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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

द्विंश हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

उत्तर प्रदेश UTTAR PRADESH

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SALE DEEDDETAILS OF DOCUMENT

01. TYPE OF LAND : Agriculture.
02. WARD/ PARGANA : Daurala.
03. MOHALLA/VILLAGE : Sivaya Jamaullahpur.
04. DETAILS OF PROPERTY : All that Khasra Nos. 708
area 0.0630 hectare & 709 area 0.1260 hectare & 710 area
0.0760 hectare & 711 area 0.0510 hectare, total nos. of Khasra
4 and total area of land 0.3160 hectare, situated at Village Sivaya
Jamaullahpur, Pargana Daurala, Tehsil Sardhana, District Meerut.
05. UNIT OF MEASURE : Hectare.
06. AREA OF PROPERTY : 0.3160 Hectare.
07. POSITION OF ROAD : N.A.
08. OTHER DETAILS : N.A.
(9 Meter Road/Corner)
09. TYPE OF PROPERTY : Agriculture.

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10.	TOTAL AREA OF PROPERTY	:	0.3160 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 SAHKARI AVAS SAMITI	:	N.A.
18.	CONSIDERATION AMOUNT	:	Rs. 22,12,000/-.
19.	Circle Rate According Rate List	:	Rs. 75,00,000/- per hectare.
20.	Number of Seller	:	Three
	Number of Purchaser	:	One.

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Sale Deed Rs. : 22,12,000/-.

Market Value Rs. : 23,70,000/-.

Total Stamp duty payable on this sale deed is Rs. 1,65,900/-, out of which the stamp duty of Rs. 44,500/- was paid on the agreement dated 31.05.2011 and after deducting the said stamp duty under Article 5-B, the remaining stamp duty of Rs. 1,21,500/- is hereby paid on this sale deed including the stamp duty under Article 5-C.

THIS SALE DEED is made at Meerut on 03rd day of November 2011.

BETWEEN

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अनन्दा (नरेश)

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Shri Gaj Raj Singh & Shri Satpal Singh both sons of Shri Chaman Singh & Shri Krishan Pal S/o Ram Sharan, a/c r/o Village Sivaya Jamaullahpur, Pargana Dauraia, Tehsil Sardhana, District Meerut hereinafter referred to as the "Vendors", 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 Srishti Promoters Pvt. Ltd., through its Director Shri Ashish Gupta S/o Shri D.K. Gupta, R/o A-3, Shastri Nagar, Meerut, 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

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25/04/17

Signature





उत्तर प्रदेश UTTAR PRADESH

transferable rights of all that Khasra Nos. 708 area 0.0630 hectare & 709 area 0.1260 hectare & 710 area 0.0760 hectare & 711 area 0.0510 hectare, total nos. of Khasra 4 and total area of land 0.3160 hectare, situated at Village Sivaya Jamauliahpur, Pargana Dauraia, Tehsil Sardhana, 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 Vendors only.

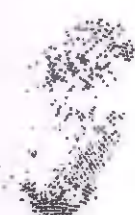
AND WHEREAS the said land is free from all kind of encumbrances and lien of every kind upto this day and there is no charge or mortgage against the said land and there is no litigation is pending against the said land in any Court or Office.

