34/02 7797/12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000

पच्चीस हजार रूपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADE

B 814148

APR 2012

13214/12 3500000/-

Sale Consideration	: Rs.7,00,00,000/-
Advance Money	: Rs.2,08,00,000/-
Stamp	: Rs. 14,00,100/-
Ward	: Ibrahimpur

SUMMARY OF DEED

1.	Type of land	:	Residential
2.	Ward	:	Ibrahimpur
3.	Mohalla/Village	:	Vrindavan Scheme, Sector-4
4.	Detail of Property	:	Group Housing P.No.4A/GH-5
5.	Unit of Measurement	:	Sq.mts.

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA
INFRASTRUCTURES
Director

आदर्श कोचिंग

दिनांक 13/4/22

मूल्य 450

नाम उपाध्याय

द्वारा

(भाग–1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या 34

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक.....

प्रस्तुतकर्ता या प्रार्थी का नाम.....

लेख्य का प्रकार.....

प्रतिफल की धनराशि.....

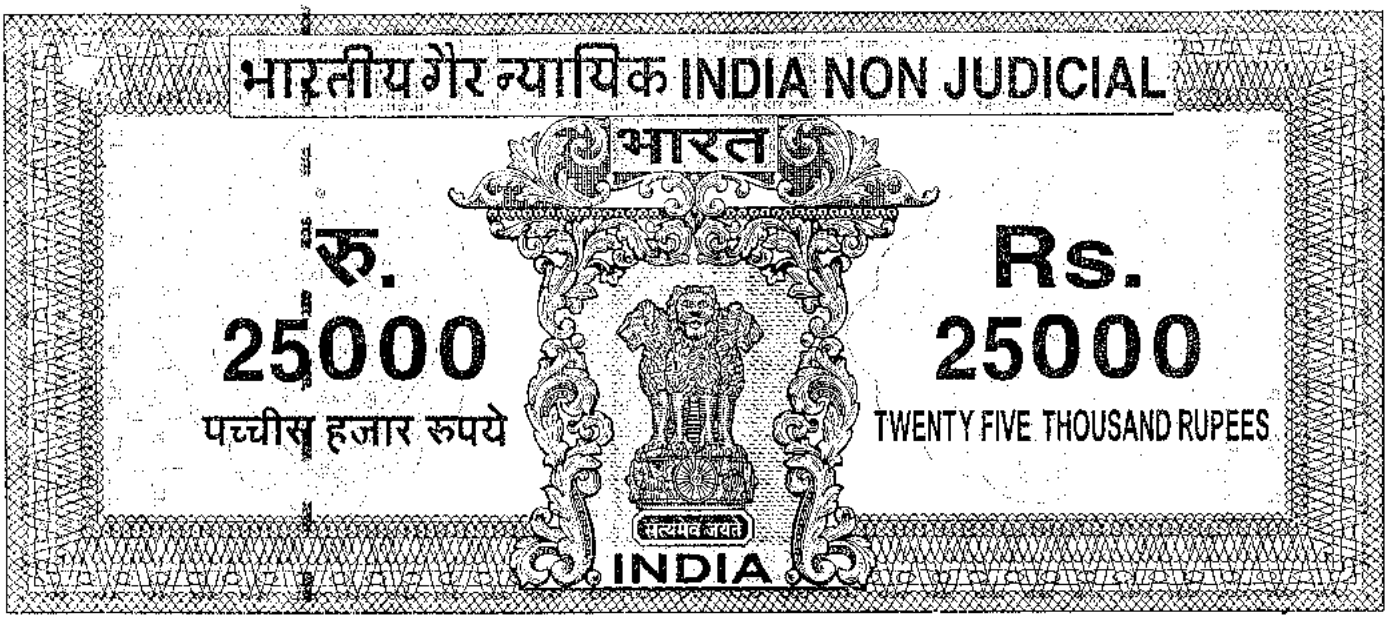
1. रजिस्ट्रीकरण शुल्क.....
2. प्रतिलिपिकरण शुल्क.....
3. निरीक्षण या तलाश शुल्क.....
4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....
5. कमीशन शुल्क.....
6. विविध.....
7. यांत्रिक पता.....

1 से 5 तक का योग.....

शुल्क वसूल करने का दिनाँक.....

दिनाँक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र वापस करने के लिए तैयार किया.....

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर.....



उत्तर प्रदेश UTTAR PRADESH

B 814149

(2)

6	Type of Property	:	Group Housing Plot
7.	Total plot area	:	5722.77 Sq.mtr.
8.	Sale consideration	:	Rs.7,00,00,000/-
9.	Advance Money	:	Rs.2,08,00,000/-
10.	Stamp Duty	:	Rs. 14,00,100/-

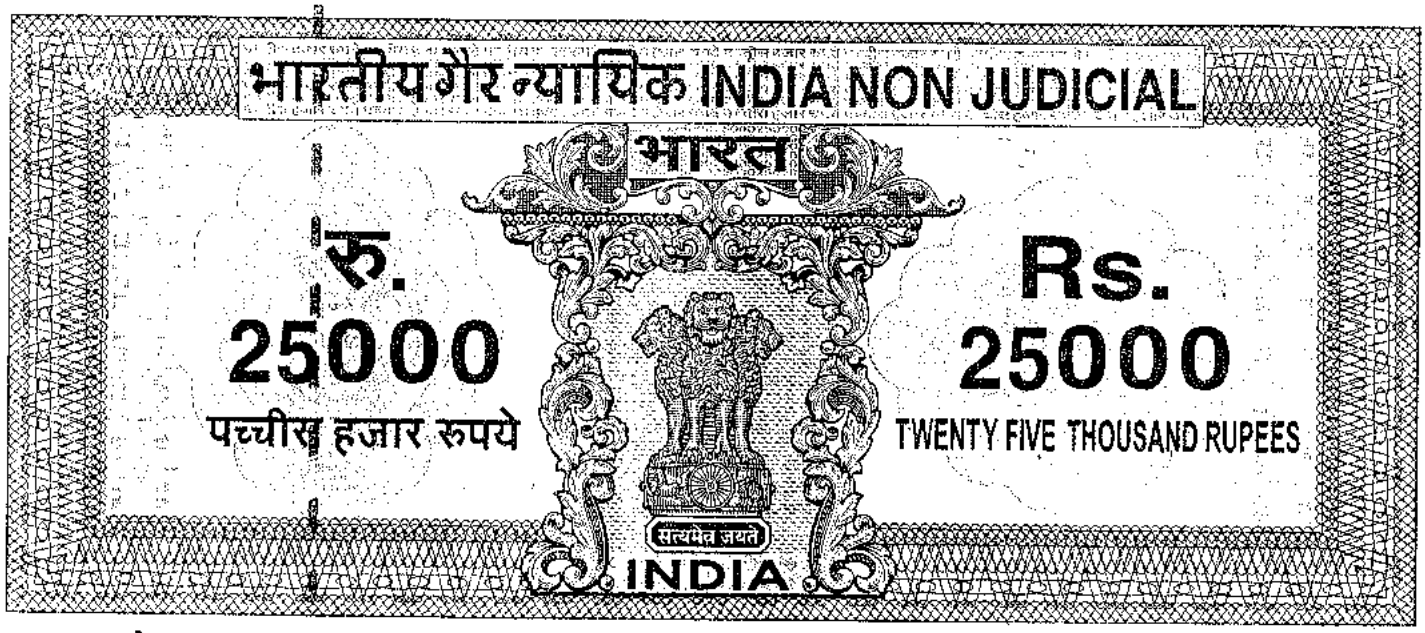
Boundaries of the Plot

EAST	-	Boundary of Seechai Vibhag
WEST	-	24.00 mts. wide road
NORTH	-	Park
SOUTH	-	Group Housing Plot No.4A/GH-4

For GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

For GURU KIRPA DEVELOPERS PVT. LTD.



उत्तर प्रदेश UTTAR PRADESH

B 814150

(3)

04 APR 2012

AGREEMENT TO SALE WITHOUT POSSESSION

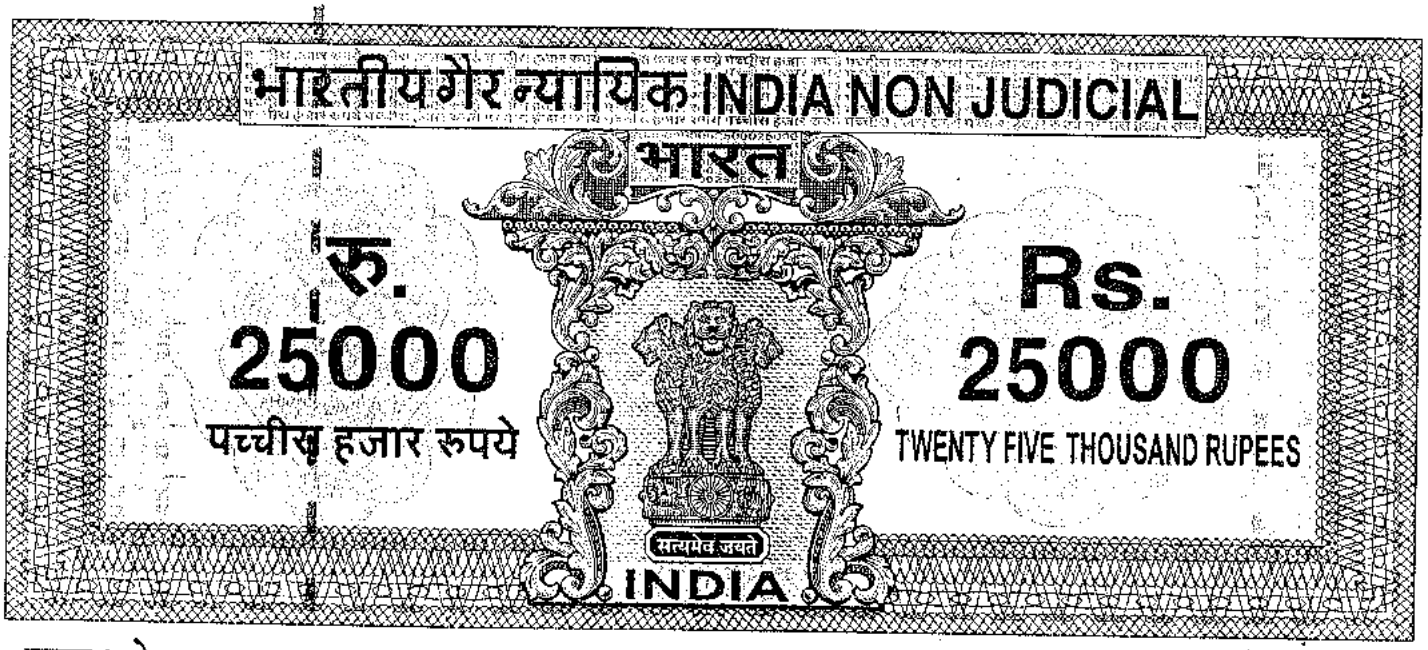
THIS DEED OF AGREEMENT TO SALE is made and executed at Lucknow, on this 25th day of April, 2012.

BETWEEN

M/S FUTEC SHELTERS PVT. LTD., a registered company having its principal place of business at R-19, 3rd Floor, Near Shakarpur, Laxmi Nagar, Vikas Marg, Delhi-110092 **through its**

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

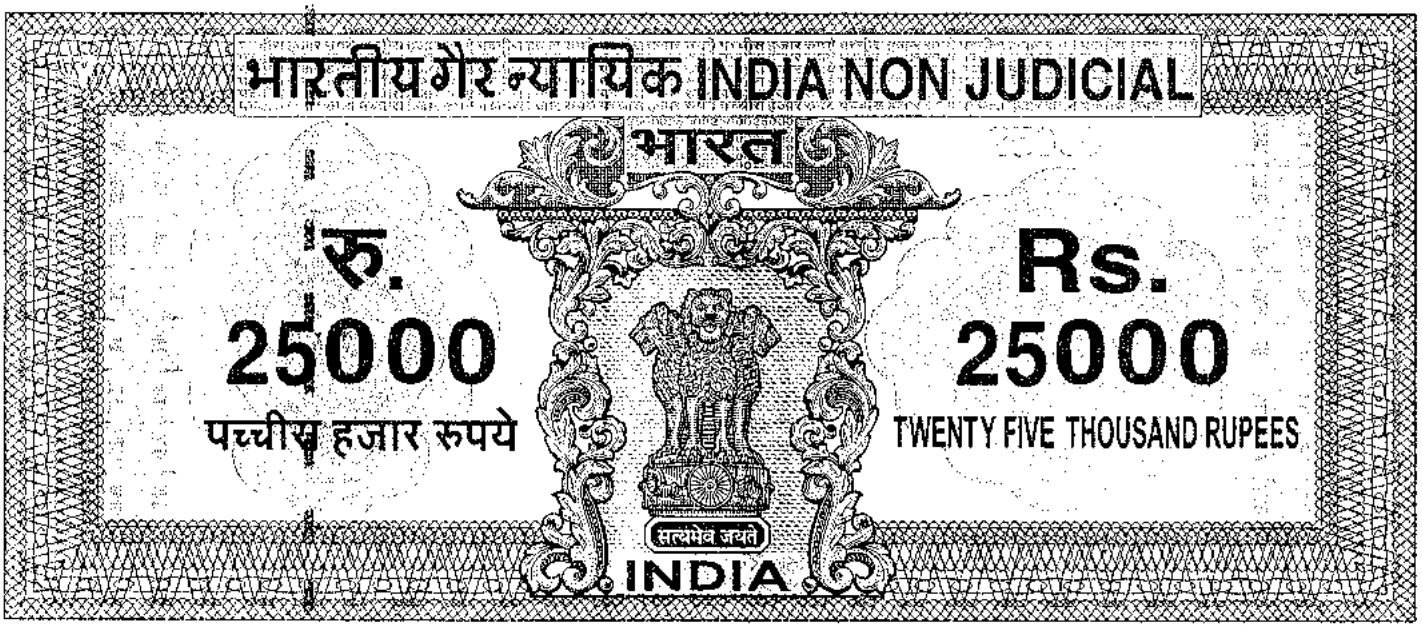
B 814151

APR 2012

Director Manoj Kumar Ray Son of Sri. N.P. Ray Resident of-A-218, Mangal Apartments, Vasundhra Enclave, New Delhi-110096, (hereinafter referred to as the "Seller" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives, executors and assigns) of the **FIRST PART.**

M/s FUTEC SHELTERS PVT. LTD.
DIRECTOR

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814152

APR 2012

AND

M/S GURU KRIPA DEVELOPERS & INFRASTRUCTURES PVT. LTD., a registered company having its principal place of business at 10,G.B. Marg, Lucknow **through its Director SRI. TEJPAL SINGH SIAL Son of Sri. Balbir Singh Sial Resident**

M/s FUTEC Sites

Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director

उत्तर प्रदेश UTTAR PRADESH

B 814153

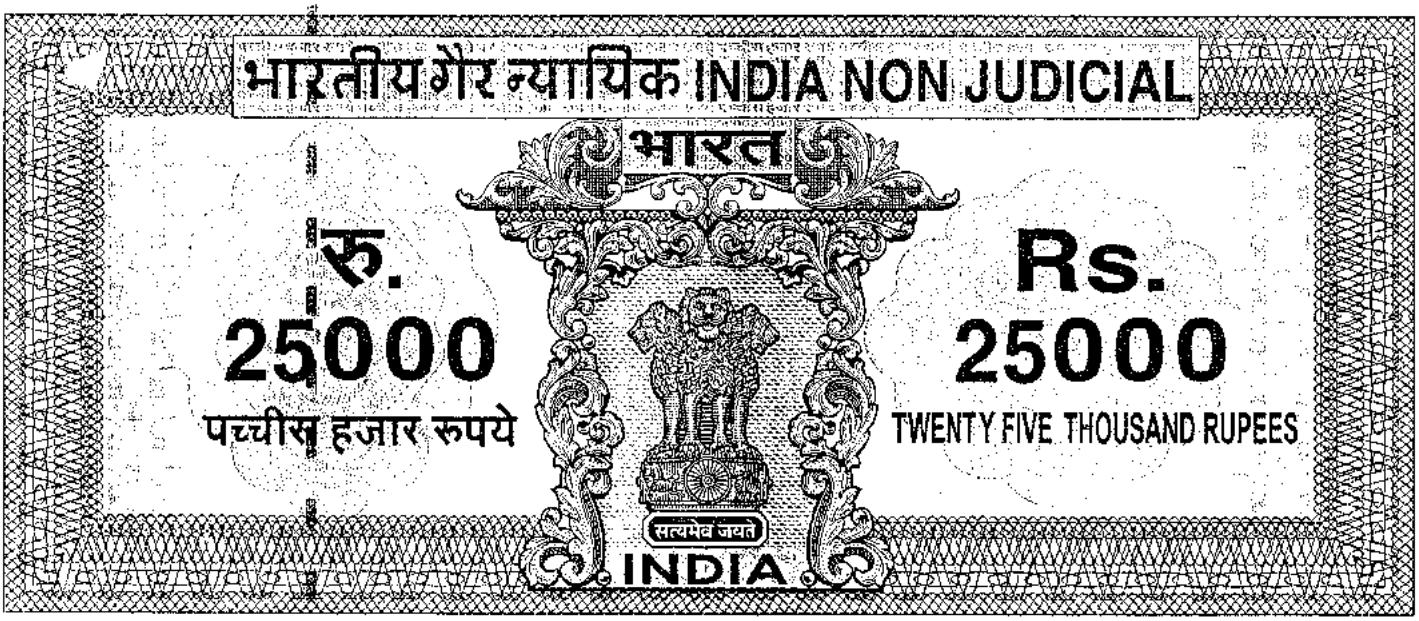
APR 2017

(6)

of- B-68, Nirala Nagar, Lucknow; (hereinafter referred to as the "Purchaser" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives, administrators, executors and assigns) of the **SECOND PART.**

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814154

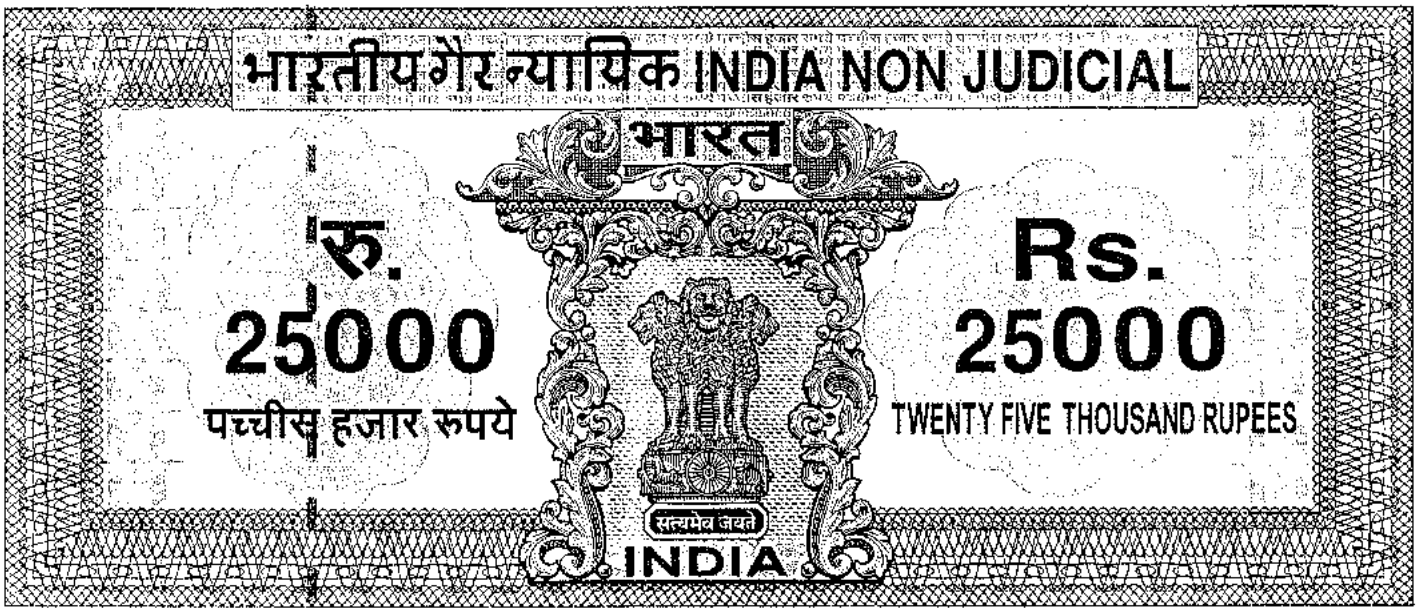
(7)

