



उत्तर प्रदेश UTTAR PRADESH



OFFICE - SUB-REGISTRAR, ZONE II, KANPUR NAGAR

1. Date of Presentation : 26/07/2011
2. Date of Execution : 26/07/2011
3. Name of Presenter : SRI ATUL MITTAL son of Sri Shiv Darshan Lal Agarwal resident of 10/501 Allenganj, Kanpur Nagar.

Atul - Seema Agarwal

Sd

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439680

- | | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4. Type of Document | : Sale Deed |
| 5. Sale Consideration | : Rs. 2,00,000/- |
| 6. Market Value | : Rs. 8,36,160/- |
| 7. Name of Vendors | : 1. SRI ATUL MITTAL son of Sri Shiv Darshan Lal Agarwal and 2. SMT. SEEMA AGARWAL wife of Sri Atul Mittal both resident of 10/501 Allenganj, Kanpur Nagar. |

Atul Mittal

Seema Agarwal

S.K.M.
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पाँच हजार रुपये

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FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439681

B. Name of Purchaser

3

M/S GALAXY REAL ESTATE DEVELOPERS AND BUILDERS (P) LTD., having their registered office at 111/98A, Ashok Nagar, Kanpur and corporate office at 819, 8th Floor, Kan Chambers, 14/113, Civil Lines, Kanpur through its Director SRI SANJAY KUMAR JAIN son of Late S. C. Jain

Amittal

S. C. Jain

For Galaxy Real Estate Developers & Builders (P) Ltd.

S. C. Jain
Director

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439654

9. Description of Property :

- | | | |
|-------------------------------------------------|---|---------------------------------|
| 1. Place | : | Singhpur Kachhar, Kanpur Nagar. |
| 2. Plot No. | : | Undivided part of azaai No. 858 |
| 3. Area of Land | : | 200 Sq. Yds. = 167.22 Sq. Mts. |
| 4. Width of Road | : | 60 ft. wide Road |
| 5. Covered Area | : | Nil |
| 6. Residential/Semi-Residential/Non-Residential | : | Residential |
| 7. House/ land/ Agriculture | : | Open Land |

Amittal

Seema Agarwal

For Sale, Real Estate Developers & Builders (P) Ltd

Singh
Guest for

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 5000

पाँच हजार रुपये

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FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439655

5

(There is no two side road neither park facing)

8. Boundaries of the property hereby Sold:-

North	:-	Arazi No. 659 & 660
South	:-	Arazi No. 657
East	:-	60 feet road
West	:-	Arazi No. 656

9. Details: Payment of Stamp :

1. District Magistrate Rate of : Rs. 5,000/- per Sq. Mts.
Land
2. Cost of Land : Rs. 8,36,100/-

Amittal

Seema Agarwal

Printed & Published by D. S. Bhatnagar & Co. (P) Ltd.

Director
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439656

3.	Total Cost of land	:	Rs. 8,36,100/-
4.	Agreement or prior Stamp Payment	:	Nil
5.	Total Stamp duty payable	:	Rs. 58,527/-
6.	Total Stamp duty Paid	:	Rs. 58,600/-

SALE-DEED

THIS DEED OF SALE is made of 26th day of July Two Thousand Eleven

Amittal

Seena Agarwal

For Sale: M/s. Estate Developers & Builders (P) Ltd.

[Signature]
Date: 26/7/11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 43985

7

BETWEEN

1. SRI ATUL MITTAL son of Sri Shiv Darshan Lal Agarwal and 2. SMT. SEEMA AGARWAL wife of Sri Atul Mittal both resident of 10/501 Allenganj, Kanpur Nagar. (here in after for the sake of brevity referred to as the 'First party/Sellers' of the One Part)

AND

M/S GALAXY REAL ESTATE DEVELOPERS AND BUILDERS (P) LTD., having their registered office at 111/98A, Ashok Nagar, Kanpur and corporate office at 819, 8th Floor, Kan Chambers, 14/113, Civil Lines, Kanpur through its Director SRI SANJAY KUMAR JAIN son of Late S. C. Jain (hereinafter for the sake of brevity referred to as the 'Second party/purchaser of the other part).

Atul Mittal

Seema Agarwal

Sanjay

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 439860

B

WHEREAS Arazl No. 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar, admeasuring 0.797 Hec. was purchased by First Party from Sri Jal Gopal, Sri Rajesh Vij and Sri Rajeev Vij vide sale deed dated 25/01/2002 which is registered In Book No. 1 Vol. No. 2047 on pages 377 to 404 at serial No. 263 on 25/01/2002 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS First Party got converted the nature of land use from Agriculture to Non-Agriculture through order dated 28/07/2005 U/s 143 UPZALR Act.

Amit

Scema Agarwal

For Civil/Real Estate Developers & P. Works (P) Ltd.

