



उत्तर प्रदेश UTTAR PRADESH

A 272977

SALE DEED

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 0.1520 hectare land, in Khasra No. 631 area 0.0510 hectare and Khasra No. 632 area 0.0410 hectare land and Khasra No. 636 area 0.0600 hectare, total measuring 0.1520 hectare land situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut.
05. UNIT OF MEASURE : Hectare.

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उत्तर प्रदेश UTTAR PRADESH

A 272976

[2]

06. AREA OF PROPERTY	:	0.1520 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	:	0.1520 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.

A. K. Singh

D. L.



उत्तर प्रदेश UTTAR PRADESH

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[3]

16. YEAR OF CONSTRUCTION : N.A.
17. CONNECTED TO MEMBER OF
SAHKARI AVAS SAMITI : N.A.
18. CONSIDERATION AMOUNT : Rs. 26,44,800/-
19. Circle Rate According Rate List: Rs. 1,45,00,000/- +
20% due to Abadi within 200 Mtr. Say Rs. 1,74,00,000/-
per hectare.
20. Number of Seller : One.
- Number of Purchaser : One.

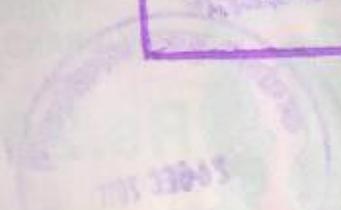
Sale Deed Rs. : 26,44,800/-.

Market Value Rs. : 26,44,800/-.

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क्रमांक संख्या 10
 दिनांक 26.12.2011
 26 DEC 2011
 संतति
 संख्या, 62



(भाग 1)
 (प्रत्येक अथवा प्रार्थी द्वारा रखा जाने वाला)
 क्रम संख्या 62

लेख या प्रार्थना-पत्र प्रस्तुत करने का दिनांक
 प्रस्तुत कर्ता या प्रार्थी का नाम
 लेख का प्रकार
 प्रतिफल की धनराशि

- 1-रजिस्ट्रीकरण शुल्क
- 2-प्रतिलिपिकरण शुल्क
- 3-निरीक्षण या तलाश शुल्क
- 4-मुख्तारनामा के अधिप्रमाणीकरण के लिये शुल्क
- 5-कमीशन शुल्क
- 6-दिविध
- 7-यात्रिक भता

1 से 6 तक का योग
 शुल्क वसूल करने का दिनांक
 दिनांक, जब लेख प्रतिलिपि या तलाश प्रमाण-पत्र
 प्राप्त करने के लिये तैयार होगा
 रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सन रजिस्ट्र
 चरवना
 संसु



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उत्तर प्रदेश UTTAR PRADESH

A 272974

[4]

Stamp Duty Rs. : 1,85,500/-.

THIS SALE DEED is made at Meerut on 29th day of DECEMBER 2011.

BETWEEN

Shri Arun Kumar Goel S/o Shri Suraj Bhan Goel, R/o 11/5, Mansarovar, Meerut City hereinafter referred to as the "VENOR", 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.

Arun Kumar Goel

[Signature]



उत्तर प्रदेश UTTAR PRADESH

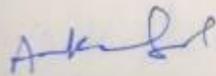
A 272973

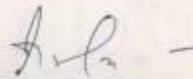
[5]

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.