APR 2012

WHEREAS the seller is the allotte of a **Group Housing plot of land no.4A/GH-5 measuring 5518.77 sq.mt. situated at Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow**

M/S FUTEC SHELT... (P) L...
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814155

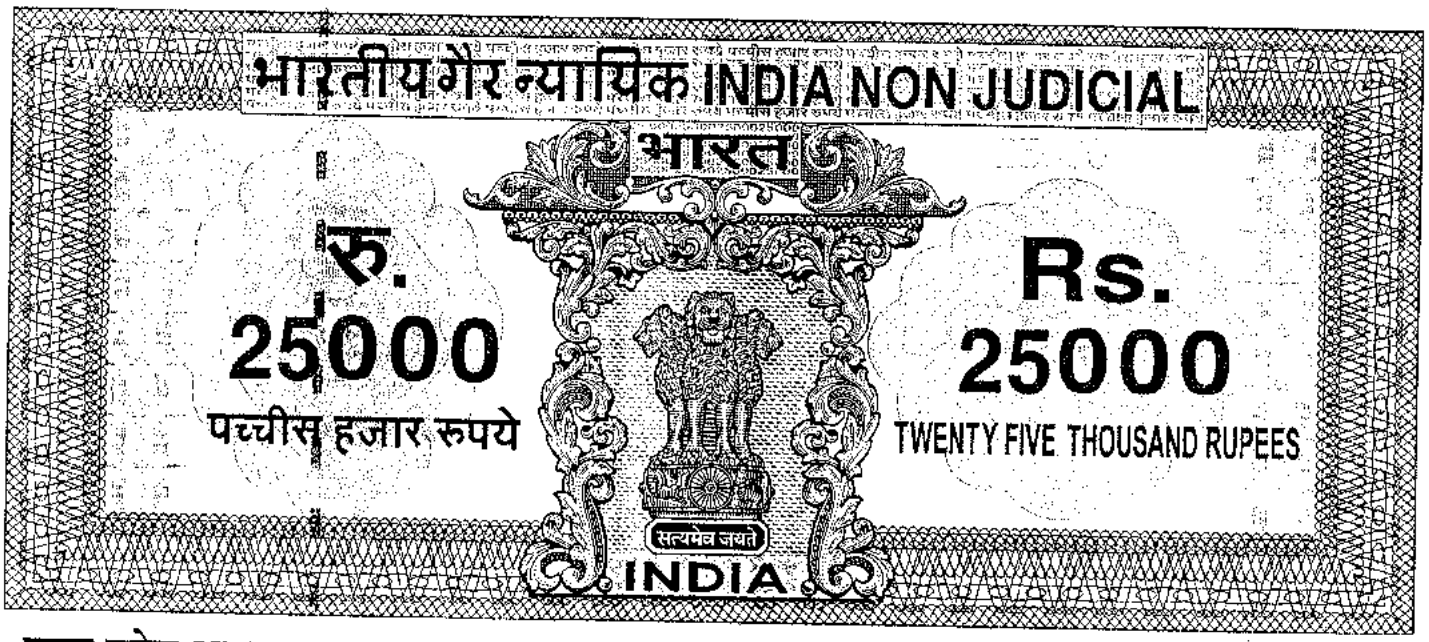
(8)

APR 2012

(hereinafter referred to as the "said property")more clearly detailed and described at the foot of this deed in the scheduled of property., which has been allotted to the seller by Uttar Pradesh Awas Avam

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



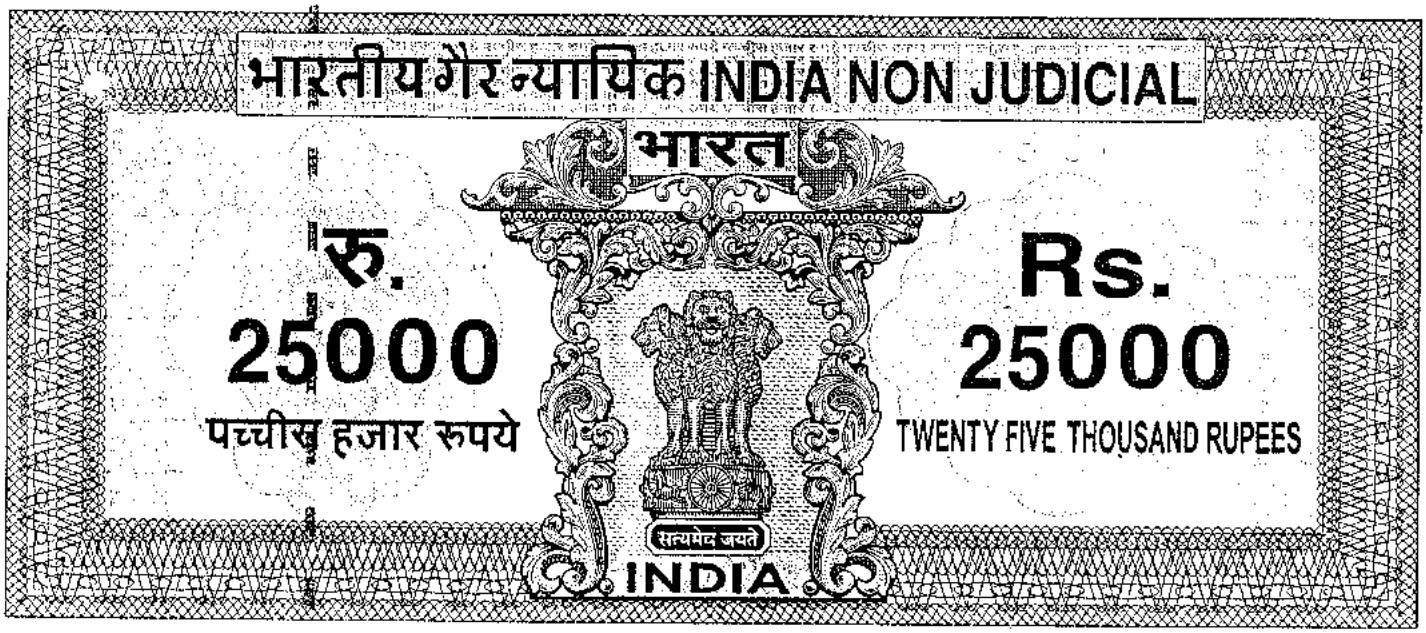
उत्तर प्रदेश UTTAR PRADESH

B 814156

Vikas Parishad, Lucknow vide allotment dated 27-07-2007 and has been acknowledged by the seller and seller is the lawful allotte of Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and after the allotment of the aforesaid plot to the seller It found that the

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

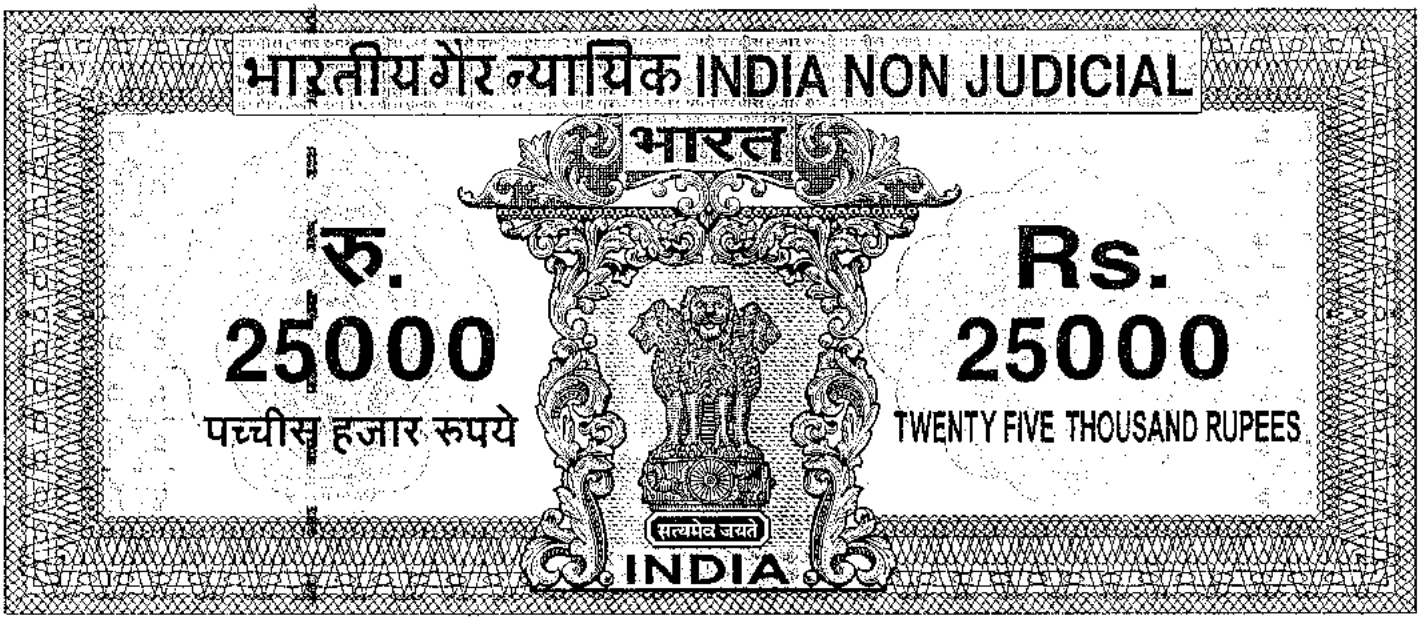
B 814160

(10)

land area is 5722.77 square meters instead of actual allotted area measuring 5518.77 square meters for which seller has deposited extra amount in the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and

M/s PUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814157

(11)

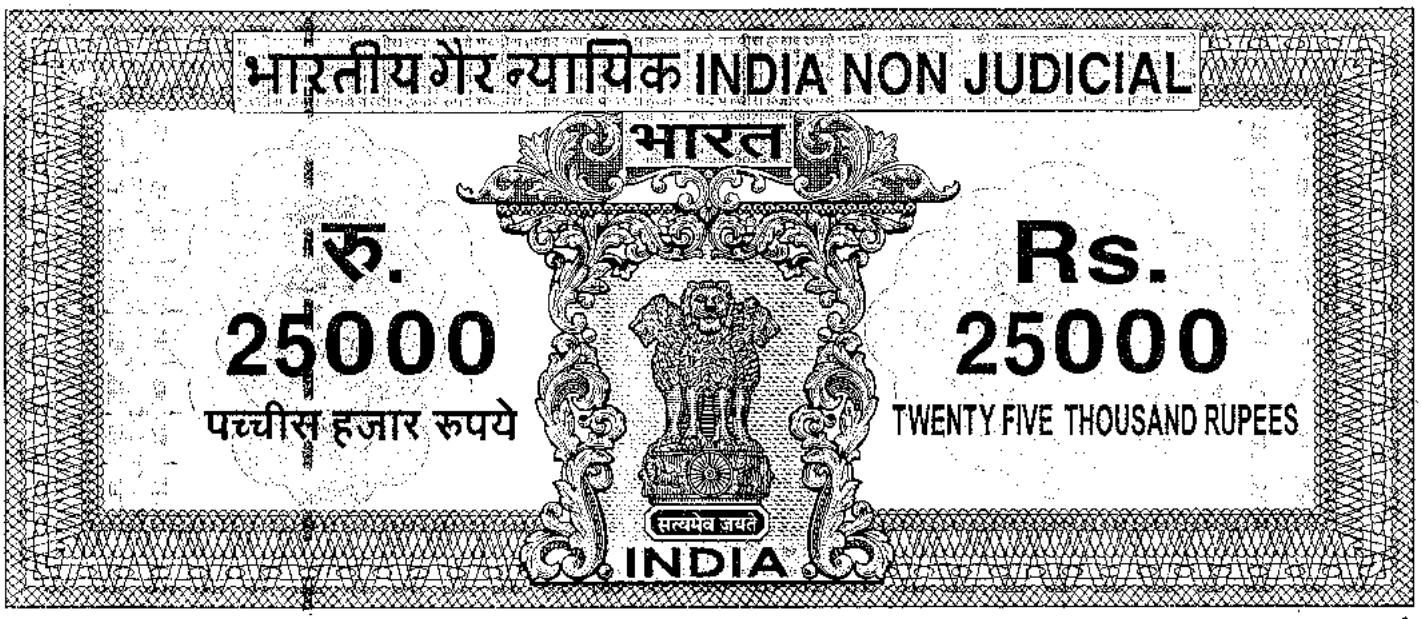
APR 2012

WHEREAS, ultimately, the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has executed a Agreement to Sale on 27-07-2007 in respect said property, in favour of **M/S FUTEC**

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814158

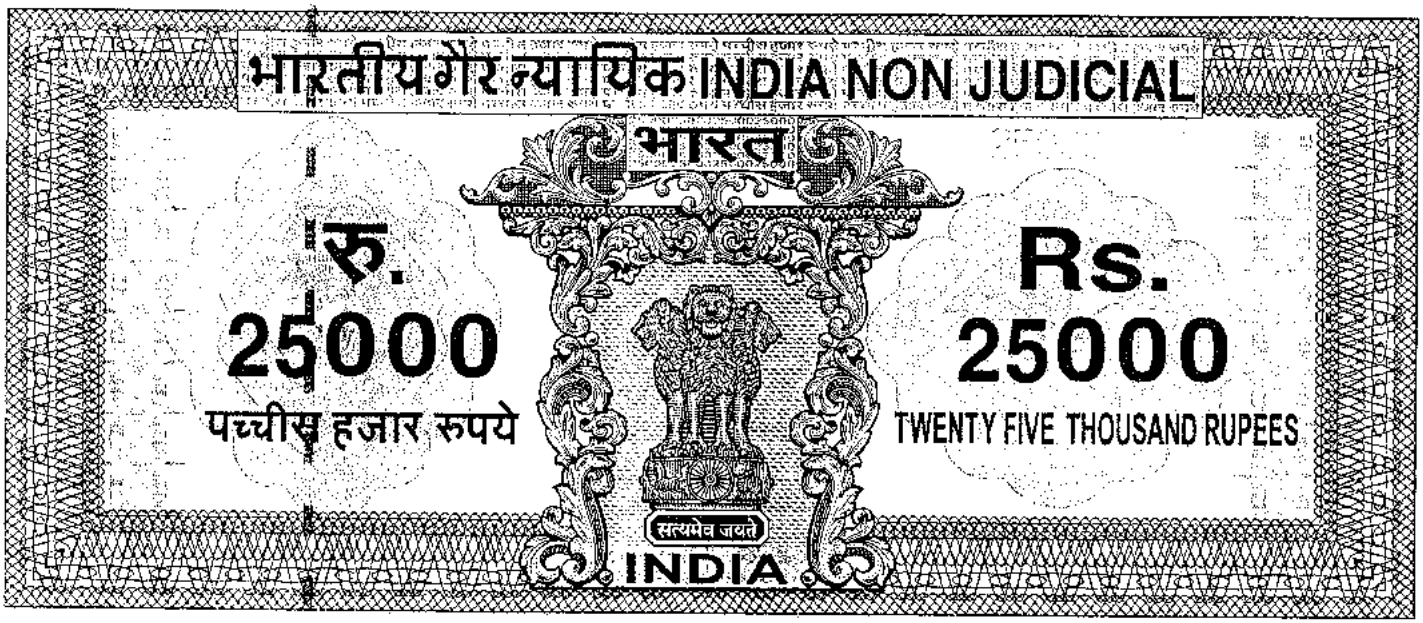
APR 2012

SHELTERS PVT. LTD. The said deed of agreement to sale is duly admitted and registered in Book-1, Volume-8481, pages-175/510, Serial No6933, on 27-07-2007 in the office of Sub-Registrar-(First), Lucknow, and

M/s FUTEC SHELTERS ... Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814159

(13)

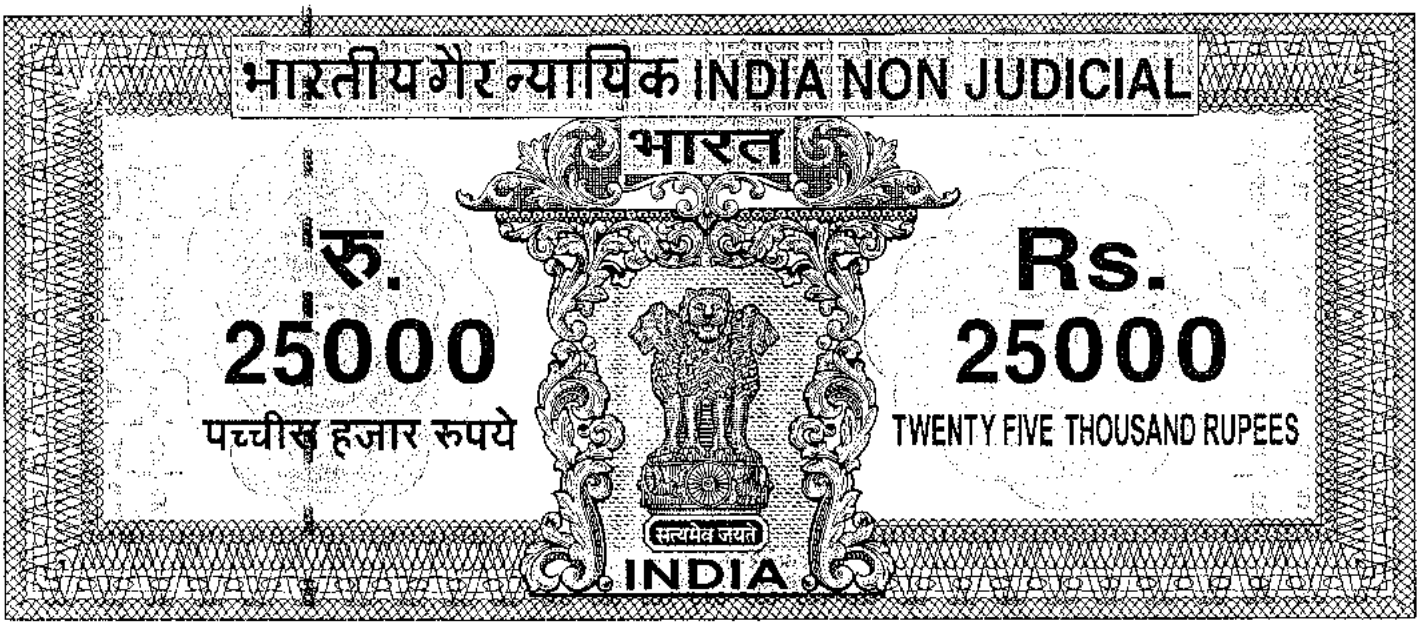
APR 201

WHEREAS Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has claimed from the selller, balance amount of the above said plot plus interest. and

M/s SUREC SHELTE... Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

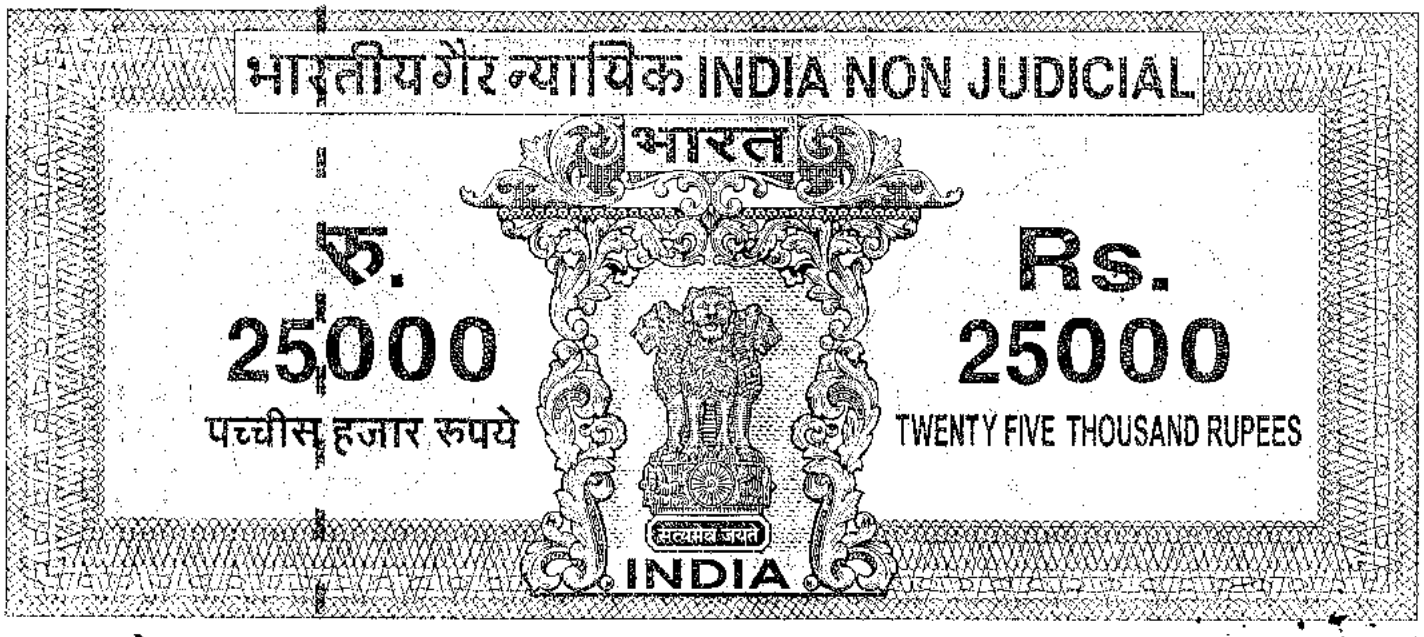
B 814161

WHEREAS the purchaser being desirous of purchasing a group housing plot and seller being unable to deposit the amount to the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow. Seller decided to dispose of the said property and contacted the