S.K.
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 470340

9

AND WHEREAS previously the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 admeasuring 13 Biswa 8 Biswansi and 658 admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi was owned by Sri Jhaboo son of Gaya Prasad.

AND WHEREAS Sri Jhaboo son of Gaya Prasad sold the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Niranjan Sharma vide sale deed dated 19/08/1969 which is

Amital

Seema Agarwal

FU Group Real Estate Developers & Builders (P) Ltd

S. K. Sharma
Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 470341

10

Registered in Book No. 1 Vol. No. 2660 on pages 174 to 177 at serial No. 2583 along with its duplicate No. 2584 on 19/08/1969 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS Sri Niranjan Sharma sold the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Jal Gopal, Sri Rajesh Vij and Sri Rajeev Vij vide sale deed dated 25/03/1982 which is registered in Book No. 1 Vol. No. 3750 on pages 378 to 382 at serial No. 4144 along with its duplicate Nos. 4145 and 4146 on 14/05/1982 at the office of Sub-Registrar, Kanpur Nagar.

Amittal

Seema Agarwal

For Galaxy Real Estate Developers & Builders (P) Ltd.

S.K. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000
पाँच हजार रुपये



Rs. 5000
FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

X 470339

11

AND WHEREAS the property aforementioned is free from all encumbrances and charges and the first party is not restrained to enter into any agreement or transfer the property by any Court or Competent Authority nor there is any charge lien or it is attached to any judicial or non-judicial proceedings.

AND WHEREAS the first party/ Vendors are in need of money and they decided to sell their property under reference and the Purchaser/second party offered to pay Rs. 2,00,000/- (Rupees Two Lacs Only) for the same. The amount offered by Purchaser/ Second Party is most reasonable and no other is agree to pay more price in the present

Amittal

Seema Agarwal

For Guar. Real Estate Dev. Corp. & Builders (P) Ltd

S. P. Singh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

उत्तर प्रदेश UTTAR PRADESH

U 140208

12

situation and the first party/ Vendors agreed to sell the property on the said sale consideration. The first party/Vendors are alone and exclusive owners of the property contracted for sale. No other person is/are owner/s in the said property in any manner what so ever.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 2,00,000/- (Rupees Two Lacs Only) paid by the purchaser/second party to the Vendors/ first party as per details given at the foot of this deed receipt where of the Vendors/first party do hereby admit and acknowledge, the Vendors/first party hereby convey, transfer and sell to purchaser, undivided portion of arazi No. 658, Village Singhpur Kachhar, Kanpur

Amrit

Seema Agarwal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

U 140209

13

Nagar, admeasuring 200 Sq. Yds. detailed and bounded at the foot of this deed with all easements and appurtenances available to the Vendors/first party.

2. TO HAVE and TO HOLD the same UNTO the Vendee is absolute owners of the property free from all encumbrances.

3. That the Vendors/first party hereby covenant with the purchaser that the purchaser may at all times here in after possess and enjoy the said property hereby sold and conveyed to her without any obstruction or hindrance from the side of the Vendors or any person claiming under or through her or anybody else.

Amittal

Seema Agarwal

For the Prop. Real Estate Dealers & Endors (P) Ltd.

Sykar
Director



उत्तर प्रदेश UTTAR PRADESH

U 140210

14

4. That the Vendors/first party are not in any manner prohibited by any court of law or revenue or other authorities from selling/transferring the said property, nor it is under any scheme of acquisition. The property is free from all encumbrances, lien and charges and the Vendors/ first party have full right to sell and transfer the same. The Vendors/ first party alone are the owners of the property hereby sold and there is no one else to claim any right, title or interest in the demised property. In case anything contrary to above is found the Vendors/ first party hereby undertakes to keep the purchaser/second party duly indemnified against all losses etc.

Amittal

Seema Agarwal

1.1.2014 Real Estate Consultants & Brokers (P) Ltd.

S/K

भारतीय गैर न्यायिक
भारत INDIA

7 JUL 2011

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

P 872563

15

suffered or incurred by it. Any liabilities or dues of any department prior to the date of this deed shall be the sole responsibility of the Vendors/first party to pay with which purchaser/second party have nothing to do nor are it responsible in any manner what so ever.