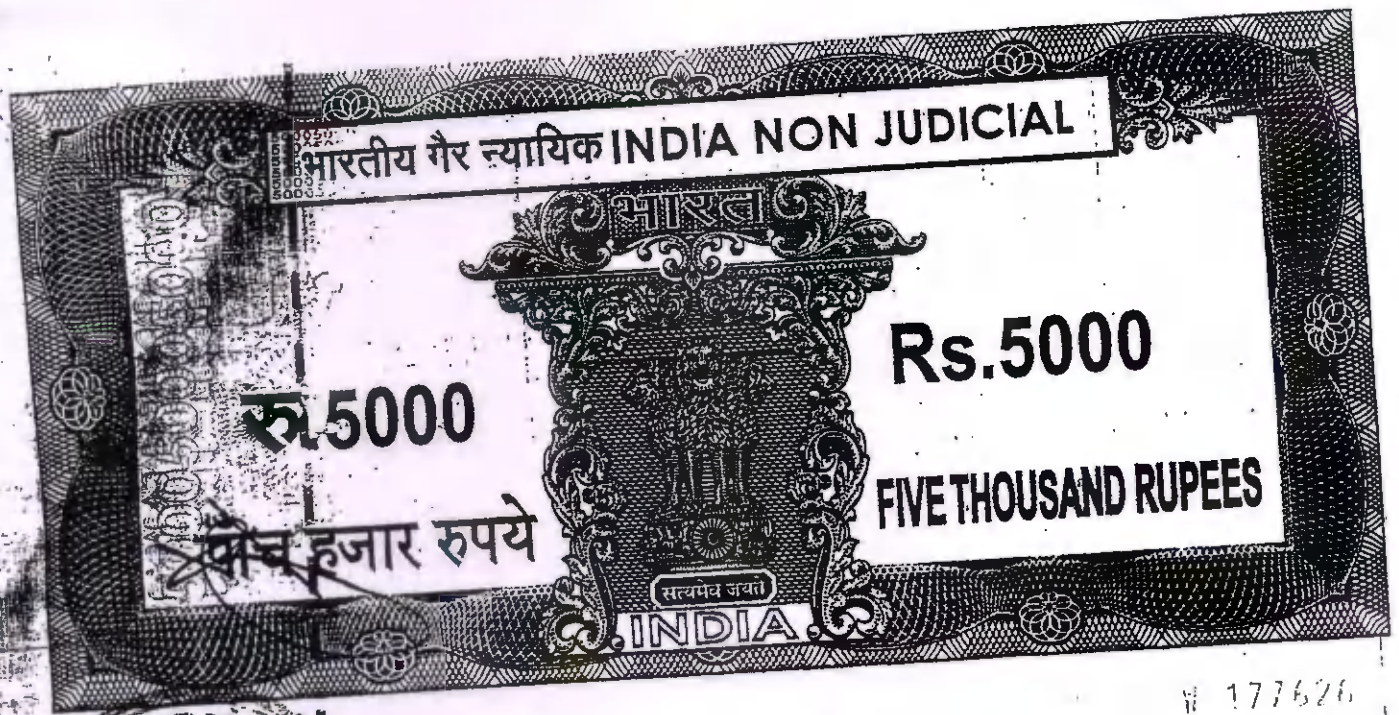
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AND WHEREAS the Vendors assured the Vendee that the Vendors have full rights and powers to transfer the same in all respect.

AND WHEREAS a agreement to sell dated 31.05.2011 was executed by the Vendors in favour of the Vendee which was registered in Book No. 1, Volume 3385 on pages 253/276 on Serial No. 7855 on dated 31.05.2011 in the Office of Sub Registrar Sardhana, District Meerut, In pursuance of that agreement this sale deed is hereby executed in favour of the Vendee.

AND WHEREAS the cost of the land is settled between the Vendor and Vendee is Rs. 22,12,000/- (Rupees Twenty two lacs twelve thousand only), which is the correct market value of the said land.