M/s METRO SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814136

2 APR 2012

purchaser for sale of above said property and seller has agreed to sell his above said property mentioned hereinbefore to the purchaser, and purchaser being interested to purchase it has

M/s EUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
Director

उत्तर प्रदेश UTTAR PRADESH

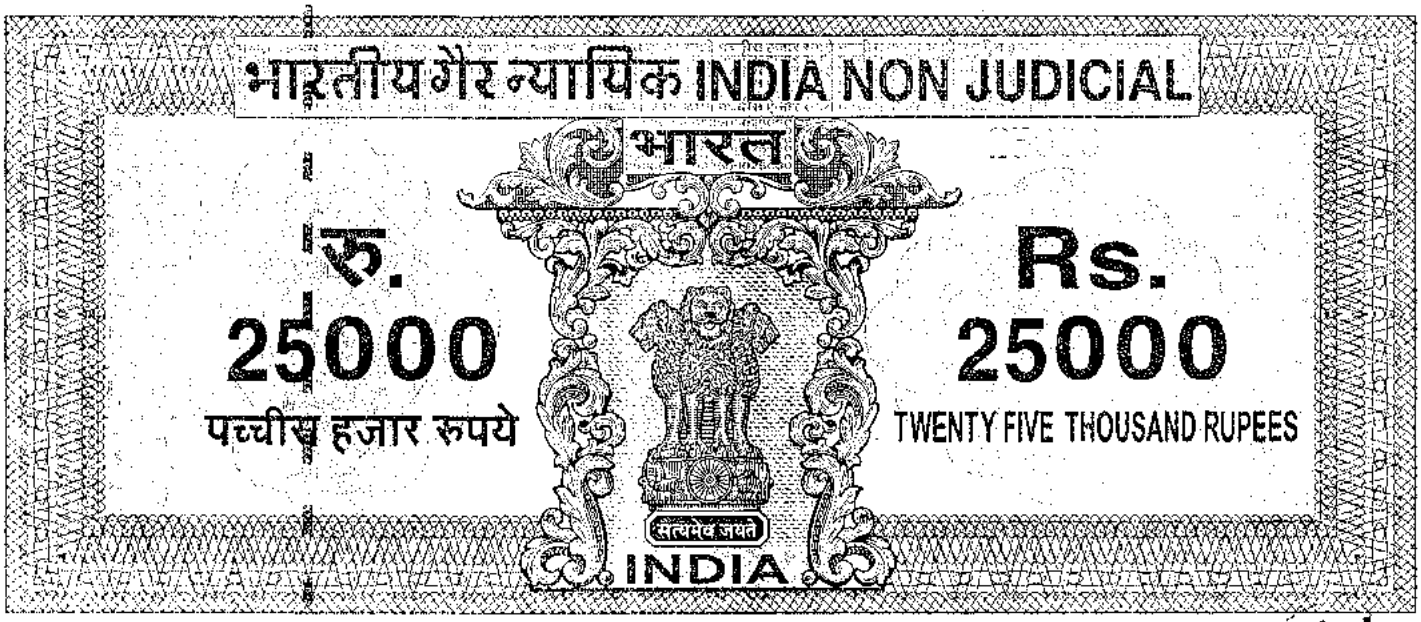
B-81 41375

2 APR 2012

offered sale consideration of **Rs.7,00,00,000/- (Rupees Seven Crore only)** and seller has given his consent on the sale consideration amount of **Rs.7,00,00,000/- (Rupees Seven Crore**

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

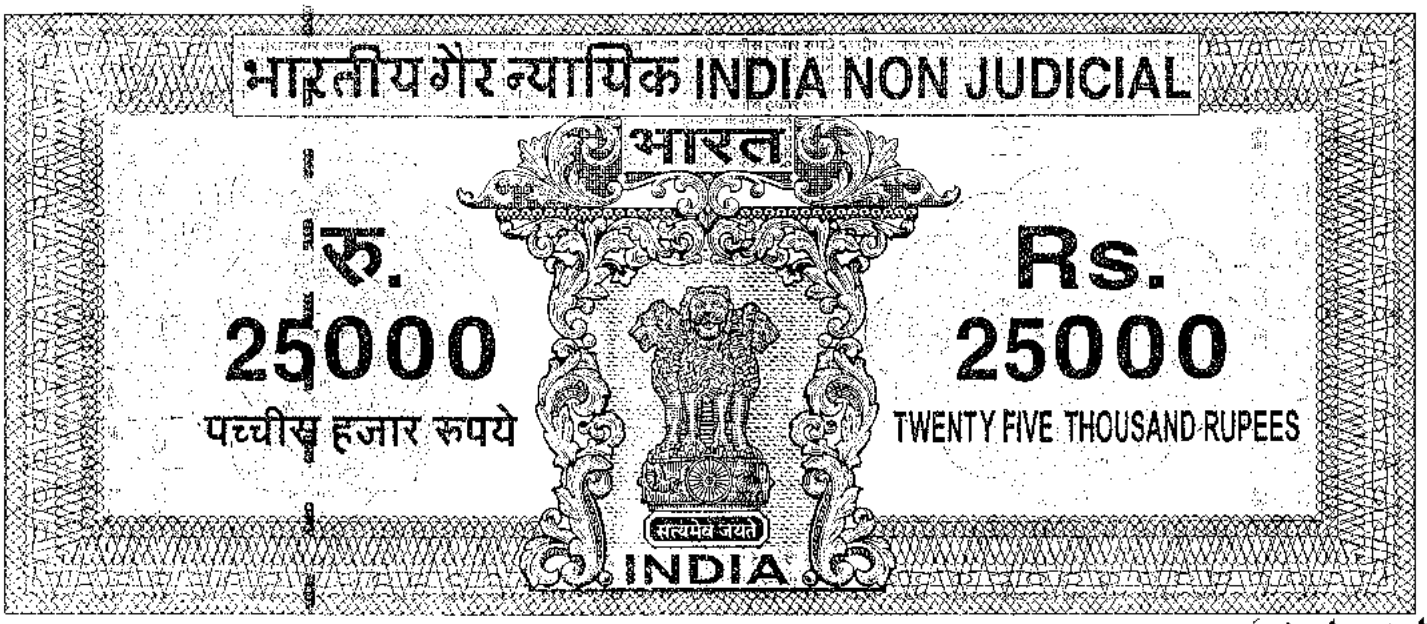
B 814190

only) in his sound disposition of mind without any pressure, compulsion, undue influence and coercion and agree to sell and transfer the said property mentioned above, in favour of purchaser by way of **ABSOLUTE SALE**. and

M/s FUTEC SHELTERS Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

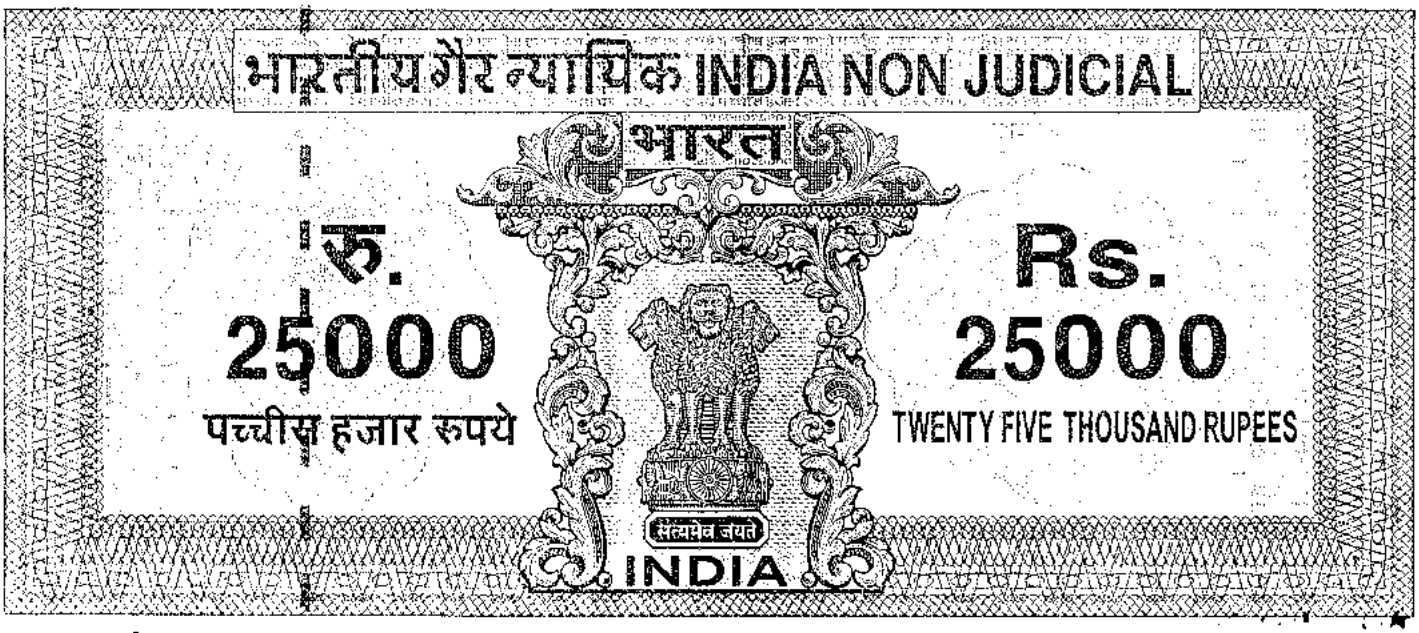
B 814189

WHEREAS the Seller assured the purchaser that he is the lawful allotte/owner of the said plot of land and the said property is free from all encumbrances, transfers, charges, lien and the same is not subject to litigation or court attachment etc. This agreement is subject to terms and condition of allotment letter issued by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow and subject to permission if any required by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow

M/s FUTEC SHELL... Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814188

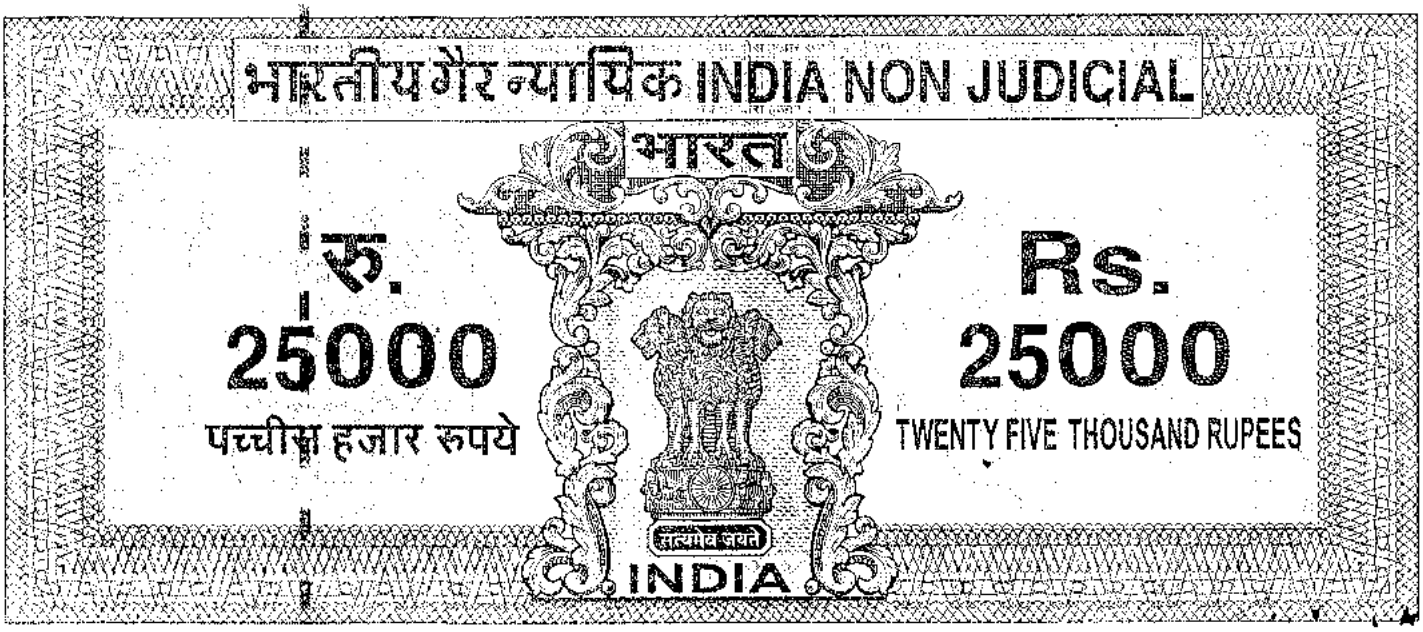
NOW THIS AGREEMENT TO SALE WITNESSETH AS FOLLOWS

1- **THAT**, the sale consideration of the above **Group Housing plot of land no.4A/GH-5 measuring 5722.77sq.mt. situated**

For GURU SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



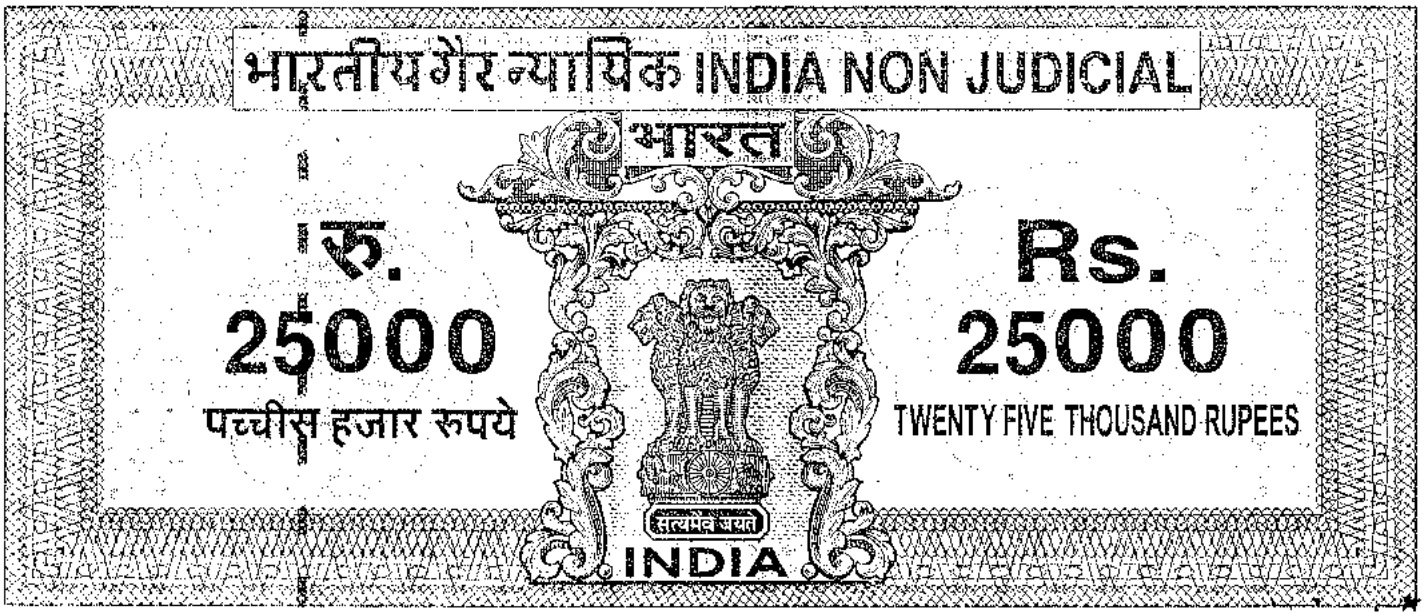
उत्तर प्रदेश UTTAR PRADESH

B. 814186

at Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow has been settled at **Rs.7,00,00,000/- (Rupees Seven Crore only)** between the seller and purchaser.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



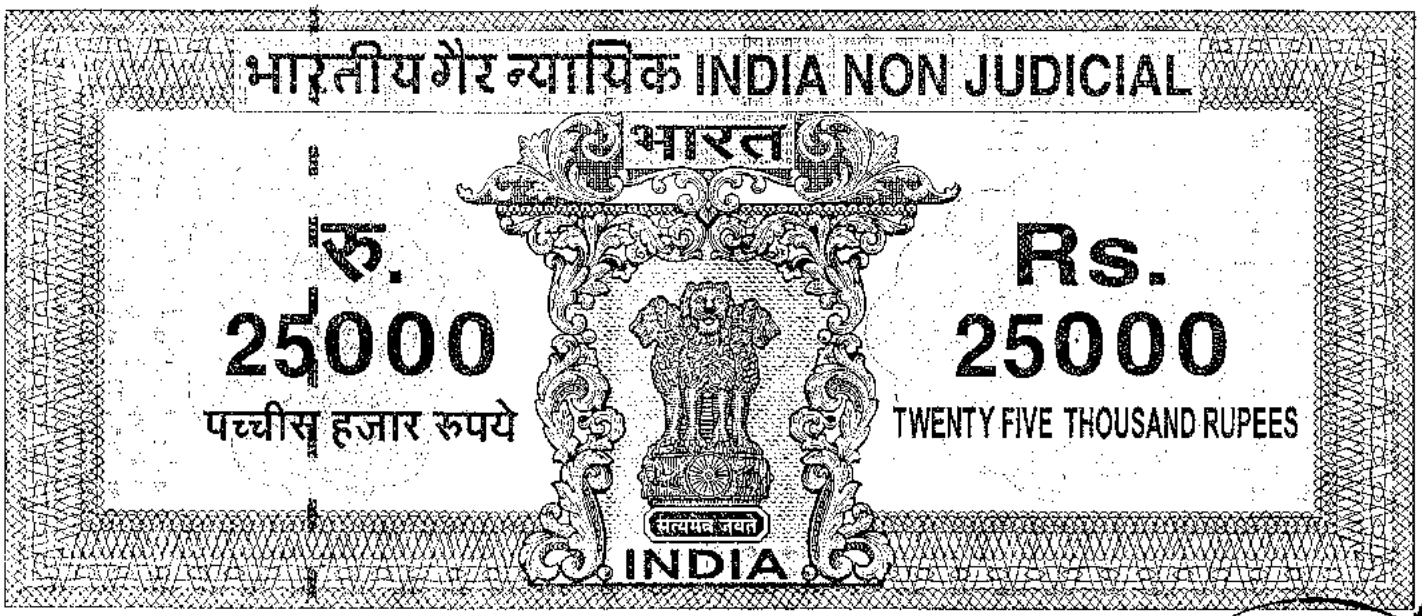
उत्तर प्रदेश UTTAR PRADESH

B 814187

2- **THAT**, the seller has agreed to transfer/sell to the purchaser all his right, interest and title in the said property mentioned above which is to be transferred through sale deed for total

GURU KIRPA DEVE... INFRASTRUCTURES PVT. LTD.