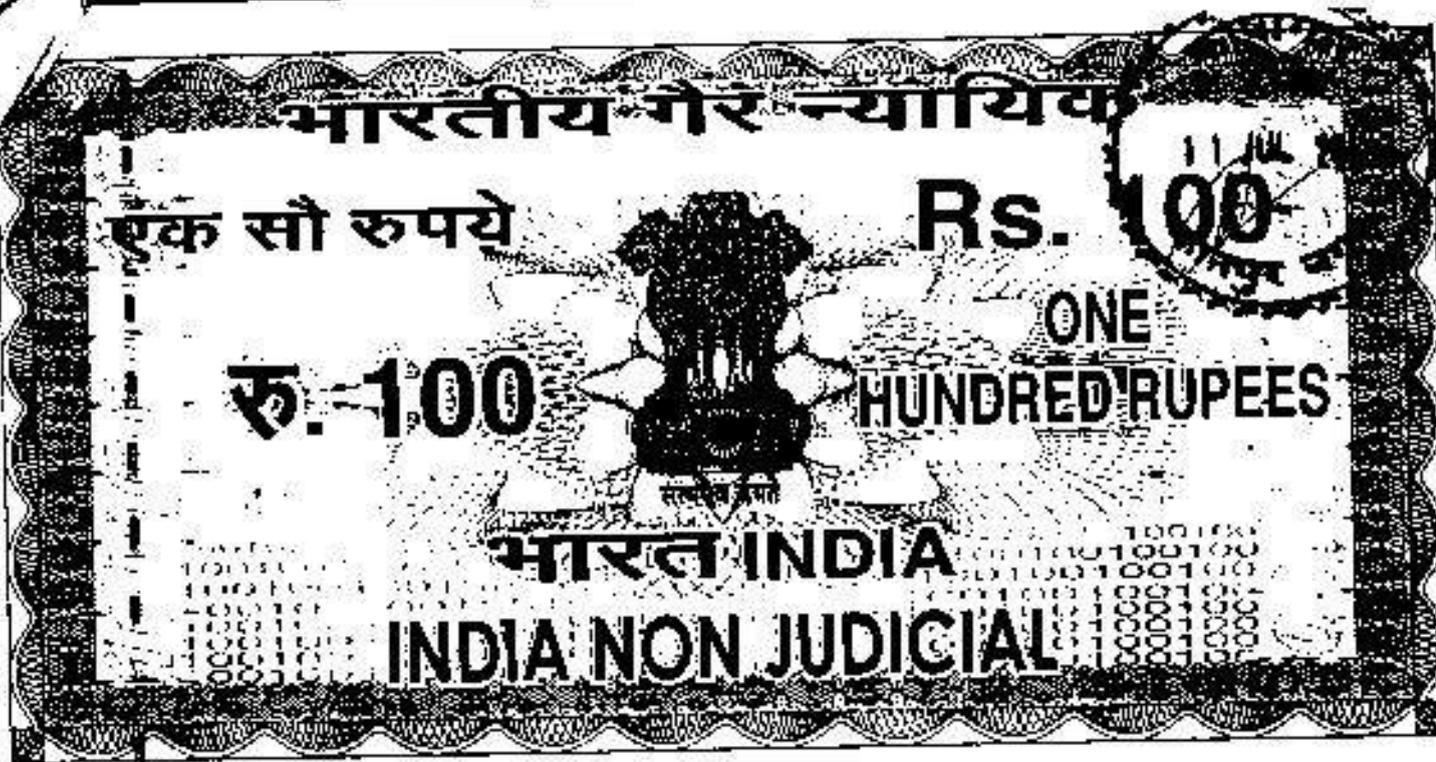
5. That the Vendors/ first party and all persons claiming through her shall at the request and cost of the Purchaser/second party do and execute all such acts and deeds as may be reasonably required for more effectively securing the property hereby sold the Vendee/Second party.

A Mittal

Seema Agarwal

... & Sukt's (P) Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

AU 516704

16

6. That the Vendors/ first party has handed over vacant and peaceful possession of the said property to the Vendee / Purchaser/ second party and the vendee is now the full and absolute owner of the same with all rights and title in respect thereof. The Vendee is authorised and empowered to get its name mutated in the relevant records of Municipal Authorities and other records as owner of the said property at its own expenses. If required the Vendors shall furnish in writing to the competent Authority in favour of purchaser/second party. The Vendee/second party shall be entitled to sell, mortgage or assign or otherwise deal with the property hereby sold as absolute owner thereof and the Vendors/ first party have no objection of any sort in respect thereof.

Amit

Seema Agarwal

5/12

क्रमांक 0..... वि०.....
 नाम.....
 पिता/पति.....
 पत्नी.....
 पता.....

23/07/11

6 JUL 2011

श्री राम कटियार स्टाम्प विक्रेता
 सिविल कोर्ट, कानपुर नगर
 लाइसेंस नं०-72/81

विक्रय पत्र

200,000.00/ 837,000.00

10,000.00

50 10,050.00 2,500

प्रतिफल शालियत
 श्री/श्रीमती अनुसुत मित्तल
 पुत्र/पत्नी श्री शिवदर्शन लाल अग्रवाल

किस प्रतिष्ठी बकत व प्रति भुक्त योग शक लगभग

पेशा व्यापार
 विक्री न्यारी 10/501 ऐलनगंज कानपुर
 अस्थायी पत्र



बं बत नेत्रपत्र इन कर्तव्य मे दिनांक 27/7/2011 समय 1:17PM
 एवं निवेदन हेतु पेश किया।