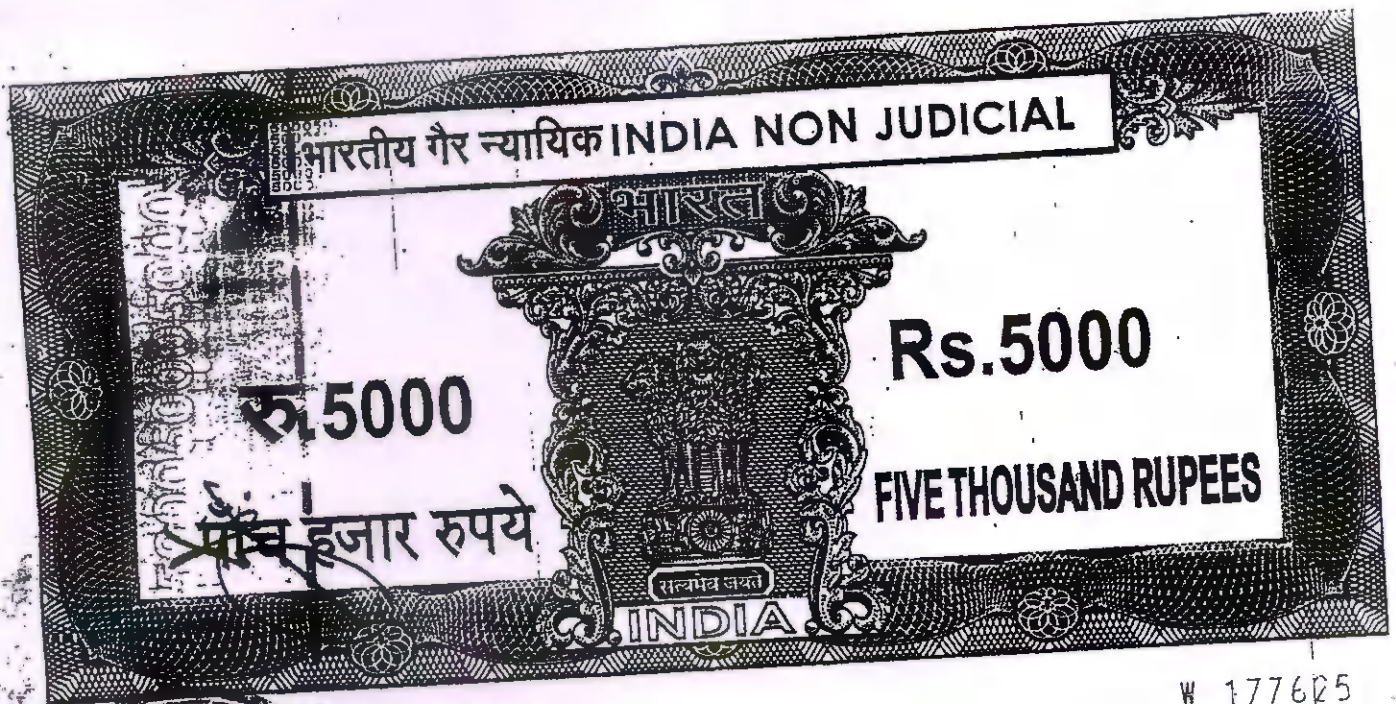
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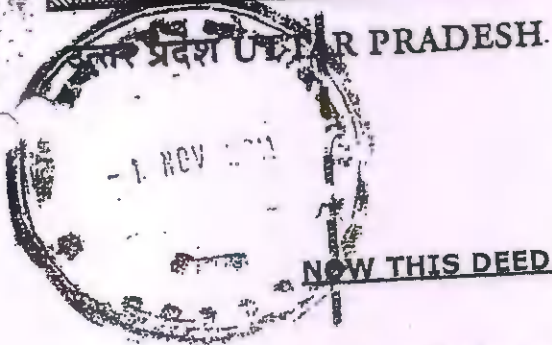
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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 22,12,000/- (Rupees Twenty two lacs twelve thousand only), which is paid by the Vendee to the Vendors as per details given hereunder, the Vendors hereby transfer and convey all that Khasra Nos. 708 area 0.0630 hectare & 709 area 0.1260 hectare & 710 area 0.0760 hectare & 711 area 0.0510 hectare, total nos. of Khasra 4 and total area of land 0.3160 hectare, situated at Village Sivaya Jamaullahpur, Pargana Daurala, Tehsil Sardhana, 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.