Director

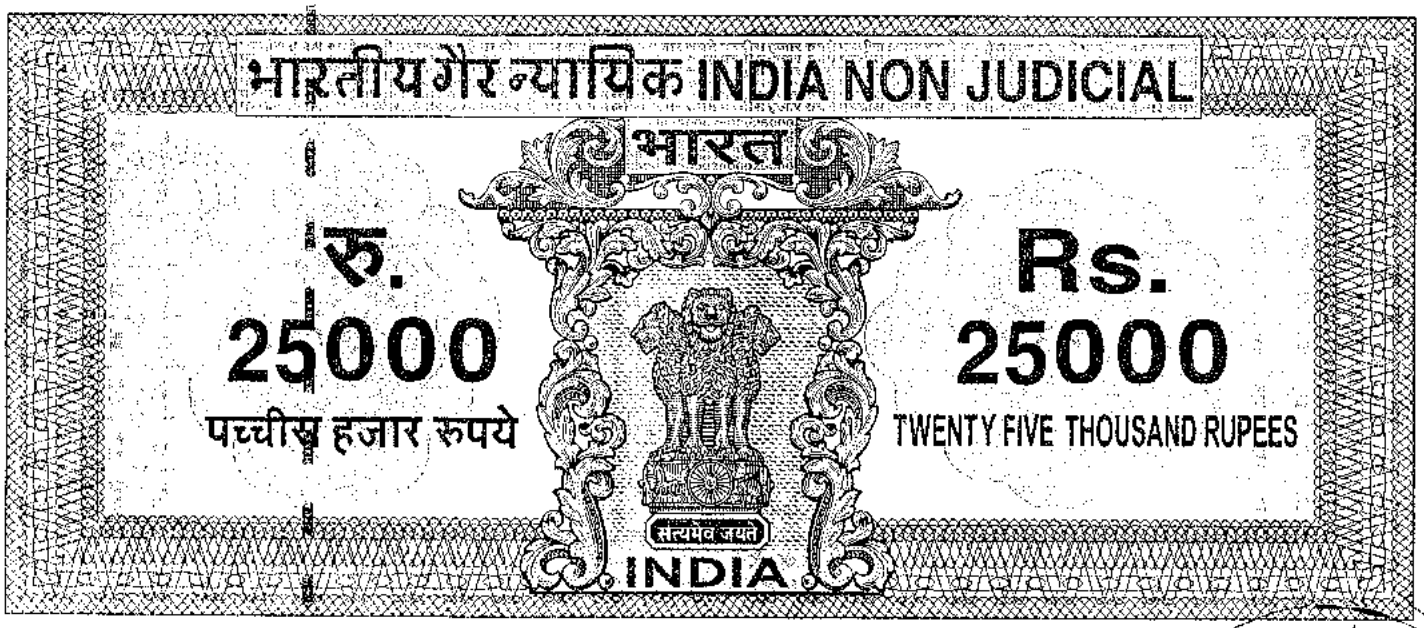


उत्तर प्रदेश UTTAR PRADESH

sale consideration amount of **Rs.7,00,00,000/- (Rupees Seven Crore only)**.

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

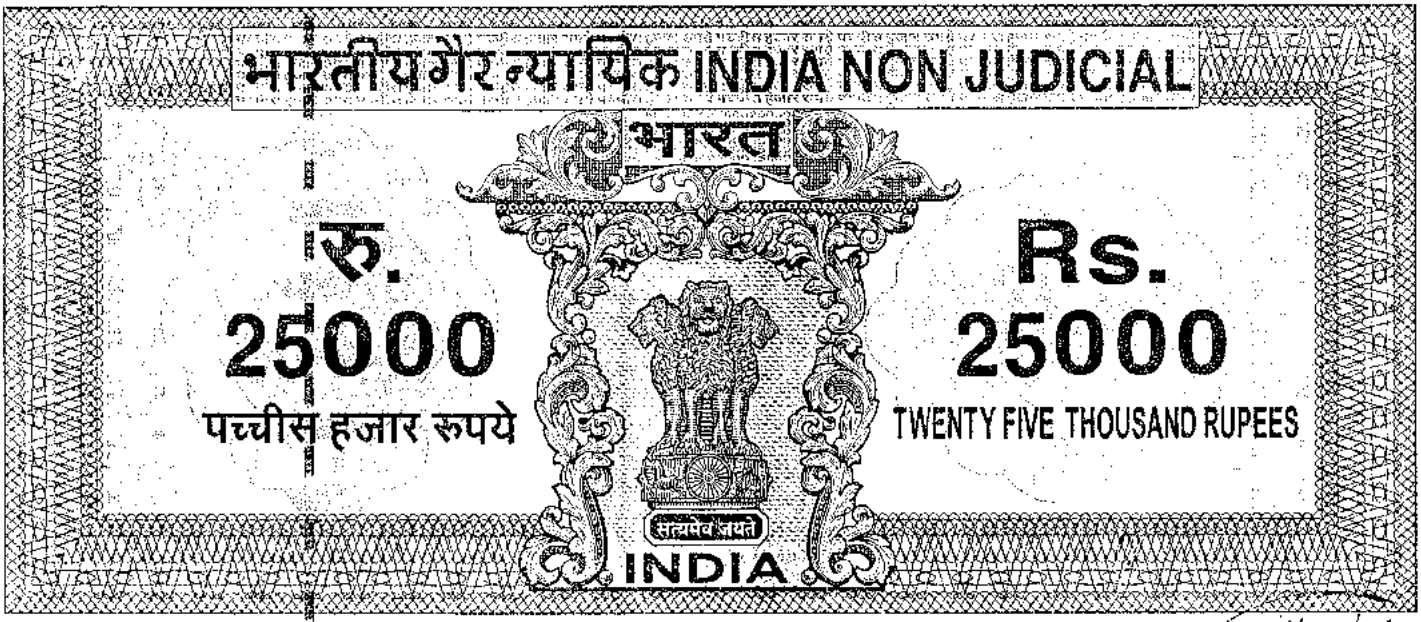
B 814145

09 APR 2012

3- **THAT**, the purchaser has paid a sum of **Rs. 2,08,00,000/- (Rupees Two Crore Eight Lacs only)** as an earnest money/ advance money to the seller which has been paid by

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

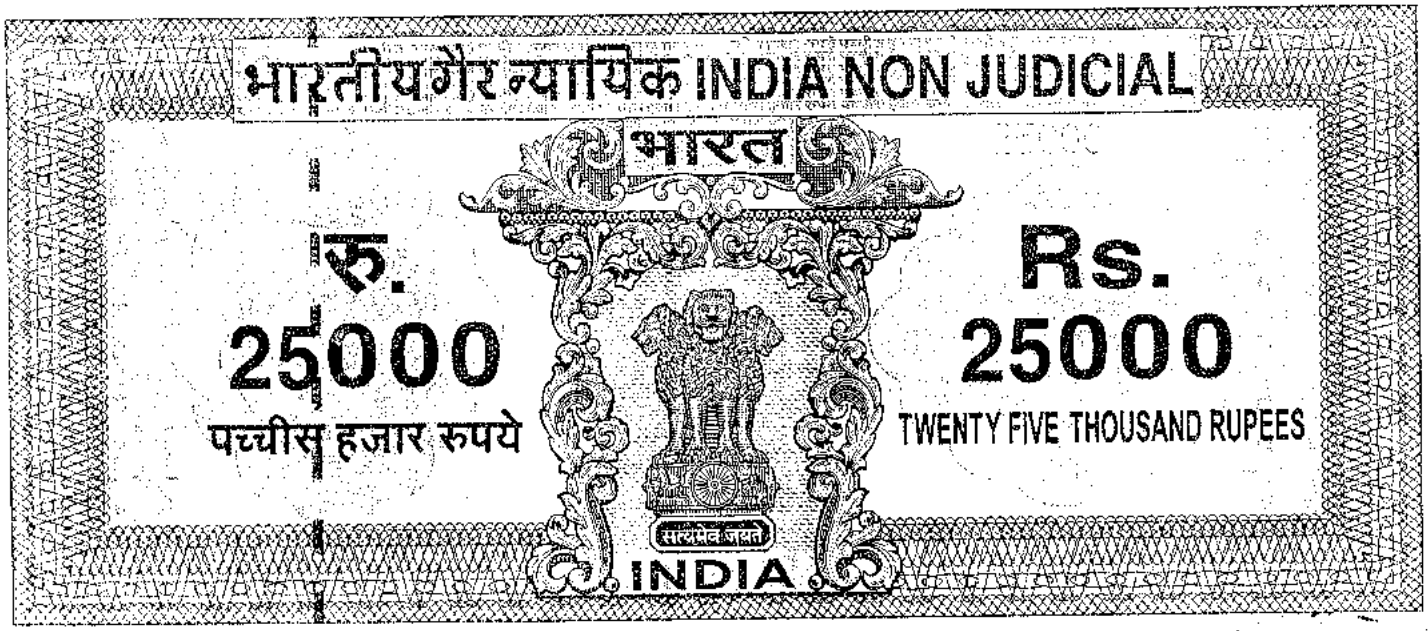
B 814146

09 APR 2012

purchasers to the seller as per details given below, the receipt of which the seller hereby acknowledge.

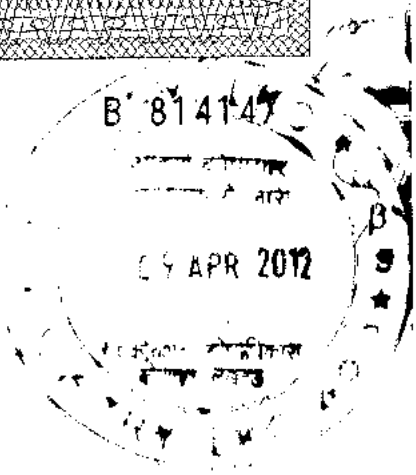
GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814147



4- **THAT**, the sale deed of above said plot has not been executed by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in favour of seller till date as full and final payment has not been

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

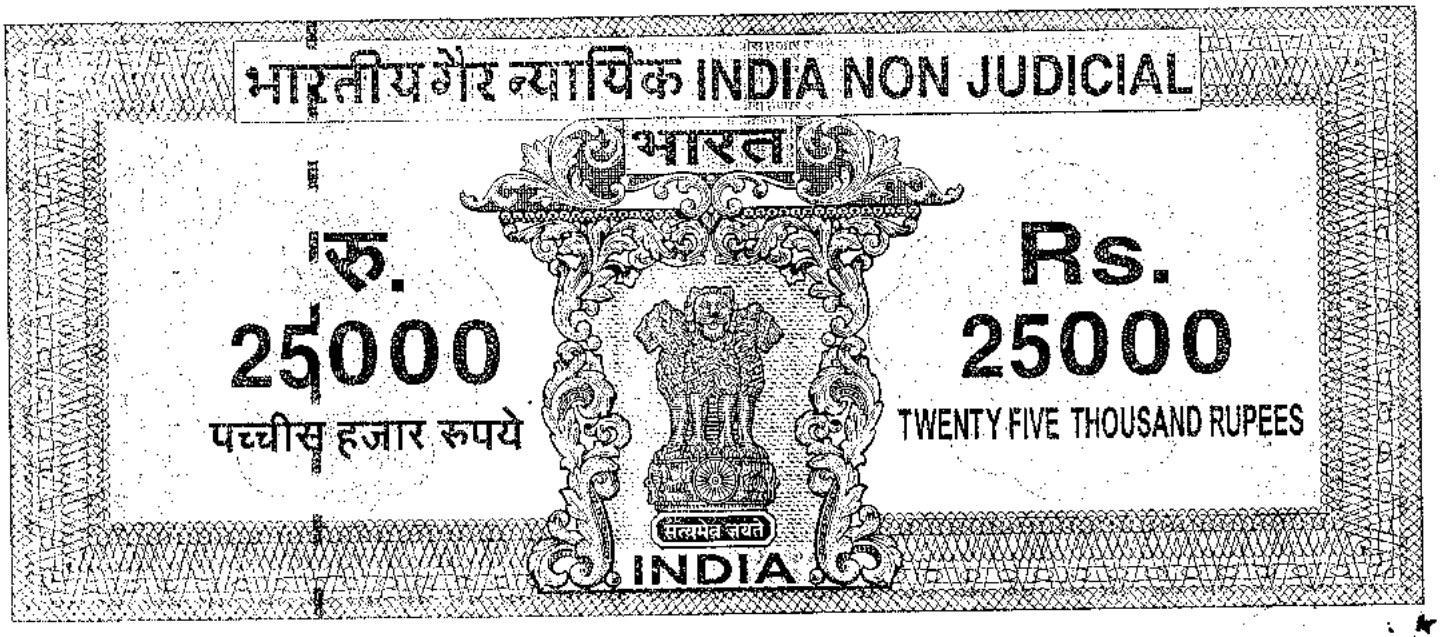
उत्तर प्रदेश UTTAR PRADESH

B 814163

made by the seller to Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in respect of above said plot.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH B 814164

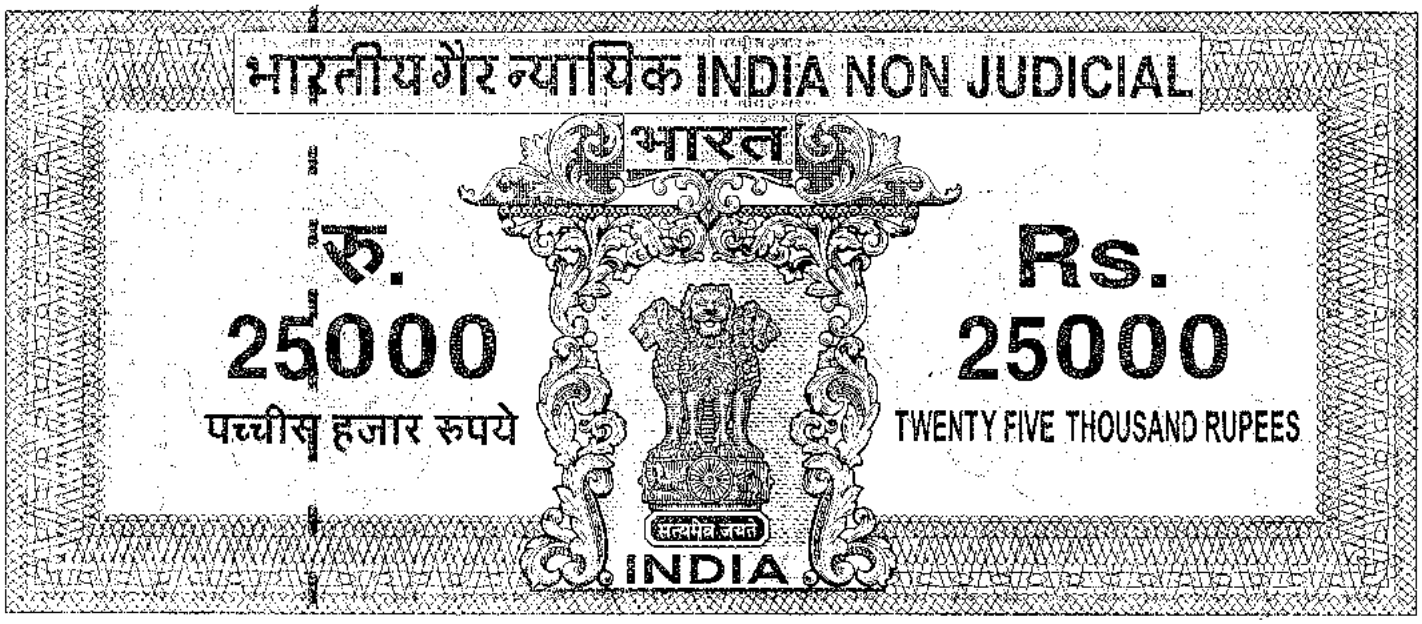
(27)

APR 2012

5- **THAT**, the purchasers will deposit the amount **Rs. 2,52,90,870/- (Rupees Two Crore Fifty Two Lacs Ninety Thousand Eight Hundred Seventy Only)** demanded by Uttar Pradesh Awas Evam Vikas Parishad, Lucknow vide letter on

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814165

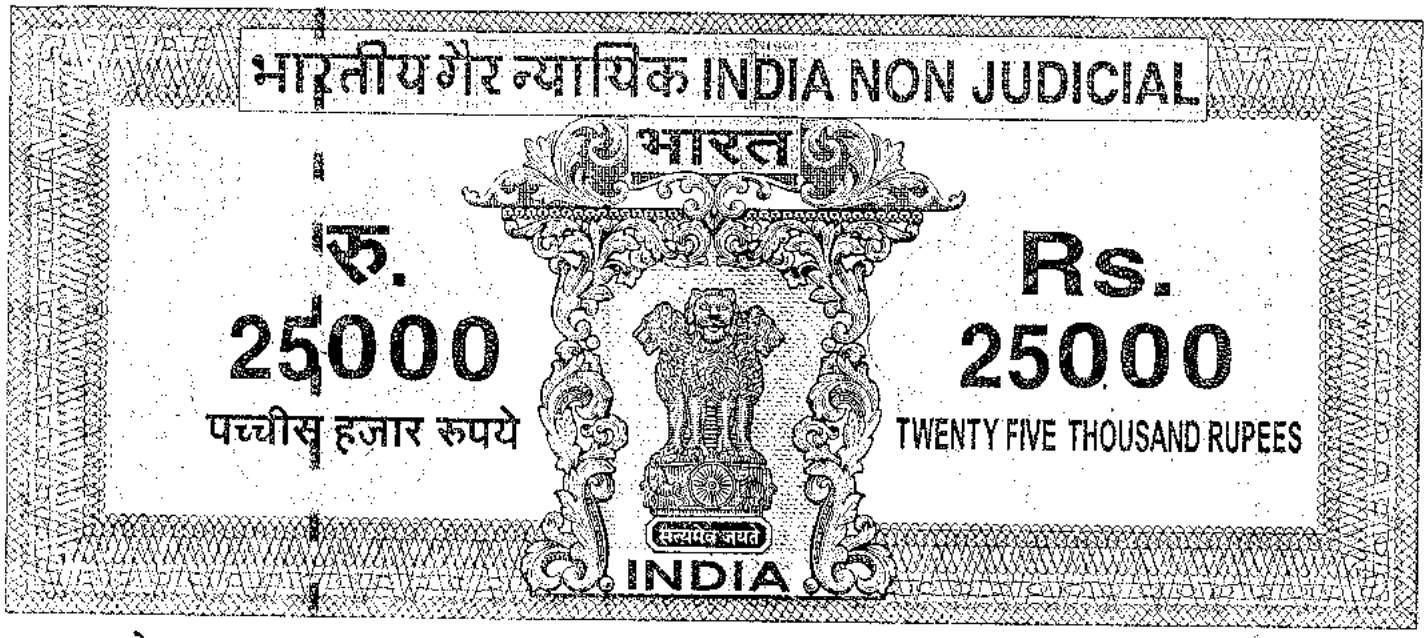
behalf of the seller within month of April Year 2012, and balance consideration amount to be paid to the seller at the time of execution and registration of sale deed in favour of purchaser.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

GURU KIRPA DEVELOPERS PVT. LTD.

