्षर विक्रेता
S.K. Somani

[Handwritten signature]
हस्ताक्षर क्रयता

सहस्रली - खरपणा - 13100  
नवी प्रस्तावक ५२, १३५२ म.  
सह १६६०-५१६  
पैगवा १६" = १मील



मधेइदीनुस जलमाना

S.K.Somani