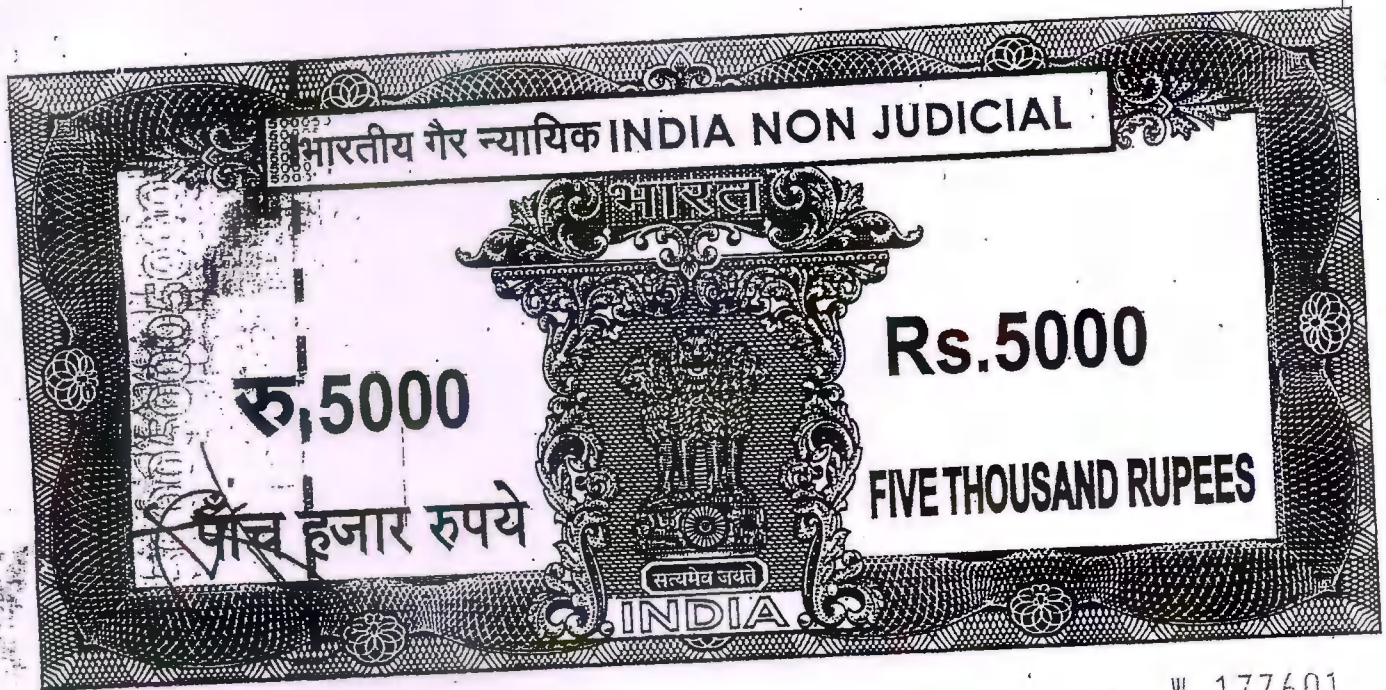
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3. That the Vendee shall be entitled to get their name mutated in the revenue record, as per their sweet will and the Vendors shall be bound to submit their consent for all the mutation purposes.

4. That the said land is a agriculture land and recorded as agriculture in all revenue record and on the spot the said land is a agriculture 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 Vendors 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

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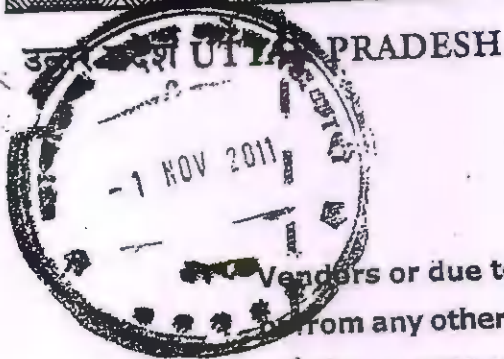


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Vendors or due to any claim or charge or demand by the Vendors from any other person or persons claiming under it whomsoever, whole or any part of the property sold, shall pass out from the ownership and possession of the Vendee or the Vendee will be deprived of the ownership of the said property due to any defect of title, the Vendee will be entitled to recover said proceeds along with all losses and damages through court of law from the properties moveable and immovable of the Vendors at the cost and risk of the Vendors.

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 Vendors and the Vendee hereinbefore, use shall include their respective heirs legal representative, successors transferees and assignees.