Director



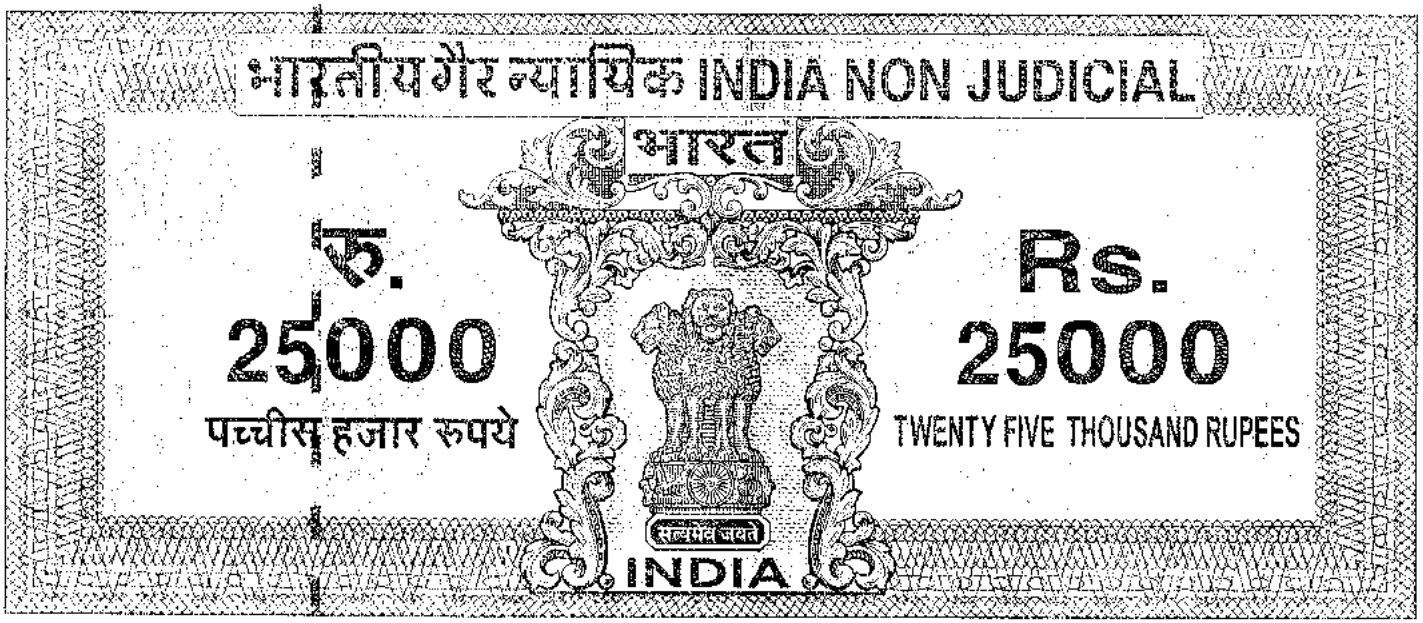
उत्तर प्रदेश UTTAR PRADESH

B 814166

6- **THAT**, after full and final payment to the Uttar Pradesh Awas Avam Vikas Parishad Lucknow and balance consideration amount paid to the seller in respect of above said property,

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

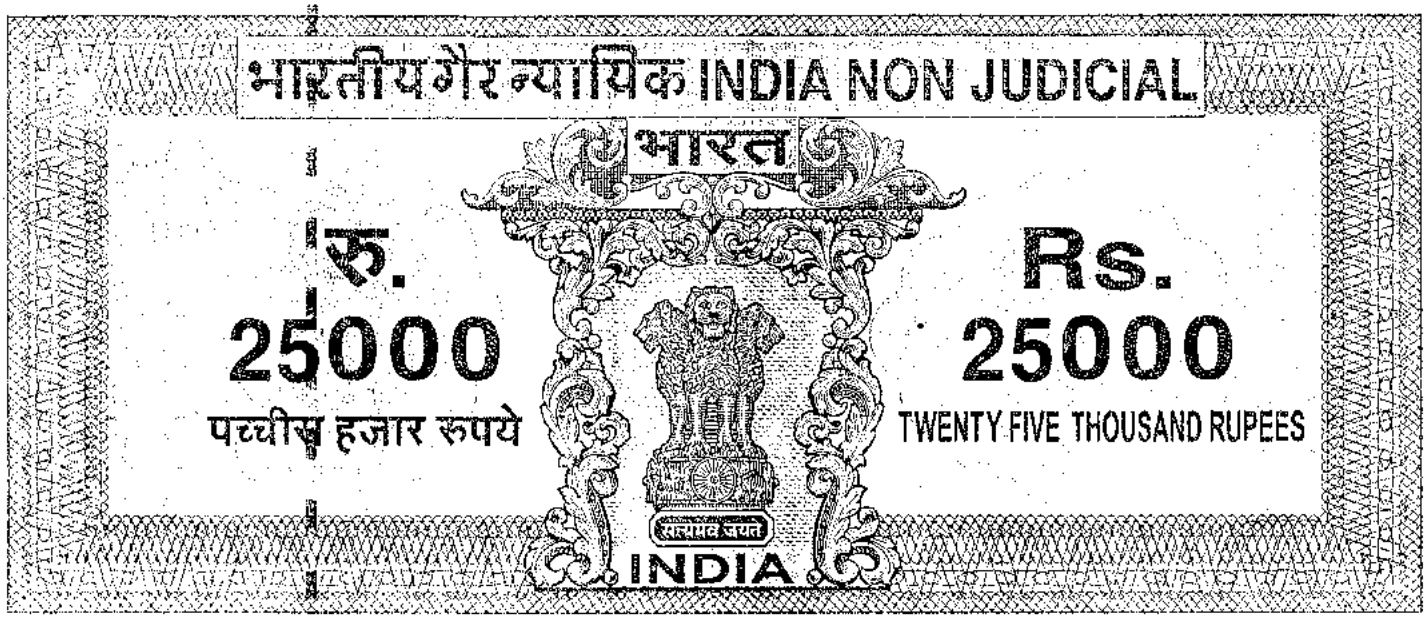
B 814167

(30)

seller will follow the procedure for execution of sale deed in respect of above said plot from Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in his favour and will get it registered in the office of Sub Registrar concern.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

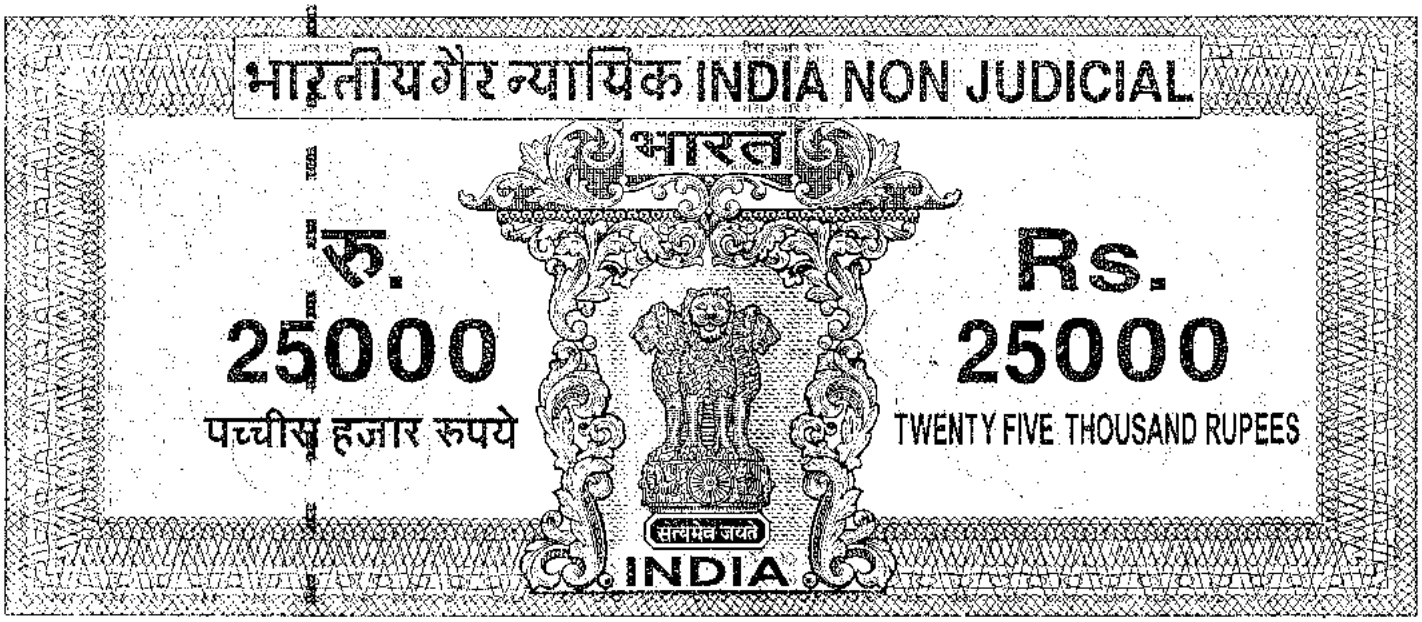
B 814169

(31)

7- **THAT**, all the expenses in respect of execution and registration of this agreement and sale deed has been borne by the purchaser and expenses in respect of execution and

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

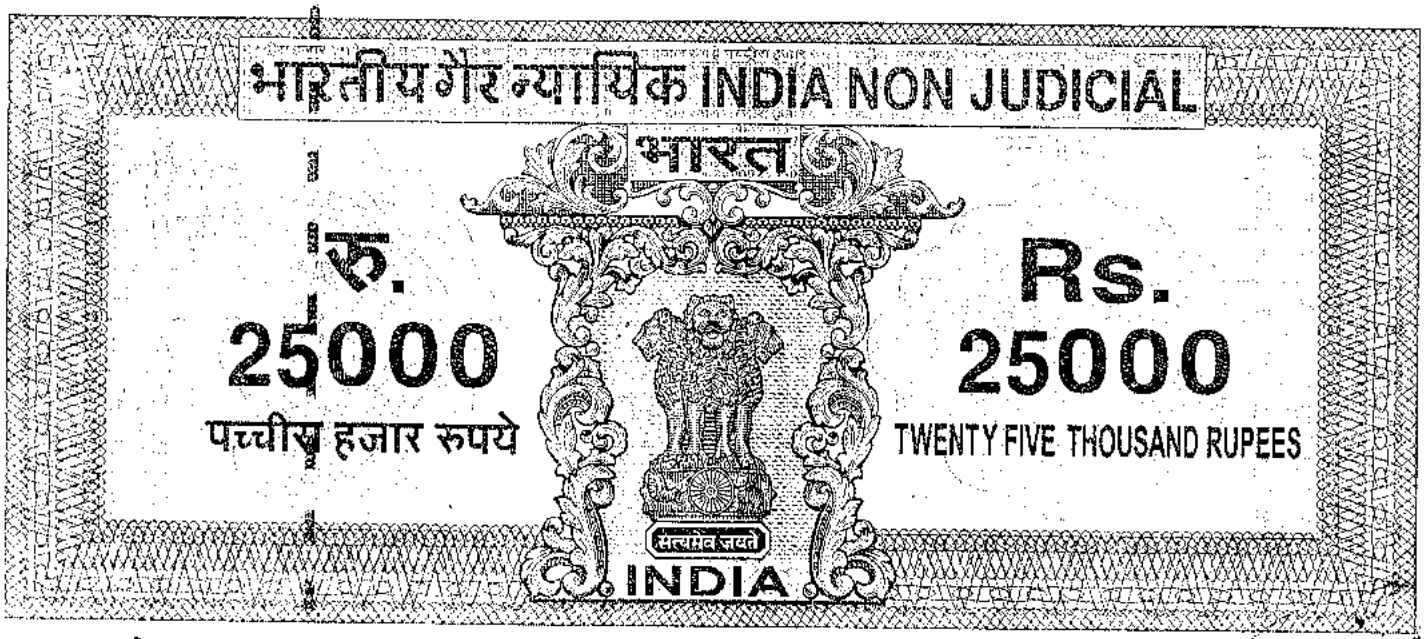
B 814168

(32)

registration of sale deed for First Sale by Uttar Pradesh Awas evam Vikas Parishad Lucknow shall be borne by the seller only and Second Sale shall be borne by the purchaser only.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814170

APR 201

(33)

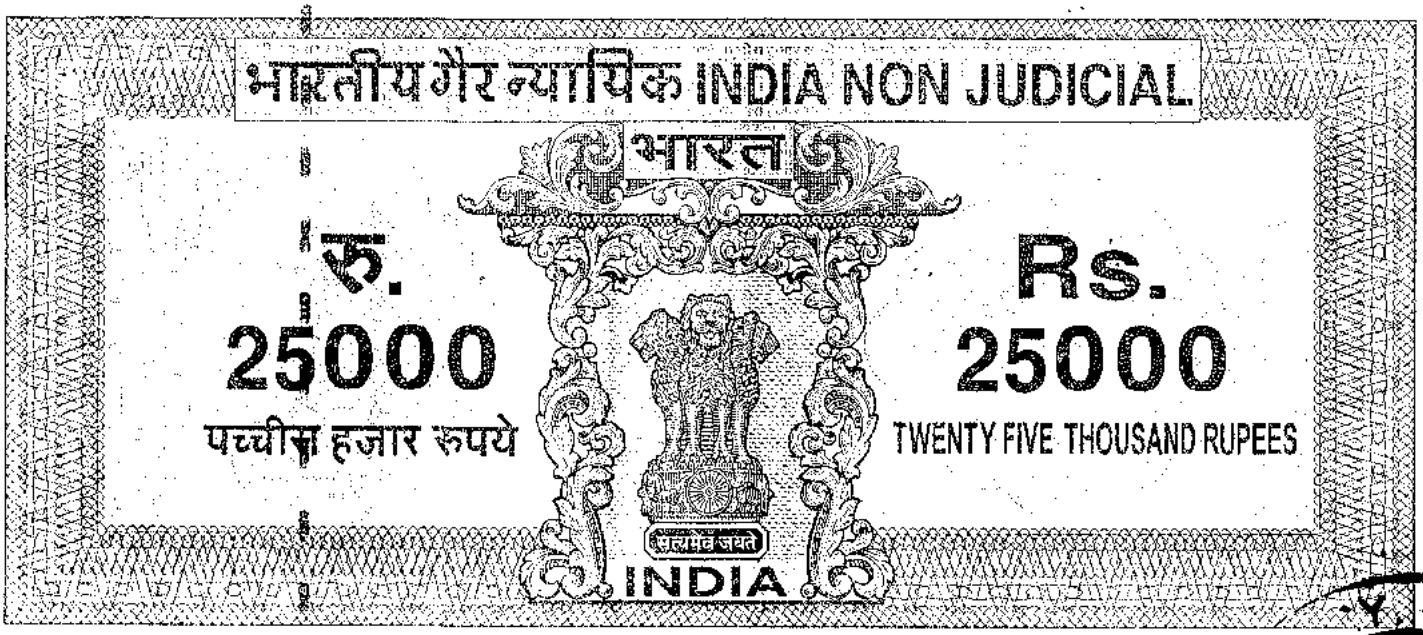
8- **THAT**, the seller do hereby declare that the said property is free from all sorts of registered or unregistered encumbrances

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

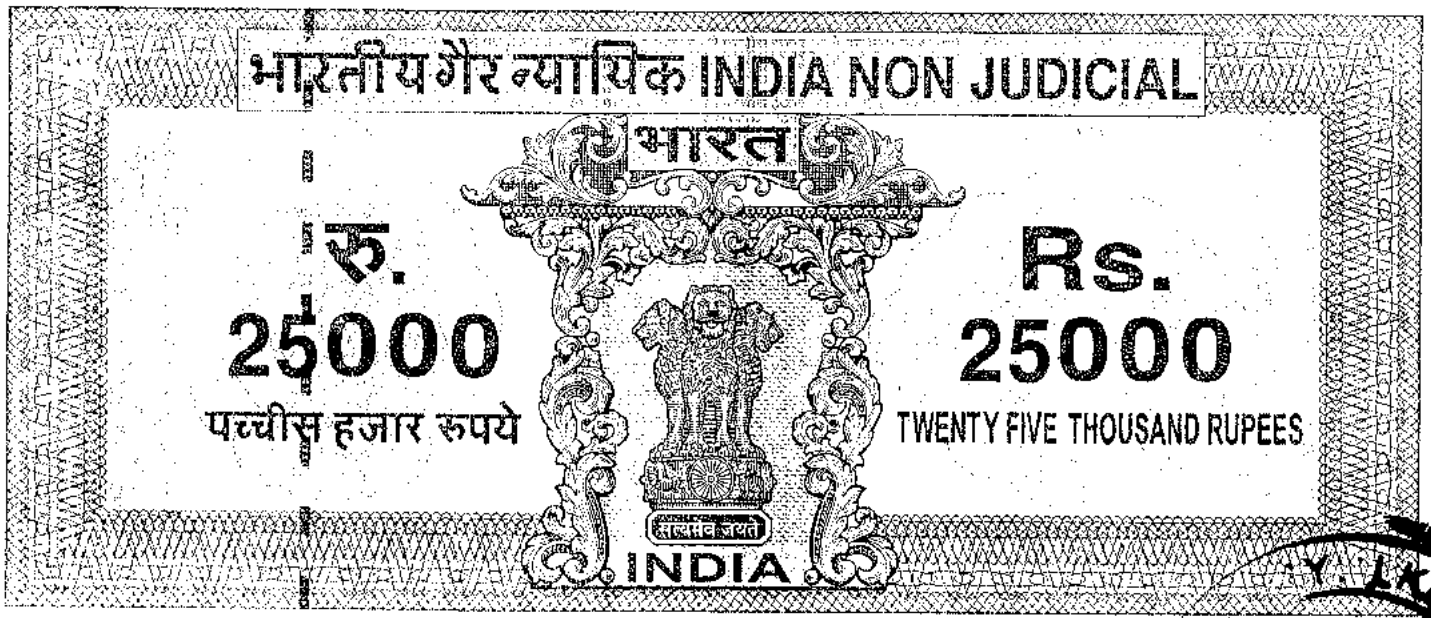
B 8141741

APR 2

viz. sale, gift, mortgage and the said property has never been attached to the Court and there in no legal dispute in respect of the said property.

M/s FUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEV
INFRASTRUCTURES PVT.
Director



उत्तर प्रदेश UTTAR PRADESH

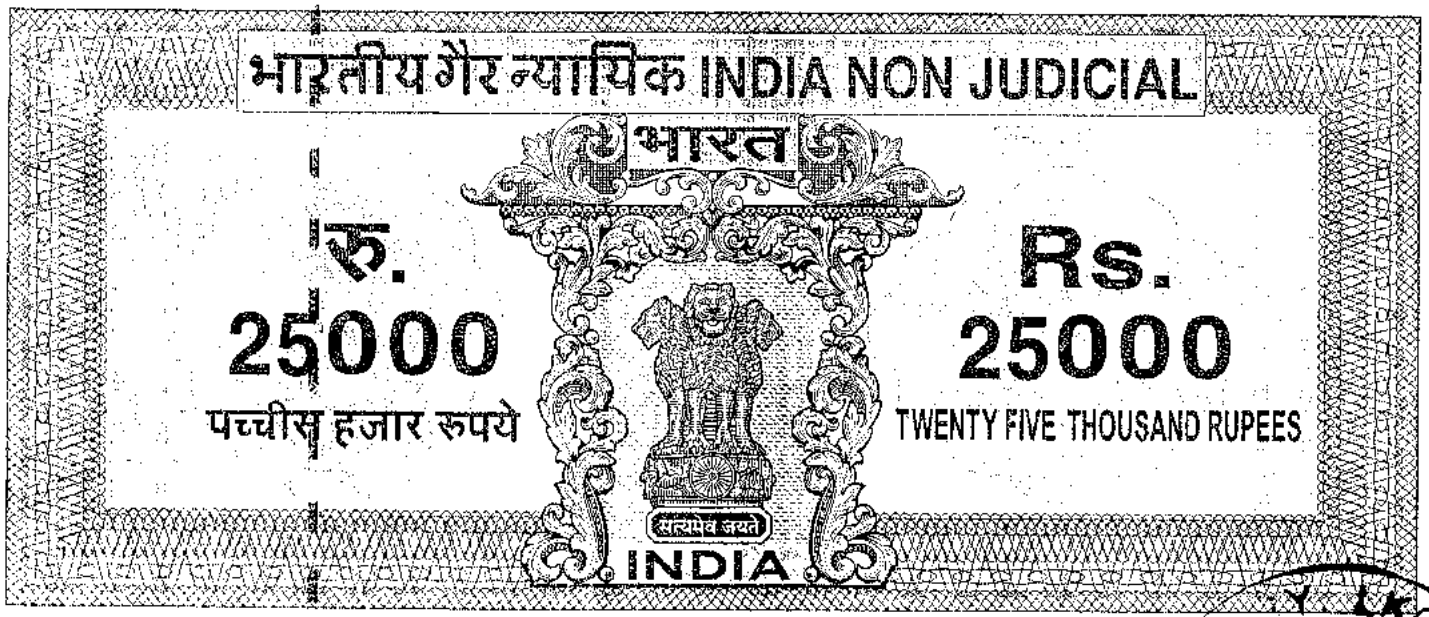
B 81417 जारी

APR 2012

9- **THAT**, the seller has further assured the purchaser that the said land or part thereof is not subject matter of any acquisition or requisition nor is in know of any acquisition or requisition proceedings, if any, in respect of the said property.

M/s SUTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814177

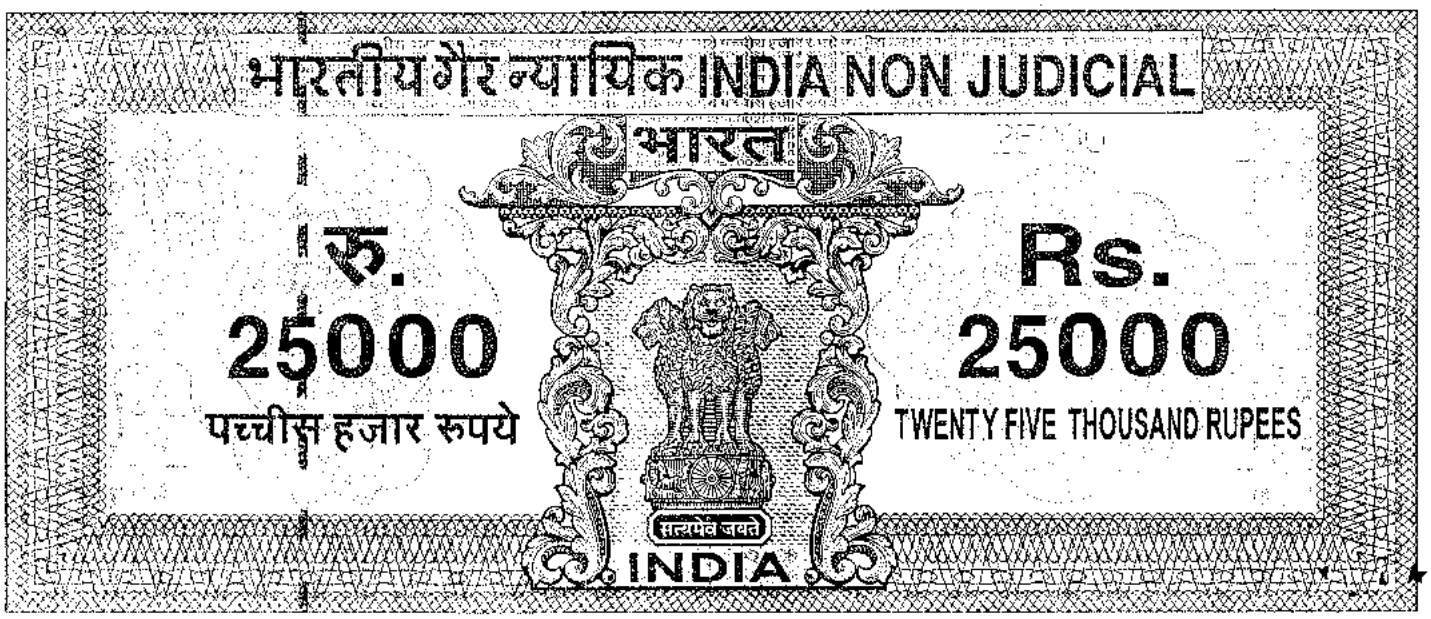
APR 2012

10- **THAT**, the seller hereby further declare that he has subsisting right to sell the aforesaid property.