WHERE AS the Vendor is the absolute owner and bhumidhar with







उत्तर प्रदेश UTTAR PRADESH

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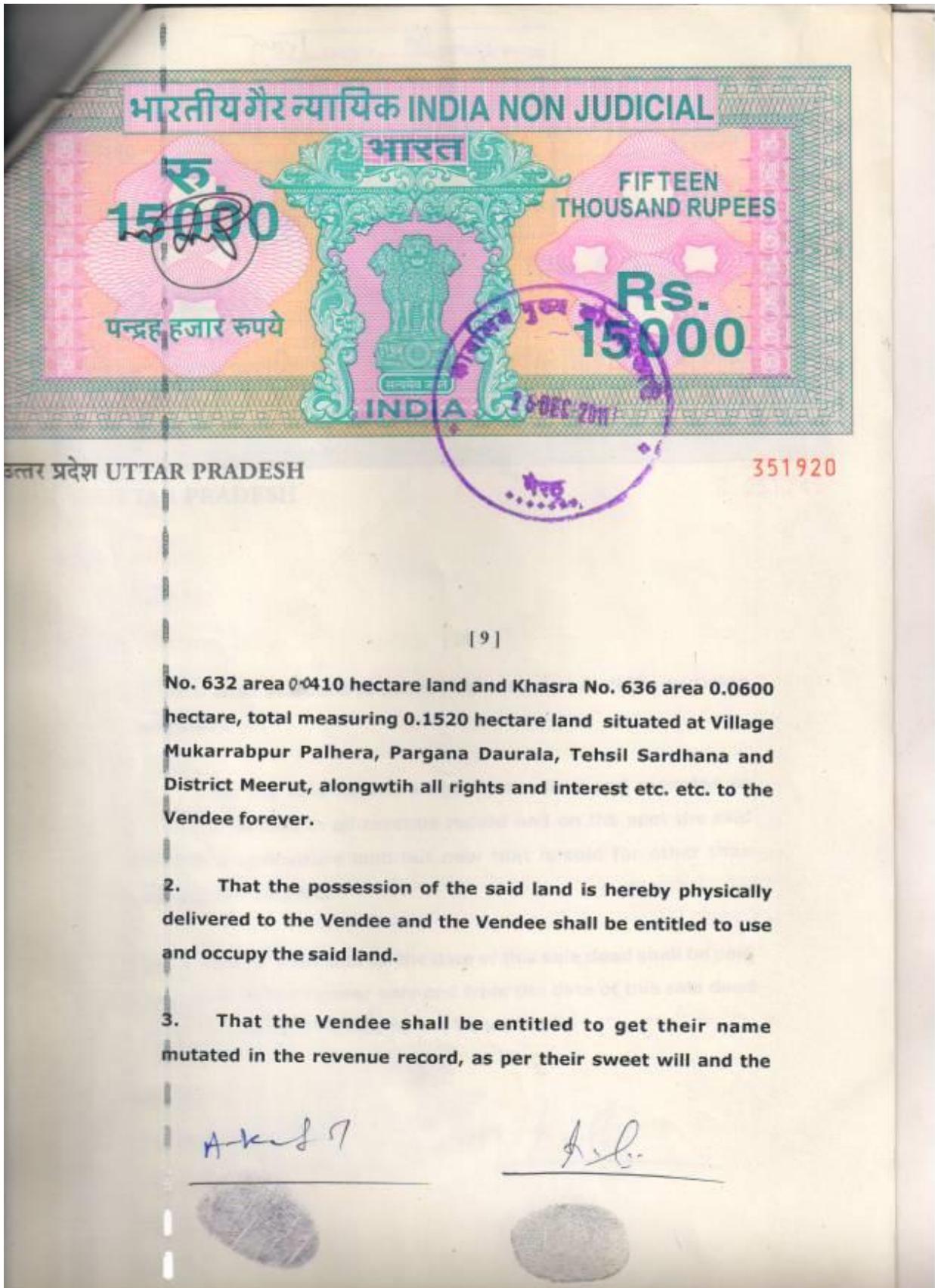
U.P.Z.A. Act and the name of the Vendor is already mutated in the revenue record vide order dated 31.05.2011 passed by S.D.M., Sardhana, District Meerut.

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.

A. K. S.

A. K. S.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
15000

FIFTEEN
THOUSAND RUPEES

पन्द्रह हजार रुपये

Rs.
15000

INDIA

DEC-2011

उत्तर प्रदेश UTTAR PRADESH

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[9]

No. 632 area 0.0410 hectare land and Khasra No. 636 area 0.0600 hectare, total measuring 0.1520 hectare land situated at Village Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana and District Meerut, alongwith all rights and interest etc. etc. to the Vendee forever.

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

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उत्तर प्रदेश UTTAR PRADESH

Z 251745

6 DEC 2011

[10]

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

4. That the said land is a 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.

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उत्तर प्रदेश UTTAR PRADESH

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26 DEC 2011

गैर न्यायिक

[11]

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.

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क्रमांक: 63
 स्थान का स्थिति अथवा खरीदार का नाम: वसुदेव जी
 पता: पुणे
 विद्यमान का प्रकार एवं मूल्य: वसुदेव जी
 पुरानापन अथवा नवीकरण: वसुदेव जी
 मर्यादा विधिको का नाम: वसुदेव जी
 मर्यादा संख्या, वर्ष: MT-70/86-87
 जका, जमीन का नाम: कृष्णजी कृष्णराव, मेरठ
 विक्रेता का पता: 60 स्थान विधिको
 विक्रेता का नाम: वसुदेव जी

2,644,800.00 2,644,800.00 10,000.00 20 10,020.00 1,000
 मूल्य कुल मूल्य कुल मूल्य कुल मूल्य कुल मूल्य कुल मूल्य कुल

पति/पत्नी
 श्री अरुण कुमार गोयल
 पुत्र श्री सुरजमान गोयल

Amey

निवासी काको: 11/5 मानसरोवर मेरठ
 दिनांक 29/12/2011 समय 3:44PM
 अने निबन्धन हेतु करा कि...