मानवेन्द्र शास्त्री
 उप निबन्धक (जोन-2)
 कानपुर नगर।
 27/7/2011

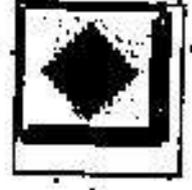
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विक्रेता
 श्री/श्रीमती अनुसुत मित्तल
 पुत्र/पत्नी श्री शिवदर्शन लाल अग्रवाल
 पेशा व्यापार
 निवासी 10/501 ऐलनगंज कानपुर

क्रेता
 श्री/श्रीमती मेसर्स गैलेक्सी रियल इस्टेट कोएण्ड
 प्रिजिडेंट द्वारा संजयकुमारजीन
 पुत्र/पत्नी श्री स्व०एस०सी०जेन
 पेशा व्यापार
 निवासी 111/98ए अशोक नगर कानपुर



श्री/श्रीमती सीमा अग्रवाल
 पुत्र/पत्नी श्री अनुसुत मित्तल
 पेशा गृहिणी
 निवासी 10/501 ऐलनगंज कानपुर



7. That the stamp duty, registration charges and all other expenses and contingencies about the sale deed is borne and paid by the purchaser/second party only.

Mode of Payment of Total Sale Consideration Rs 2,00,000/-

1. Rs. 2,00,000/- paid cash on deferent dates

Finger Prints of Seller Sri Atul Mittal PAN No. ADJPM2343N

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Atul Mittal

Seema Agarwal

न सिम्पलन कर्रर किया।

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ररर ररररररर (ररर-र)
ररररर रररर
27/7/2011

Finger Prints of Seller Smt. Seema Agarwal PAN NO. ADZPA0443P

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Finger Prints of Purchaser Sri Sanjay Kumar Jain (PAN No. AACCG5726G)

Right :

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Amit Patel

Seema Agarwal

Shree Real Estate Consultants & Builders (P) Ltd.

S. Patel
Director

चिक्रेला

Registration No. 3827

Year 2011

Book No

0101 अनुल मिशाल

शिवदाहन लाल अग्रवाल
10/501 ऐलनगंज कानपुर
व्यापार



0102 सीमा अग्रवाल

अमल मिशाल
10/501 ऐलनगंज कानपुर
गृहिणी



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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above mentioned.

WITNESSES

1. Swadesh Chaurasia
Ad

Arvind
Sume Agarwal
First party / Vendors

2. *Srijay Dubey*
Ad

For Galaxy Real Estate Developers & Builders (P) Ltd.

S. K. Singh
Director
Second party / Vendee

Drafted by me & typed In my Office.

(BHARAT BHATNAGAR)

ADVOCATE

B. M. W.

केला

Registration No. : 3827

Year: 2011

Book No.

0201 मंसर्षी गैलेक्सी रिचल इस्टेट डेव्हलपमेंट विलिग्वारा संजयकुमार
रवणसोनी
11/98ए अगोफ नगर फलपुर्
व्यापार



SELLER

I. Mr. Atul Mittal S/o
Mr. Shiv Darshan Lal

Atul Mittal

I. Mrs. Seema Agrawal
W/o Mr. Atul Mittal

Seema Agrawal

PURCHASER

I. GALAXY REAL ESTATE
DEVELOPERS AND
BUILDERS PVT. LTD.

THROUGH DIRECTOR *SJK*
SANJAY KUMAR JAIN

Arazi no. 657

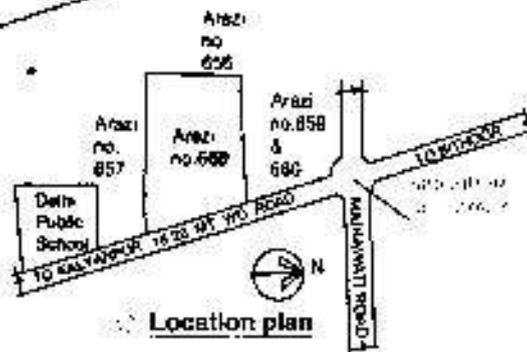
Arazi no. 658
& 660

18.28 MT. WD. ROAD



ARAZI NO. 658

SINGHPUR KACHHAR
KANPUR NAGAR
UNDIVIDED SHARE
OF LAND = 209 SQ. YDS



Seema Agrawal

आज दिनांक 27/07/2011 को

वही सं. 1 जिल्द सं. 5000

पृष्ठ सं. 233 से 274 पर क्रमांक 3827

रजिस्ट्रीकृत किया गया।

Manendra

मानदेन्द्र शास्त्री

उप निबन्धक (जोन-2)

कानपुर नगर।

27/7/2011





~~Amittel~~
Sena Agarwal

S/2000