[redacted] PVT. LTD.

Director

SHRI KRPA DEVELOPERS &
CONSTRUCTORS PVT. LTD.



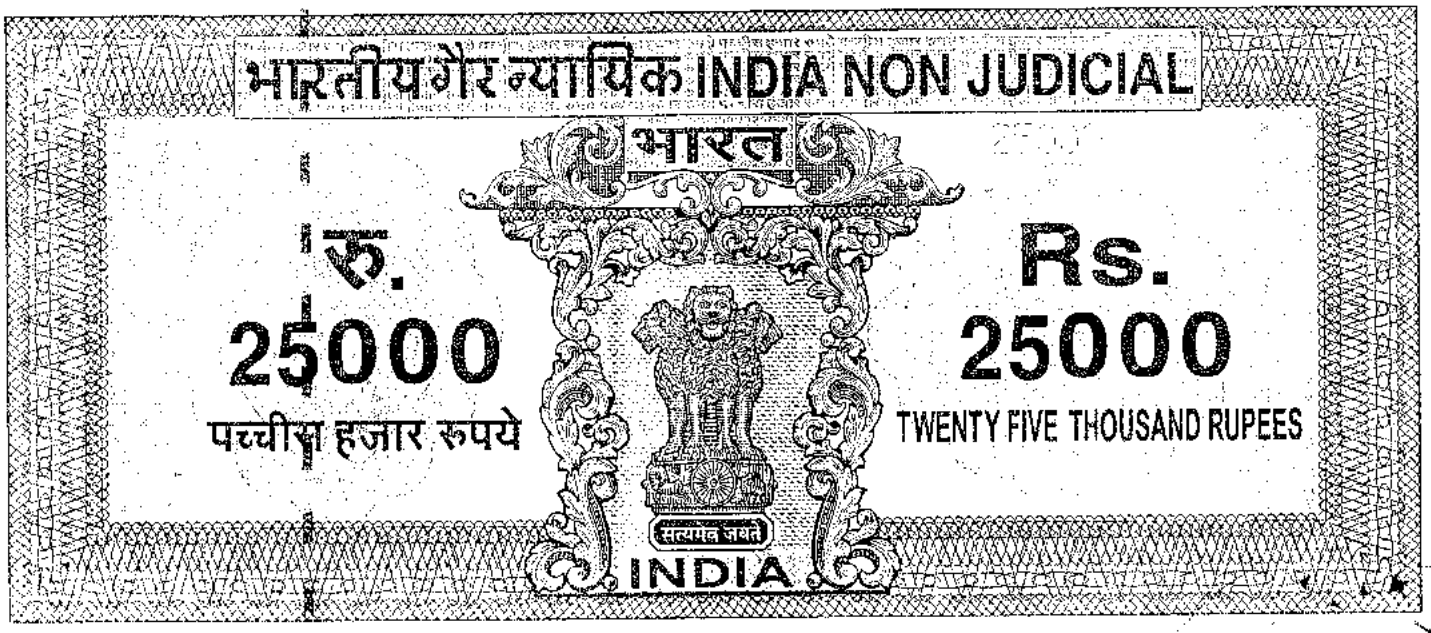
उत्तर प्रदेश UTTAR PRADESH

B 81-41-81

11- **THAT**, the seller assured the purchaser that he has not entered into any agreement or transaction in respect of the said property with anyone. He further assured that he will not

M/s NOTEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
Director



उत्तर प्रदेश UTTAR PRADESH

B 814182

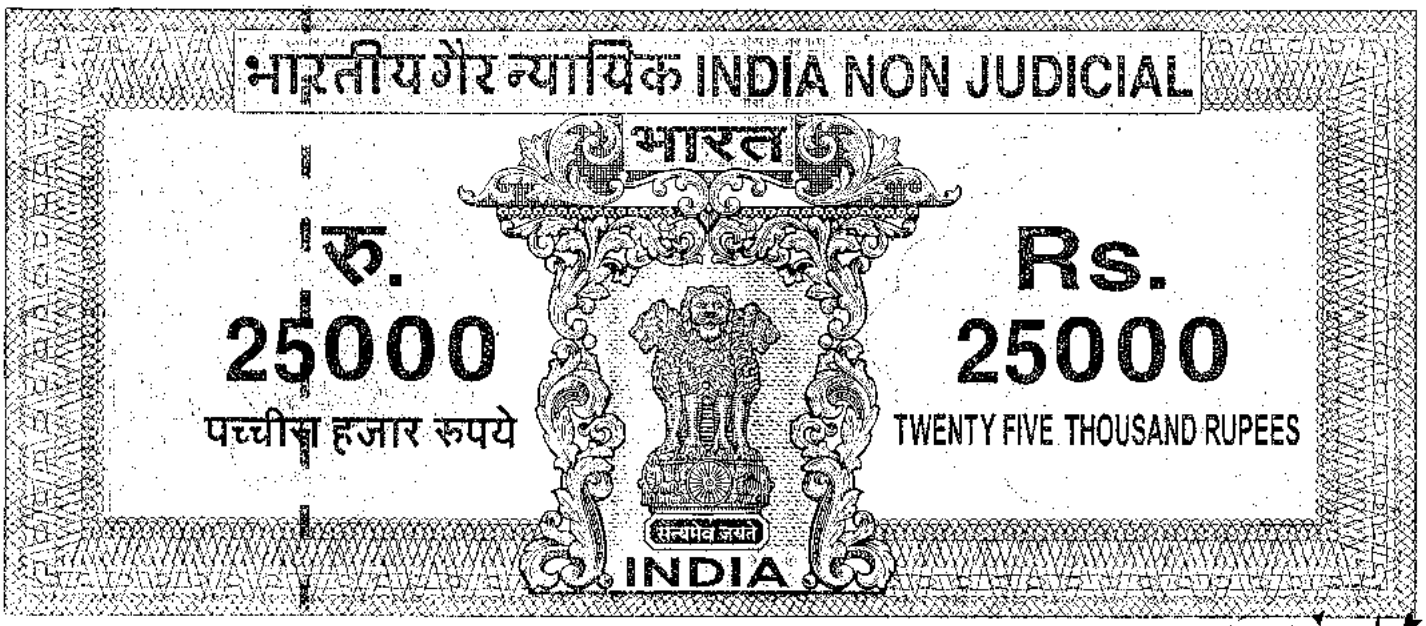
APR 2012

transact with regard to above said property nor would make any encumbrance thereon except in favour of the purchaser.

Mrs. PETER SHELLEY

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814179

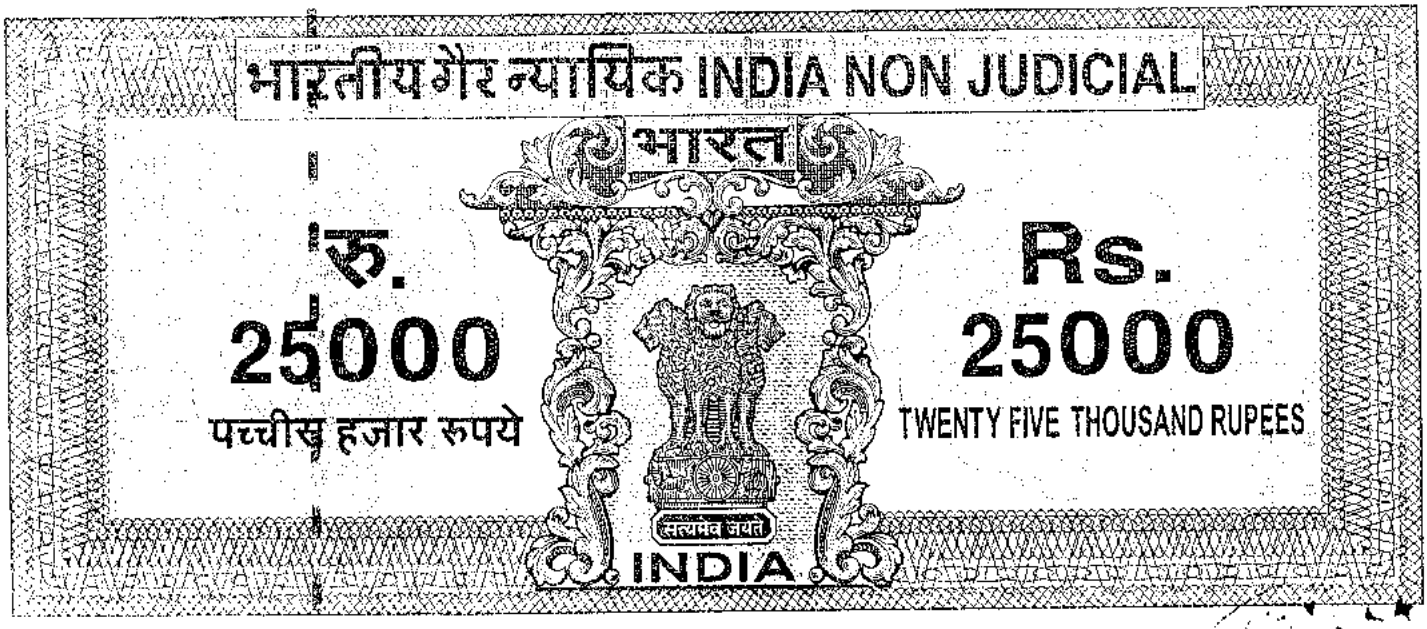
APR 2012

12- **THAT**, the seller shall transfer the marketable, unencumbered and good title in the said property mentioned above to the purchaser at the time of execution of transfer deed/sale deed.

M/s RIVERS SHELTERS (I) LTD.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814183

APR 2012

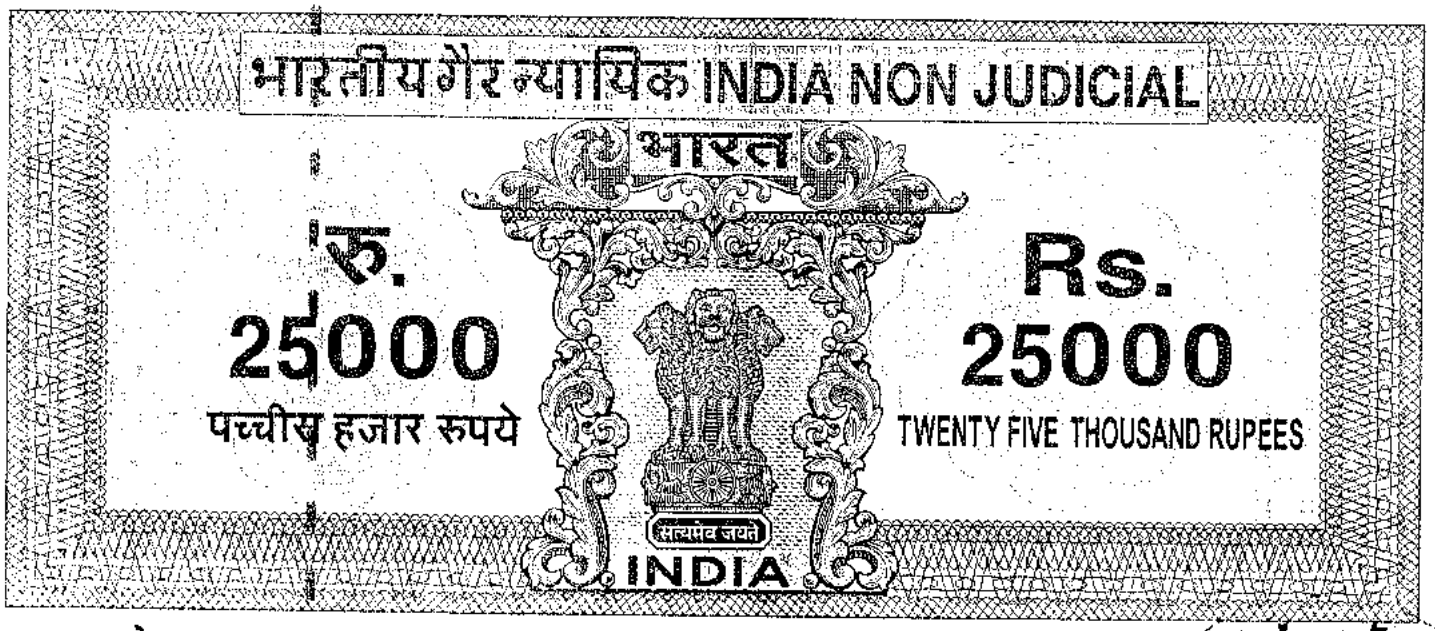
13- **THAT**, the area of the above plot may vary according to the lease plan of Uttar Pradesh Awas Avam Vikas Parishad, Lucknow and sale deed in favour of the purchaser shall be

M/s RUTEC SHELTERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814184

APR 2012

executed of that area only which will be finally allotted to the seller by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow.

For PUNEET SHELTERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

उत्तर प्रदेश UTTAR PRADESH

B 814178

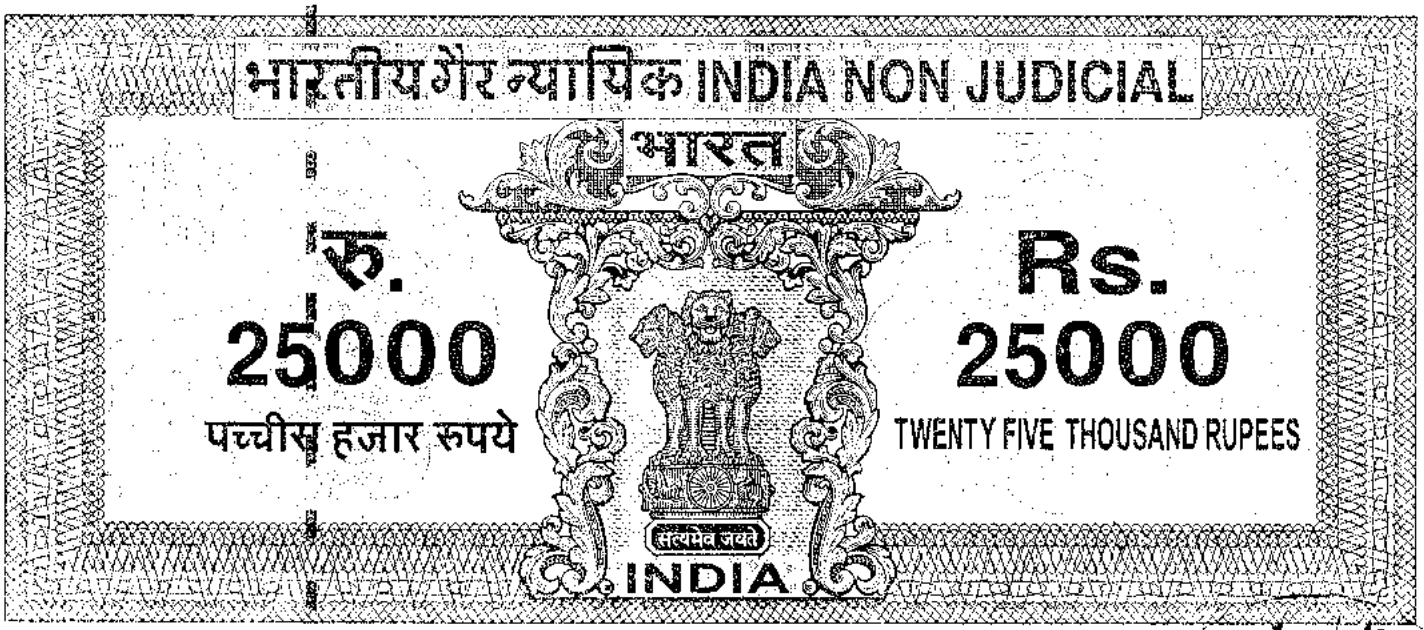
APR 2012

14- **THAT**, the purchaser shall get the sale deed executed and registered in his name within 45 days after the execution and registration sale deed by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow in favour of seller failing which the seller shall be entitled to forfeit money received and shall be free to deal with subject property.

PUBLIC SHELTER

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814177

APR 2012

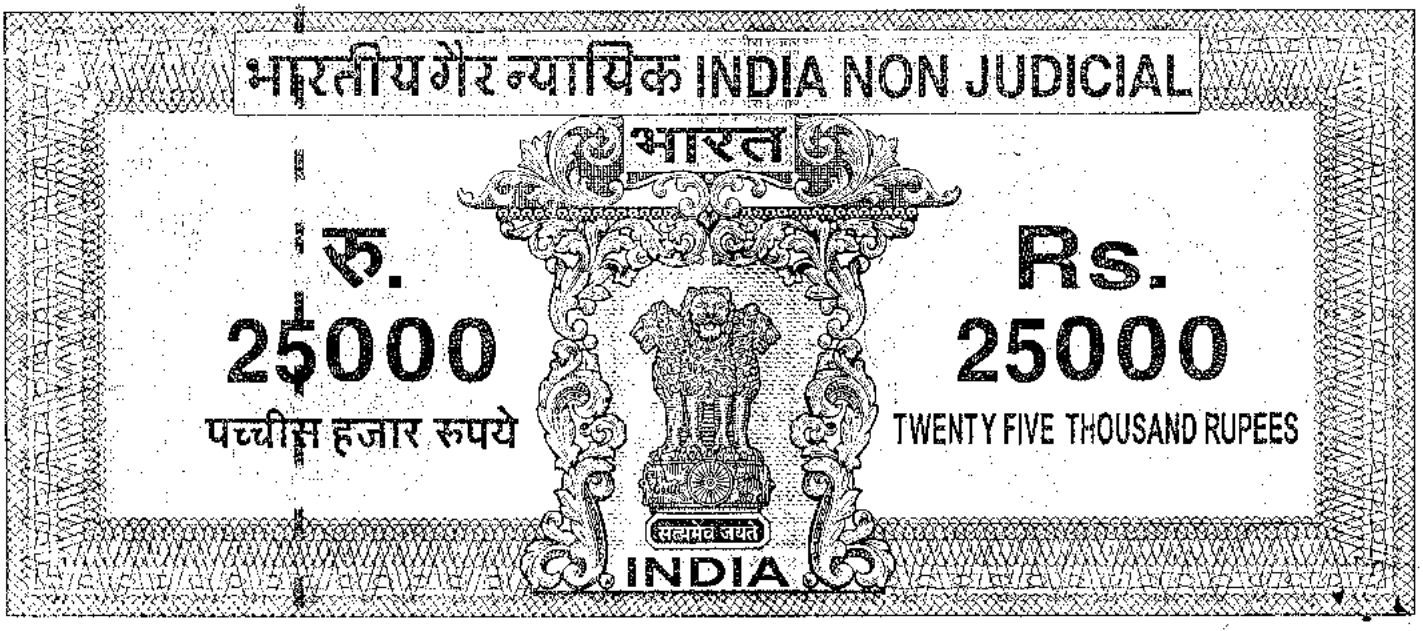
15- **THAT**, the possession of the said property has not been transferred/delivered to the purchaser by the seller through this agreement and peaceful vacant possession of the said

For KUTEC SHELTERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814180

APR 2012

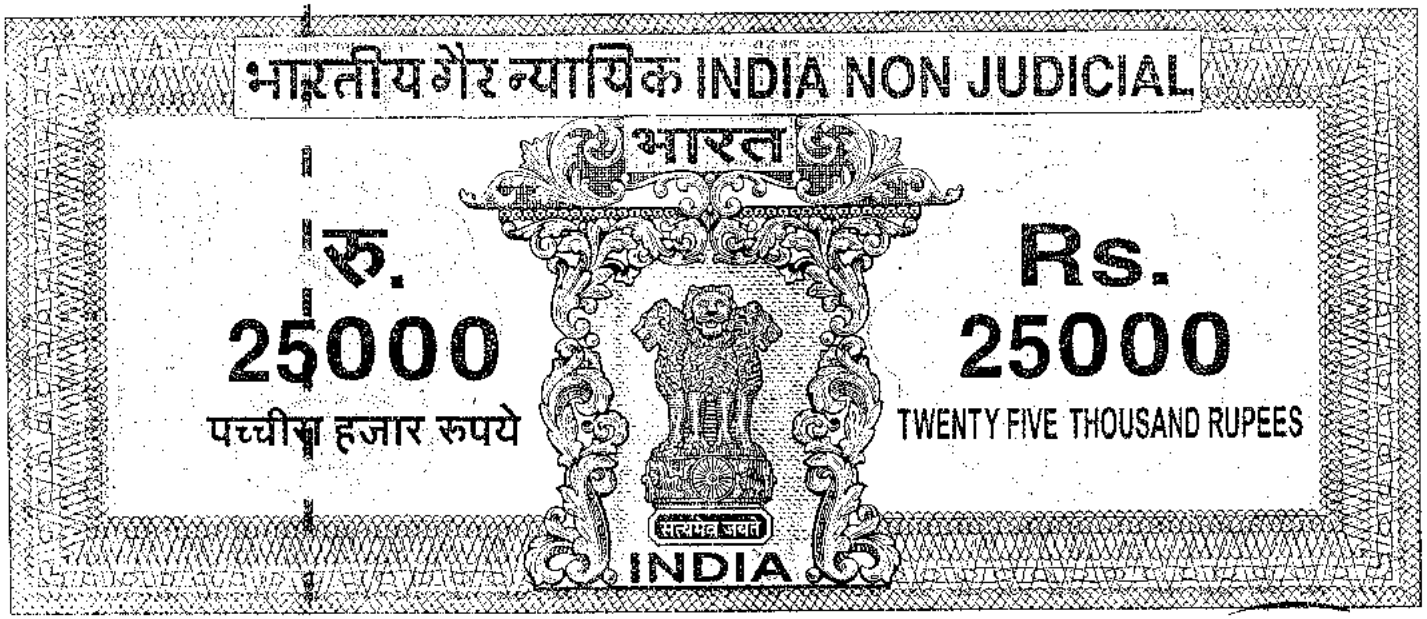
property shall be handed over to the purchaser by the seller on execution and registration of sale deed after payment of balance sale consideration.