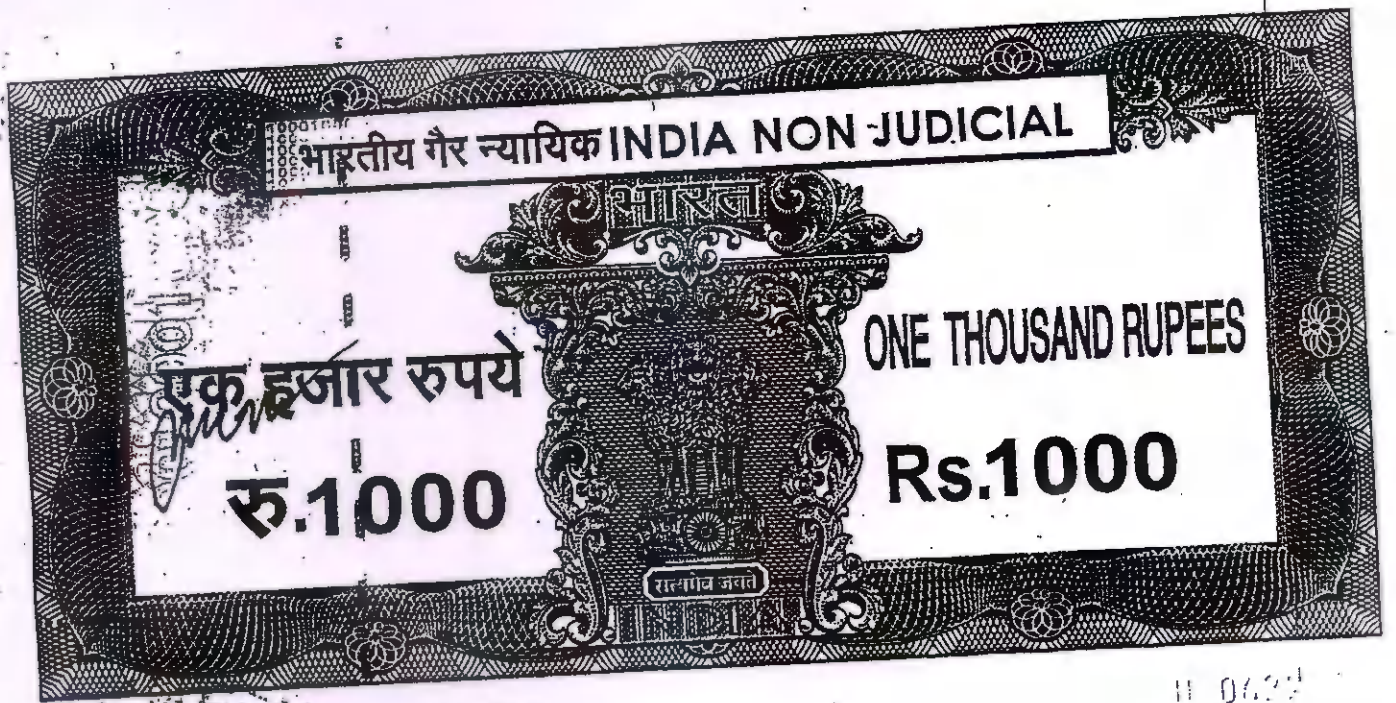
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IN WITNESS WHEREOF, the Parties hereto have set their hands and seal to these presents on the day, month & year first above written, and in the presence of the following witnesses:

DETAIL OF PAYMENT :

1. Received Rs. 9,50,000/- (Rupees Nine lacs fifty thousand only) vide Cheque Nos. 525578 dated 18.05.2011 & 525577 dated 18.05.2011 & 525575 dated 18.05.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut, through registered agreement dated 31.05.2011.
2. Received Rs. 45,500/- (Rupees Forty five thousand five hundred only) through cheque no. 044905 dated 31.10.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
3. Received Rs. 45,500/- (Rupees Forty five thousand five hundred only) through cheque no. 044906 dated 31.10.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