Amey

रजिस्ट्रीकरण अधिकारी के त...
 कृष्ण कुमार यादव
 उप निबन्धक सरधना

निम्नलिखित लेखक/कायदा करने से गत/हानि मजबूत व प्राप्त धन/दिनांक व प्रत्येकानुसार उक्त
 विक्रेता: श्री अरुण कुमार गोयल
 पुत्र श्री सुरजमान गोयल
 पेशा अन्य
 निवासी 11/5 मानसरोवर मेरठ

Amey

29/12/2011

क्रेता
 श्री बी आर मिश्रा
 प्रतिनिधि मेडिटेकसर्वीस/द्वारा अन्य मूल्य
 पुत्र श्री जी पी मिश्रा
 पेशा व्यापार
 निवासी 159/10 शास्त्रीनगर मेरठ

Amey

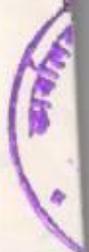
ने निम्नलिखित स्वीकार किया।
 निम्नलिखित श्री मुकेश शर्मा
 पुत्र श्री श्रीपाल शर्मा
 पेशा अन्य
 निवासी 81 विष्णुजी रोड मेरठ
 व श्री आशीम जैन एन0 मेरठ
 पुत्र श्री चक्रवर्त
 पेशा अन्य
 निवासी
 व श्री

Amey

Amey

रजिस्ट्रीकरण अधिकारी के त...
 कृष्ण कुमार यादव
 उप निबन्धक सरधना

29/12/2011





उत्तर प्रदेश UTTAR PRADESH

F 519024

22 DEC 2011

[12]

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 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:

[Handwritten Signature]

[Handwritten Signature]



DETAIL OF PAYMENT :

01. Received Rs. 15,00,000/- through cheque no. 043578 drawn on Union Bank of India, Main Branch, Begum Bridge Meerut.
02. Received Rs. 11,44,800/- through cheque no. 057355 drawn on Union Bank of India, Main Branch, Begum Bridge Meerut.

TOTAL CONSIDERATION RS. : 26,44,800/-.

Other Details :

1. That the land sold through this sale deed is agricultural land
2. That the Circle rate is fixed for other then agriculture purpose 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.

PHOTOGRAPH OF LAND



Arvind

Arvind

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

**First Party's Name and Address :- Shri Arun Kumar Goel S/o Shri
Suraj Bhan Goel, R/o 11/5, Mansarovar, Meerut City.**

Left Hand Finger :



Right Hand Finger :

Arun Kumar Goel

Suraj Bhan Goel

केता

Registration No. : 19110

Year : 2011

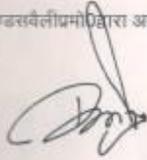
Book No. : 1

0201 श्री अन्न मित्रा प्रतिष्ठिति में 0207 पत्रकारिता के द्वारा अजय गुप्ता

श्री अन्न मित्रा

15/1/10 काशीनगर मेरठ

अजय



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.

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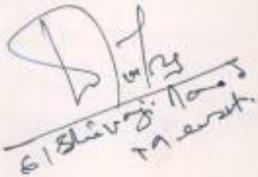


Right Hand Finger :



WITNESSES:

1.


S. Shivani
61 Shastri Nagar
Meerut

(Arun Kumar Goel)

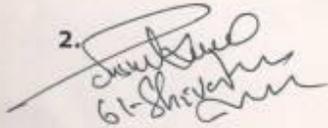

VENDOR

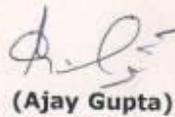


For M/S INDUS VALLEY PROMOTERS LTD.

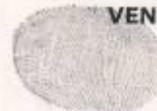
Through its Director

2.

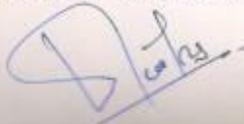

61 Shastri Nagar
Meerut


(Ajay Gupta)

VENDEE



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



आज दिनांक 29/12/2011 को

बही सं 1 जिल्द सं 4088

पृष्ठ सं 181 से 210 पर क्रमांक 19110

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



कृष्ण कुमार यादव

उप निबन्धक सरघना

29/12/2011



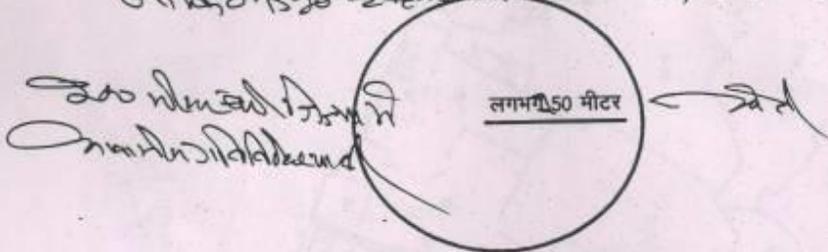
(~~SECRET~~)
नक्सा नकशा (Not to be scaled)

बेनामा मालियत/बाजारी कीमत

₹ 26,44,800/-

उत्तर

विक्रित भूमि का क्षेत्रफल 1.50 हेक्टर है।
केंद्र की त्रिज्या 50 मीटर है।
सम्पत्ति स्थित भोजपुर जिला मन्थली में है।
विक्रित प्लॉट/भवन/दुकान/खसरा संख्या 208, 631, 632, 636



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

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

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

दिनांक 26/11/11

हस्ताक्षर विक्रेता

h.s.
हस्ताक्षर क्रेता