M/s PUNIT SHELTERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 874176

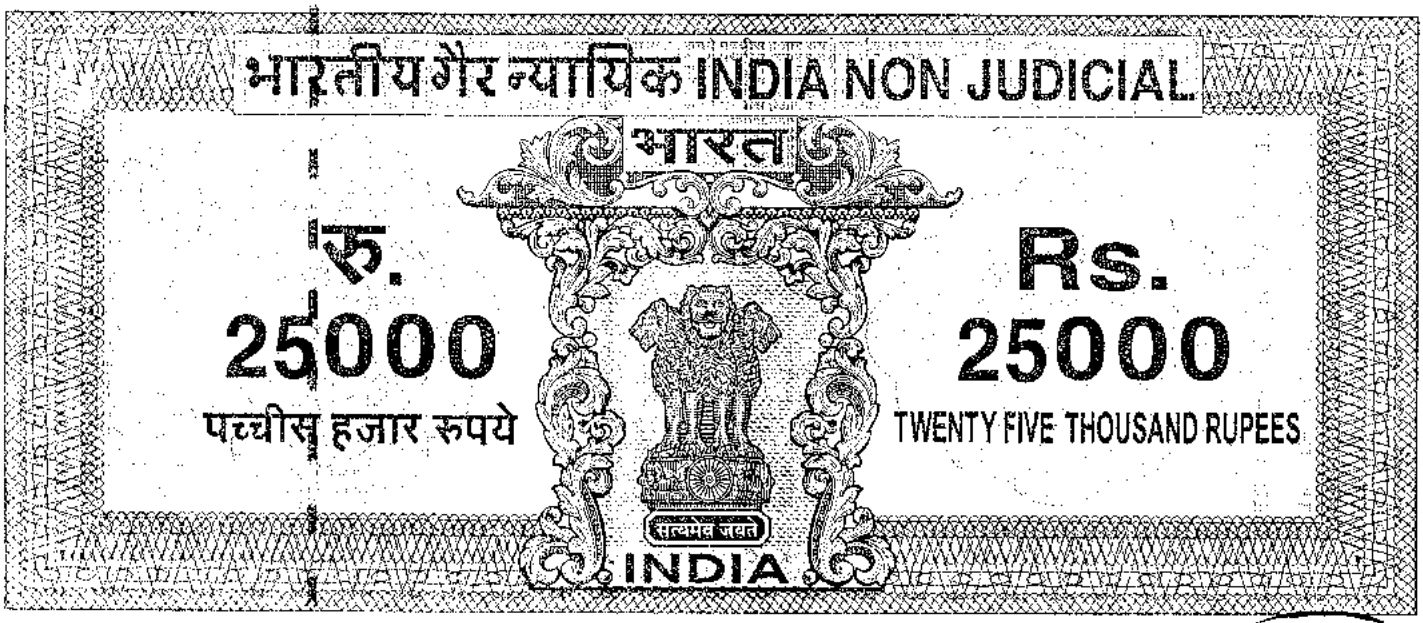
APR 2012

16- **THAT**, in case the seller fails to or neglects to or refuses to execute the sale deed in favour of the purchaser in respect of said property mentioned hereinbefore the purchaser shall have the right to get the sale deed executed and registered through Competent Court of Law at the cost, risk and expenses of the seller.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

PUBLIC SHEETAN



उत्तर प्रदेश UTTAR PRADESH

B 81417[illegible]

APR 2012

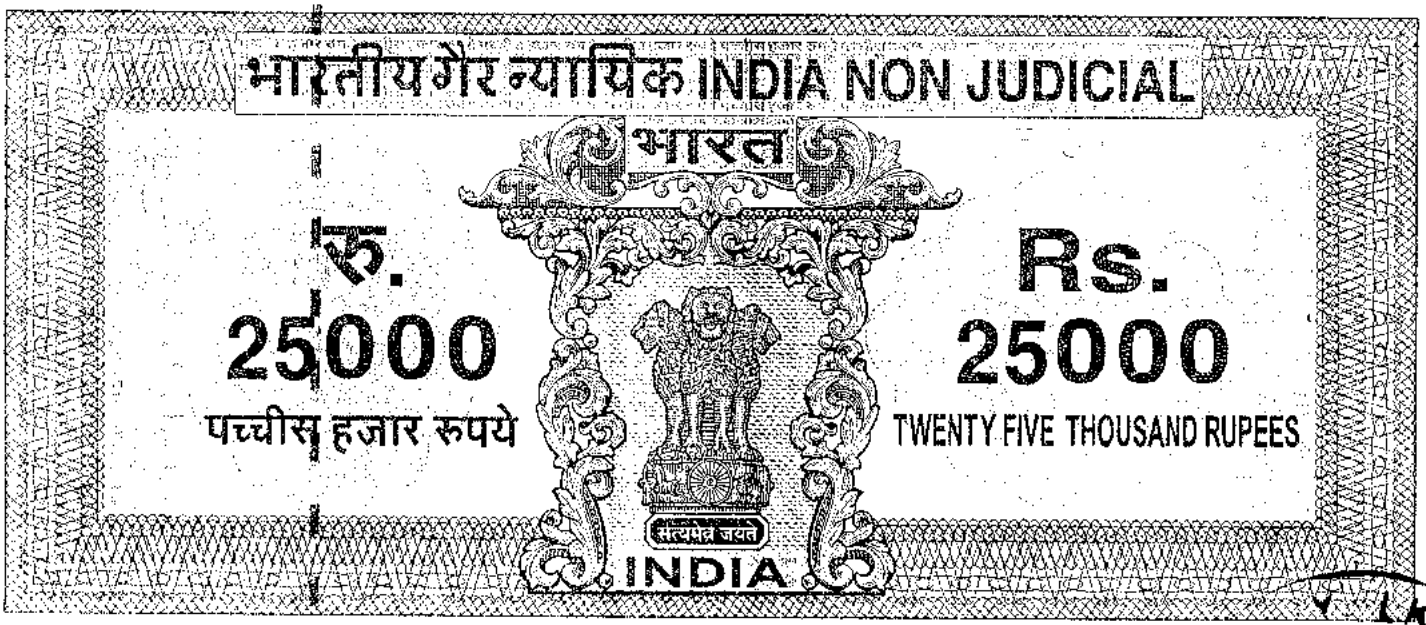
17- **THAT**, all correspondence between the parties hereto will be done on the addresses notified above unless the change in their respective addresses is notified to them.

For M/s FUTEC SHELTER PVT. LTD.

Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 81-41-74

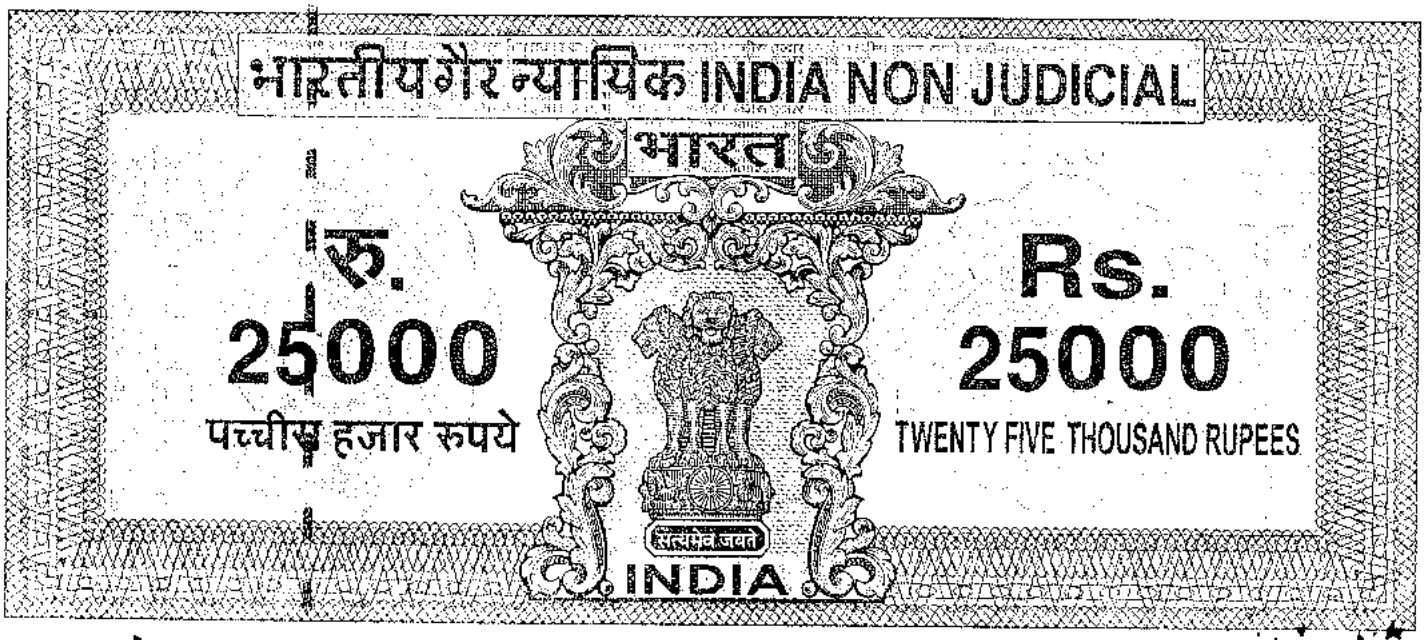
APR 2012

18- **THAT**, all the terms and conditions of this agreement to sale, shall be binding upon the seller and the purchaser and their respective heirs, successors, legal representatives, executors, administrators, assigns etc.

M/s PUREC SHELTER Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

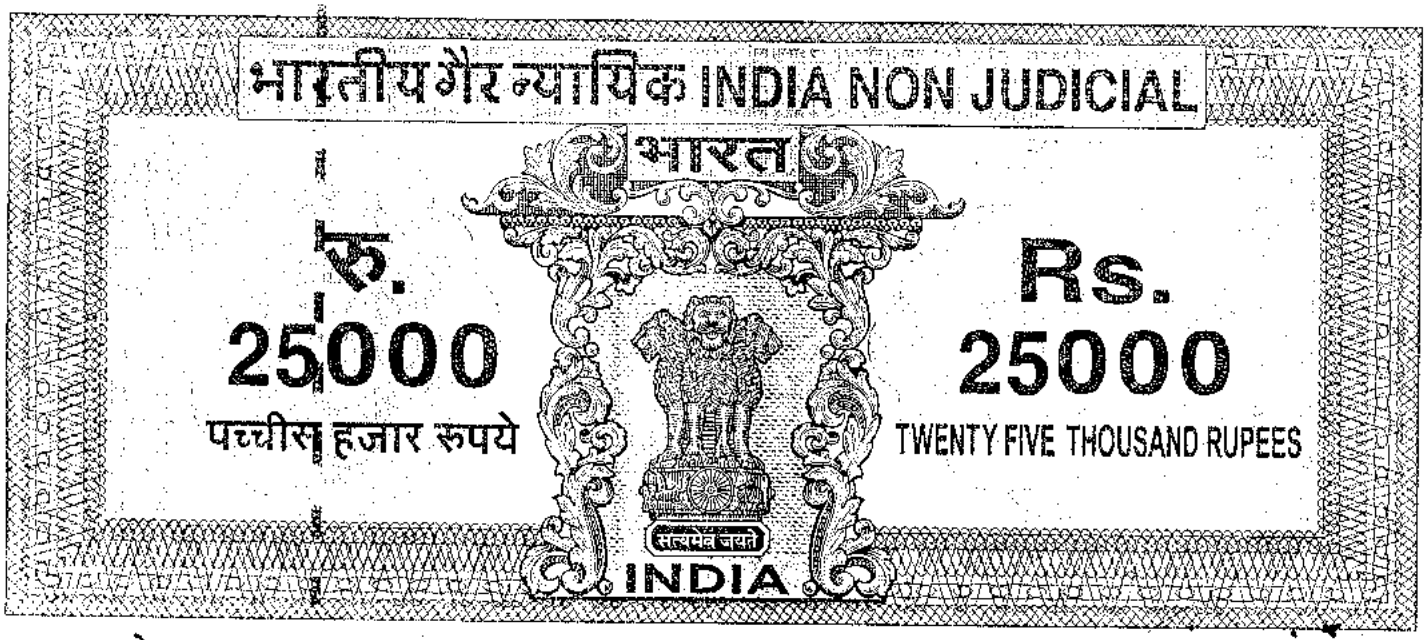
B 814185

SCHEDULE OF PROPERTY

Group Housing plot of land no.4A/GH-5 measuring 5722.77sq.mt. situated at Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow, which is bounded as under :-

For PITEC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVEL... & INFRASTRUCTURES PVT. ...
Director



उत्तर प्रदेश UTTAR PRADESH

B 814138

(49)

APR 2012

EAST - Boundary of Seechai Vibhag

WEST - 24.00 mts. wide road

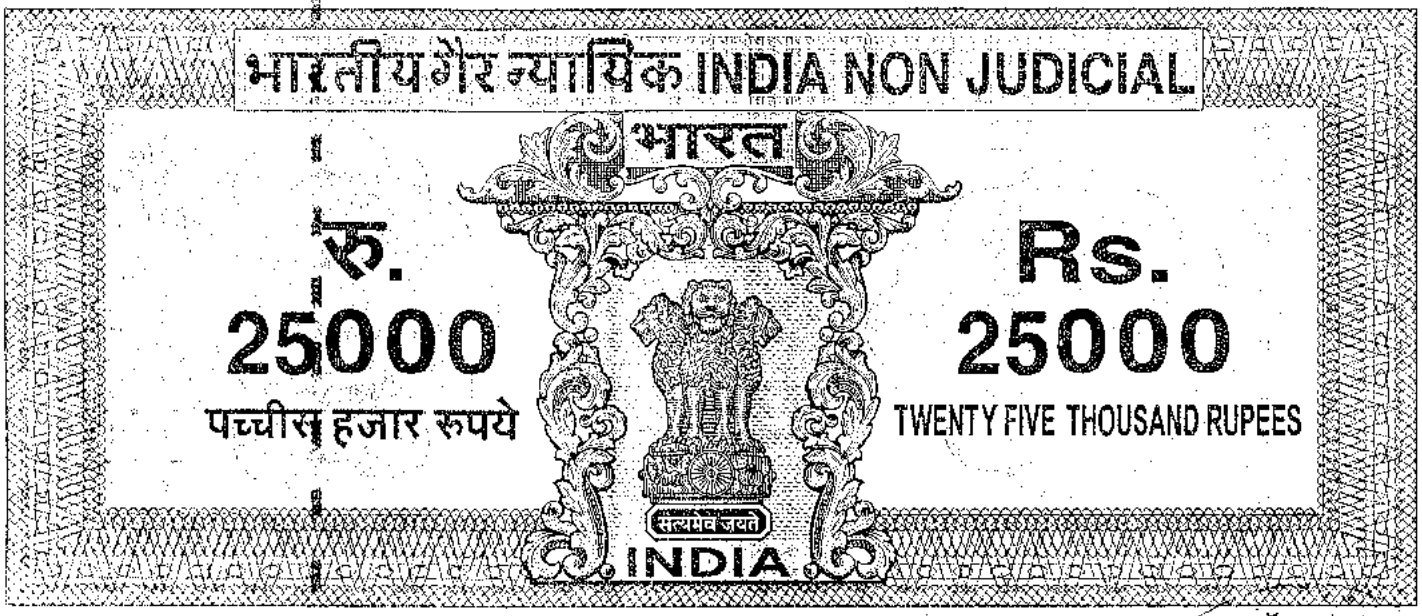
NORTH - Park

SOUTH - Group Housing Plot No.4A/GH-4

FOR PUTEC SHELTERS

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814139

04 APR 2012

(50)

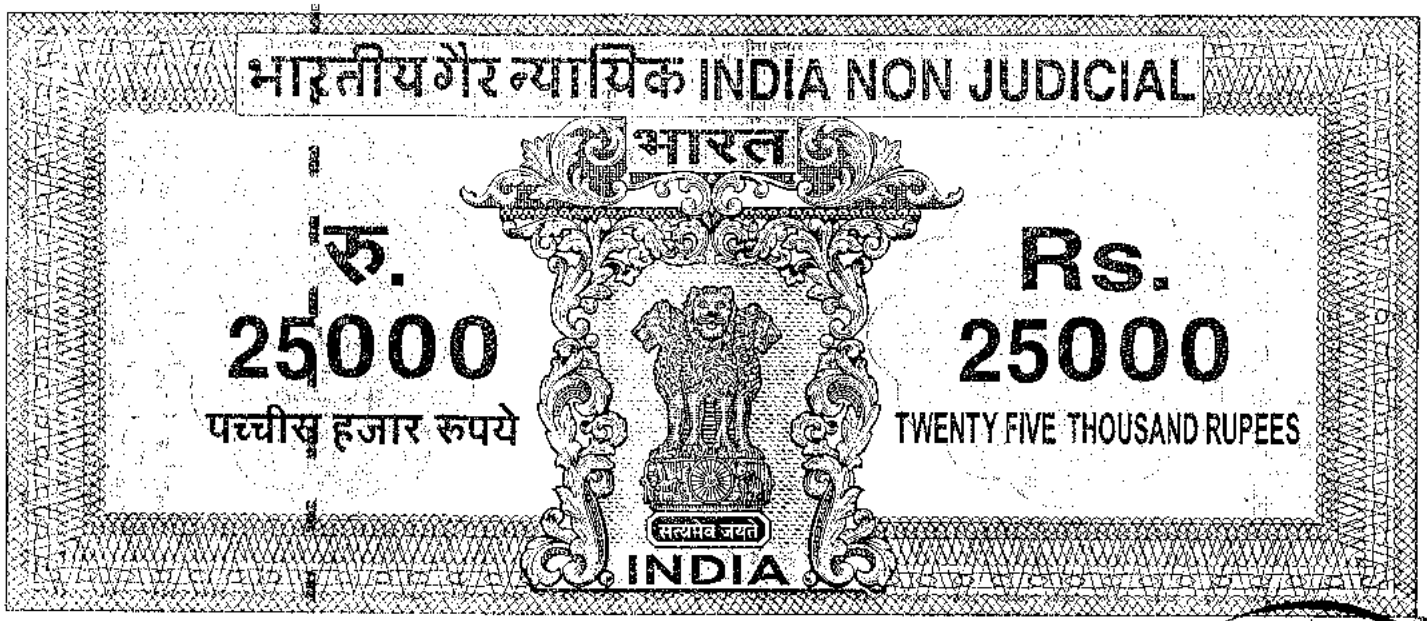
DESCRIPTION OF THE PAYMENT MADE BY THE PURCHASER TO THE SELLER

1. **Rupees-25,00,000/-** through RTGS dated 13/03/2012 Indian Bank, Lucknow.