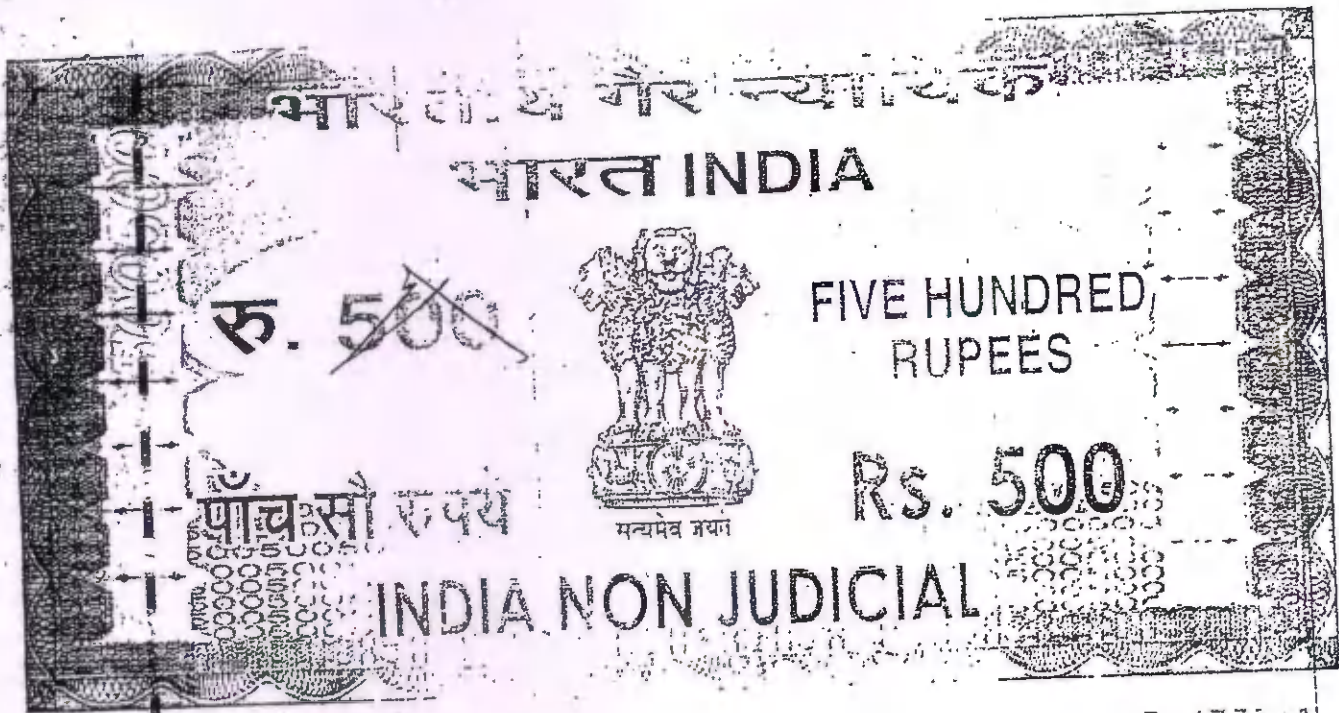
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4. Received Rs. 5,00,000/- (Rupees Five lacs only) through cheque no. 044907 dated 31.10.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
 5. Received Rs. 6,71,000/- (Rupees Six lacs seventy thousand only) through cheque no. 044908 dated 31.10.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
- TOTAL CONSIDERATION RS. 22,12,000/-.**

OTHER DETAILS :

1. That the land sold through this sale deed is a agricultural land.
2. That the Circle rate of said Land is fixed by Collector, Meerut as per Rate List Serial No. 32-A is Rs. 75,00,000/- per hectare.

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

First Party's Name and Address :- Shri Gaj Raj Singh S/o Shri Chaman Singh, R/o Village Sivaya Jamaullahpur, Pargana Daurala, Tehsil Sardhana, District Meerut.

Left Hand Finger :

Right Hand Finger :

First Party's Name and Address :- Shri Satpai Singh, S/o Shri Chaman Singh, R/o Village Sivaya Jamaullahpur, Pargana Daurala, Tehsil Sardhana, District Meerut.

Left Hand Finger :

Right Hand Finger :

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First Party's Name and Address :- Shri Krishan Pai S/o Ram Sharan,
R/o Viillage Sivaya Jamaullahpur, Pargana Daurala, Tehsil
Sardhana, District Meerut

Left Hand Finge.

Right Hand Finger :

Second Party's Name and Address :- M/s Srishti Promoters Pvt. Ltd.,
through its director Shri Ashish Gupta S/o Shri D.K. Gupta, R/o A-
3, Shastri Nagar, Meerut.

Left Hand Finger :

Right Hand Finger :

श्री कृष्ण पाय

श्री अशिश गुप्ता

श्री अशिश गुप्ता

श्री अशिश गुप्ता

11/12/87
(Gaj Raj Singh)
First Party

Witness No. 1 :

[Signature]
बिरेन्द्र शर्मा
प्रा. (म. बाला) (मे 26)

[Signature]
(Sat Pal Singh)
First Party

[Signature]
(Krishan Pal)
First Party

Witness No. 2 :

[Signature]
B-R-mishra
Shashi S. Mishra
R/o 159/10, Shastri Nagar
Meerut

[Signature]
(Ashish Gupta)
Director

M/s Srishti Promoters Pvt. Ltd.
Second Party



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

[Signature]

आज दिनांक 03/11/2011 को

वही सं. 1 जिल्द सं. 3679

पृष्ठ सं. 277 से 304 पृ. क्रमांक 16078

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकारी के हस्ताक्षर

कृष्ण कुमार यादव

उप निबन्धक सरधना

3/11/2011