FUTEC SHELTERS

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

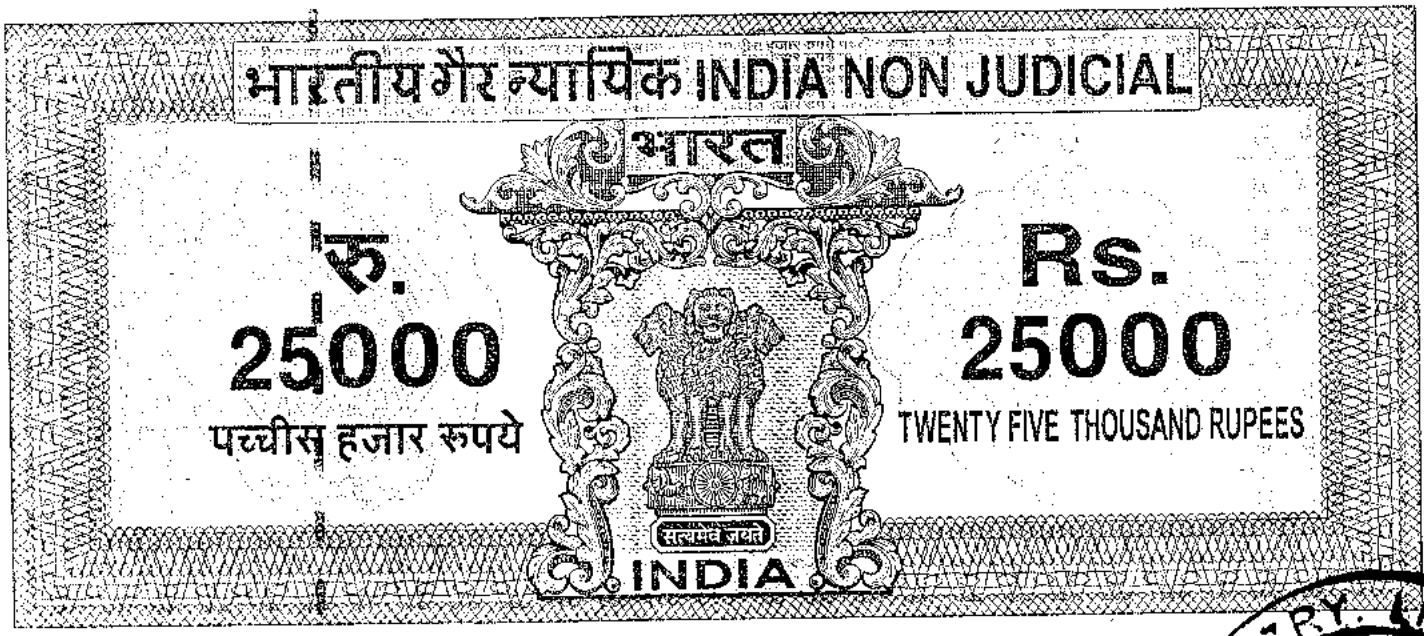
(51)

2. **Rupees-32,40,000/-** through RTGS by cheque no.001752 dated 26/03/2012 Bank of India, Lucknow.

M/S PRIME SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director

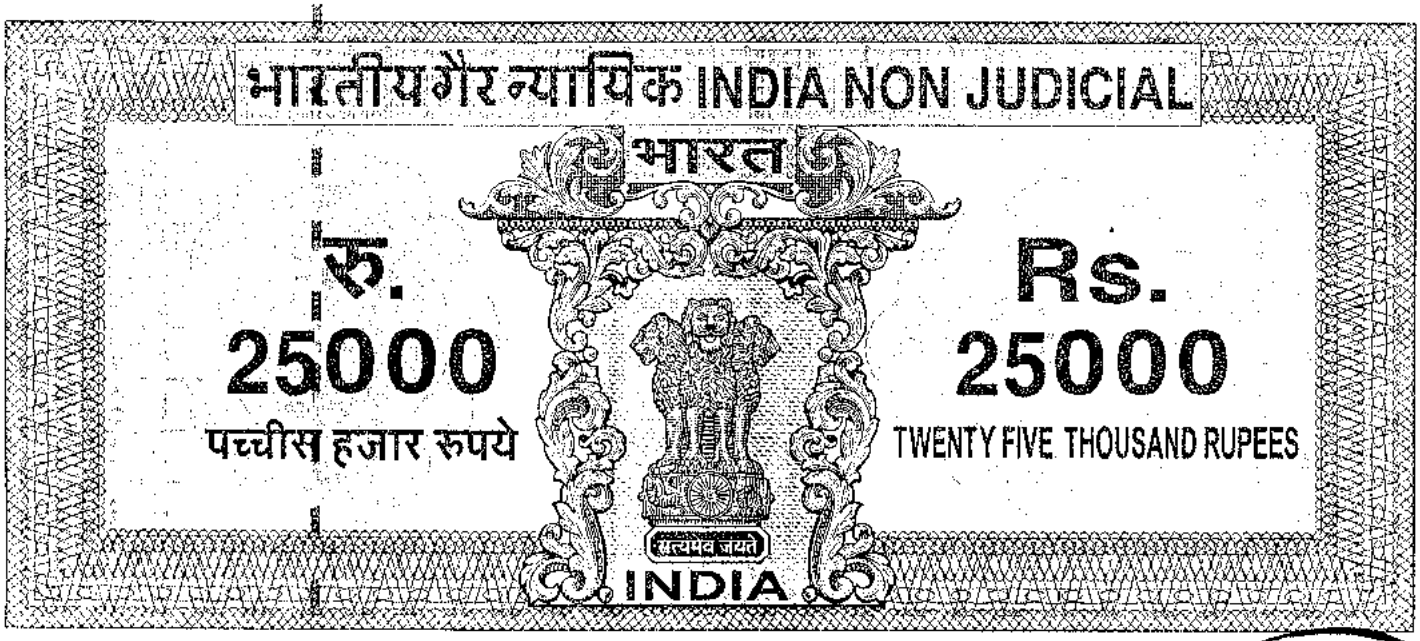


उत्तर प्रदेश UTTAR PRADESH

3. **Rupees-30,00,000/-** through RTGS by cheque no.069268 dated 26/03/2012 Bank of India, Lucknow.

M/s FUTURE SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
Director



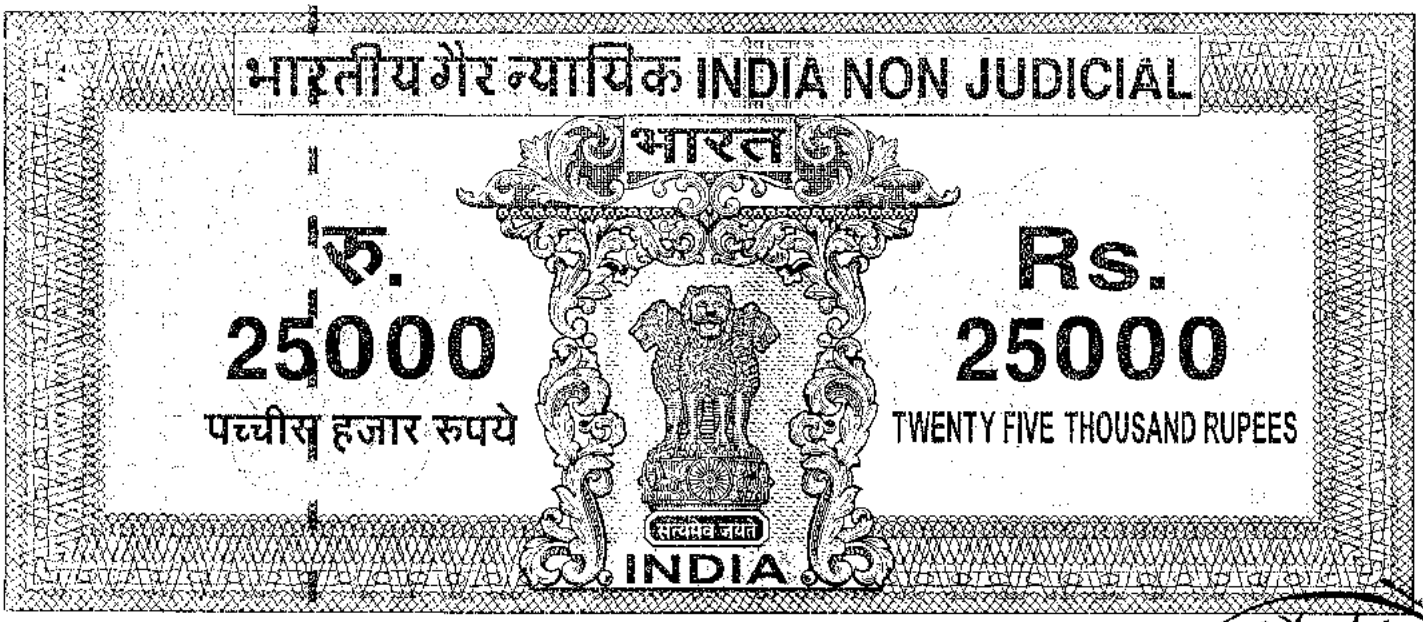
उत्तर प्रदेश UTTAR PRADESH

4. **Rupees-59,80,000/-** through RTGS dated 26/03/2012 HSBC Bank, Lucknow.

M/s FITEC SHELTE... Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814143

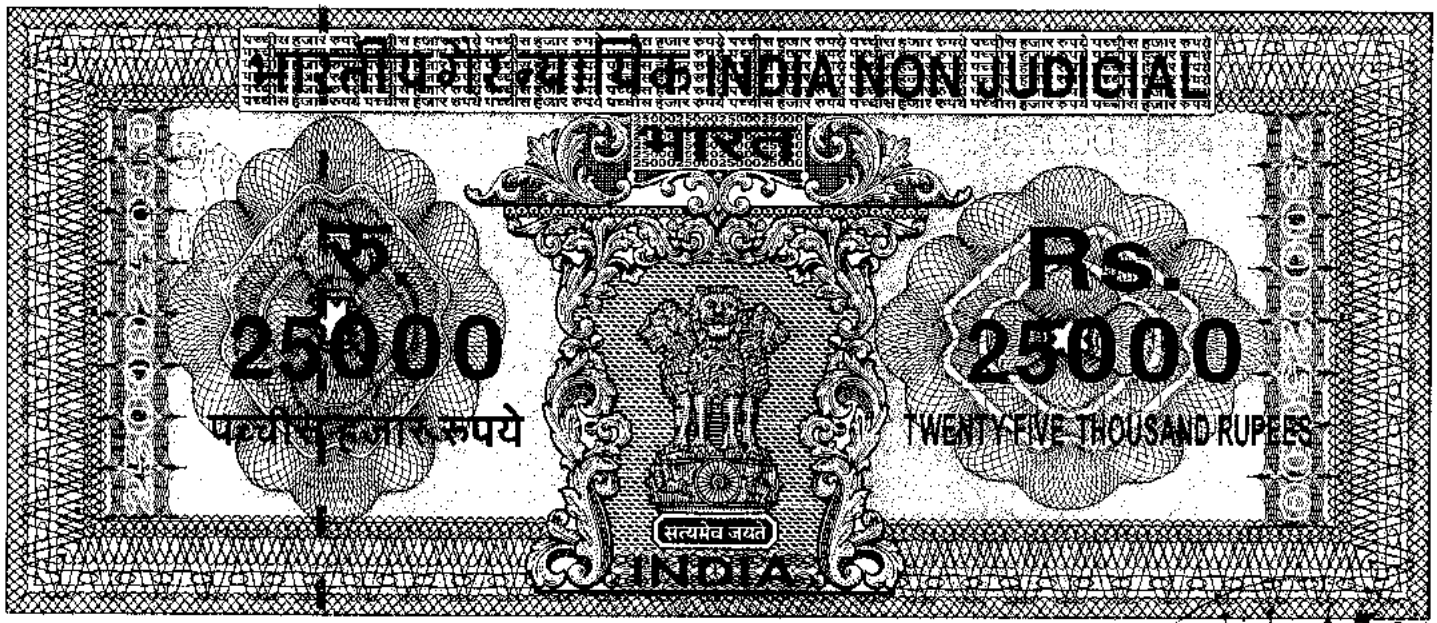
09 APR 2012

5. **Rupees-18,80,000/-** through RTGS dated 26/03/2012 Indian Bank, Lucknow.

M/s SUREC SHELTERS

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.

Director



उत्तर प्रदेश UTTAR PRADESH

B 814137

B 814137

09 APR 2012

(55)

6. **Rupees-42,00,000/-** through RTGS dated 26/03/2012 Bank of India, Lucknow

M/s FOTEDO [illegible] PVT. LTD.
Director

GURU KIRPA DEVEL[illegible]
INFRASTRUCTURES PVT. LTD.
Director

आदर्श को-ऑपरेटिव बैंक लि.

दिनांक 13 Mar

मूल्य 36 लाख 80 हजार

विक्रय अनुबंध विलेख (बिना कब्जा)

प्रतिफल	मालियत	अग्रिम धनराशि	फीस/रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग
70,000,000.00		20,800,000.00	10,000.00	40 10,040.00		2,000

मे.फुटेक शेल्टर्स प्रा.लि.द्वा.डायरेक्टर मनोज कुमार राय

पुत्र श्री एन.पी.राय

व्यवसाय व्यापार

निवासी स्थायी ए-218,मंगल अपार्टमेन्ट वसुन्धरा इन्क्लेव नई दिल्ली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 25/4/2012 समय 1:40PM बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. सिह
उप निबन्धक (प्रथम)
लखनऊ
25/4/2012

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

विक्रेता

मे.फुटेक शेल्टर्स प्रा.लि.द्वा.डायरेक्टर मनोज कुमार राय
पुत्र श्री एन.पी.राय
पेशा व्यापार
निवासी ए-218,मंगल अपार्टमेन्ट वसुन्धरा इन्क्लेव नई दिल्ली

क्रेता

श्री मे.गुरूकृपा डेवल.एन्ड इन्फ्रा.प्रा.लि.द्वा.डाय.तेजपाल सिंह स्याल
पुत्र श्री बलबीर सिंह स्याल
पेशा व्यापार
निवासी बी-68 निराला नगर,लखनऊ

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री रत्नेश कुमार पान्डेय एड.सिविल कोर्ट,लखनऊ

पेशा वकालत

निवासी

व श्री मंयक अग्रवाल एड.सिविल कोर्ट,लखनऊ

पुत्र श्री

पेशा वकालत

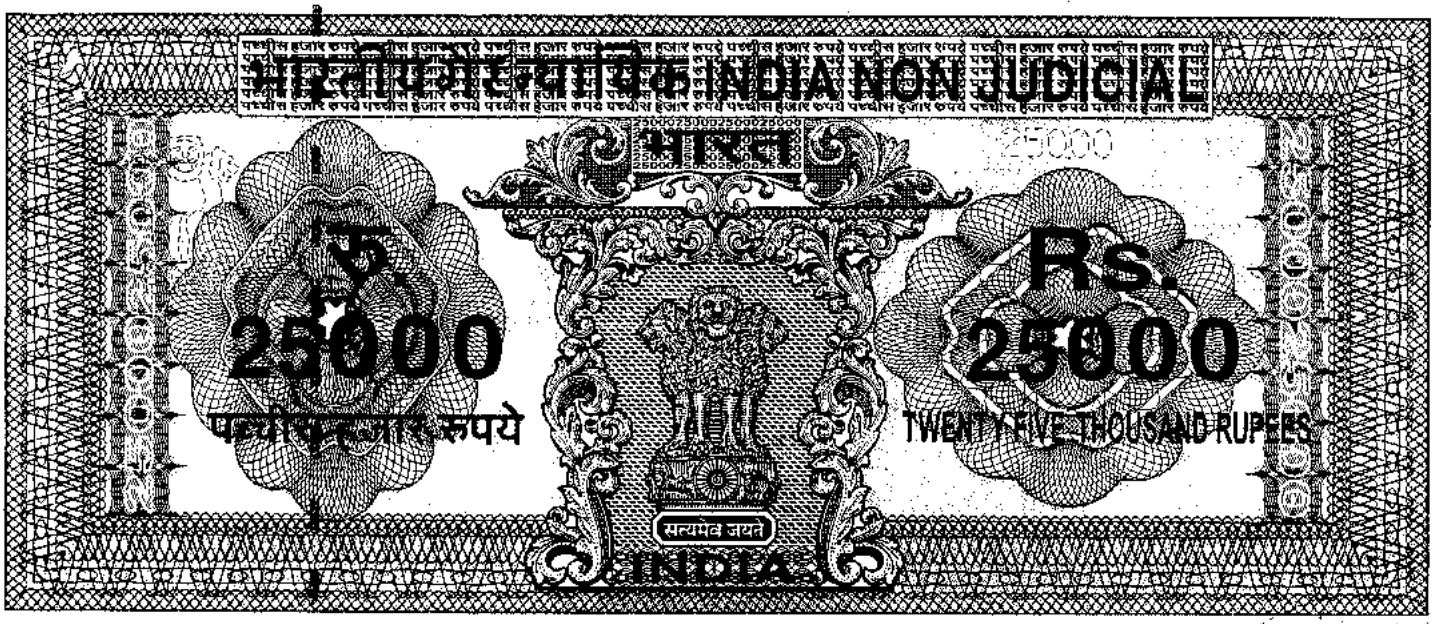
निवासी

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. सिह
उप निबन्धक (प्रथम)
लखनऊ
25/4/2012



उत्तर प्रदेश UTTAR PRADESH

B 814162

B 814162

(56)

07 APR 2012

Total earnest money/advance money of **Rs. 2,08,00,000/-** **(Rupees Two Crore Eight Lacs only)** has been received by the seller from the purchaser.

M/s YOGIC SHELTERS PVT. LTD.
Director

GURU KIRPA DEVELOPERS & INFRASTRUCTURES PVT. LTD.
Director

आदर्श कोषागार, लखनऊ

दिनाँक 13/4/12

मूल्य [illegible] स्टाम्प द्रव्य

नाम [illegible]

द्वारा

रोकड़िया

विक्रेता

Registration No.: 7797 Year : 2,012 Book No. : 1

0101 मै.फुटेक शेल्टर्स प्रा.लि.द्वा.डायरेक्टर मनोज कुमार राय

एन.पी.राय

ए-218,मंगल अपार्टमेन्ट वसुन्धरा इन्क्लेव नई दिल्ली

व्यापार

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

(57)

AZ 873671

27 MAR 2012

IN WITNESS WHEREOF the seller and purchaser have executed this Deed of Agreement to Sale in their sound disposition

For PUSHP SHELTERS

For GURU KIRPA DEVELOPERS INFRASTRUCTURES PVT.

Director

आदर्श कोषागार, लखनऊ

दिनाँक 13/4/12

मूल्य 10

नाम

द्वारा

क्रेता

Registration No. : 7797 Year : 2,012 Book No. : 1

0201 मे.गुरुकृपा डेवल.एन्ड इन्फ्रा.प्रा.लि.द्वा.डाय.तेजपाल सिंह स्याल

बलबीर सिंह स्याल

बी-68 निराला नगर,लखनऊ

व्यापार

of mind without any pressure, compulsion, coercion, and undue influence from any one whomsoever, on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

WITNESSES :-

1- Name Ratnesh Kumar Pandey

Son of Adv.

Add. Civil Court Lucknow

Seller

(Manoj Kumar Ray)
Director of **M/S FUTEC SHELTERS PVT. LTD.**

2- Name MAYANK AGARWAL

Son of Adv.

Add. Civil Court, Lucknow

Purchaser

(Tejpal Singh)
Director of M/s Guru Kripa Developers & Infrastructure Pvt. Ltd

Typed by

(Mohd. Hasan)
Collectorate, Lucknow

Drafted by

(Mayank Agarwal)
Advocate
Civil Court, Lucknow
Mob.9450461126

आज दिनांक **25/04/2012** को

वही सं. **1** जिल्द सं. **14134**

पृष्ठ सं. **109** से **224** पर कमांक **7797**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

पी. के. सिंह
उप निबन्धक (प्रथम)
लखनऊ
25/4/2012