



उत्तर प्रदेश UTTAR PRADESH

B 533412

SALE DEED

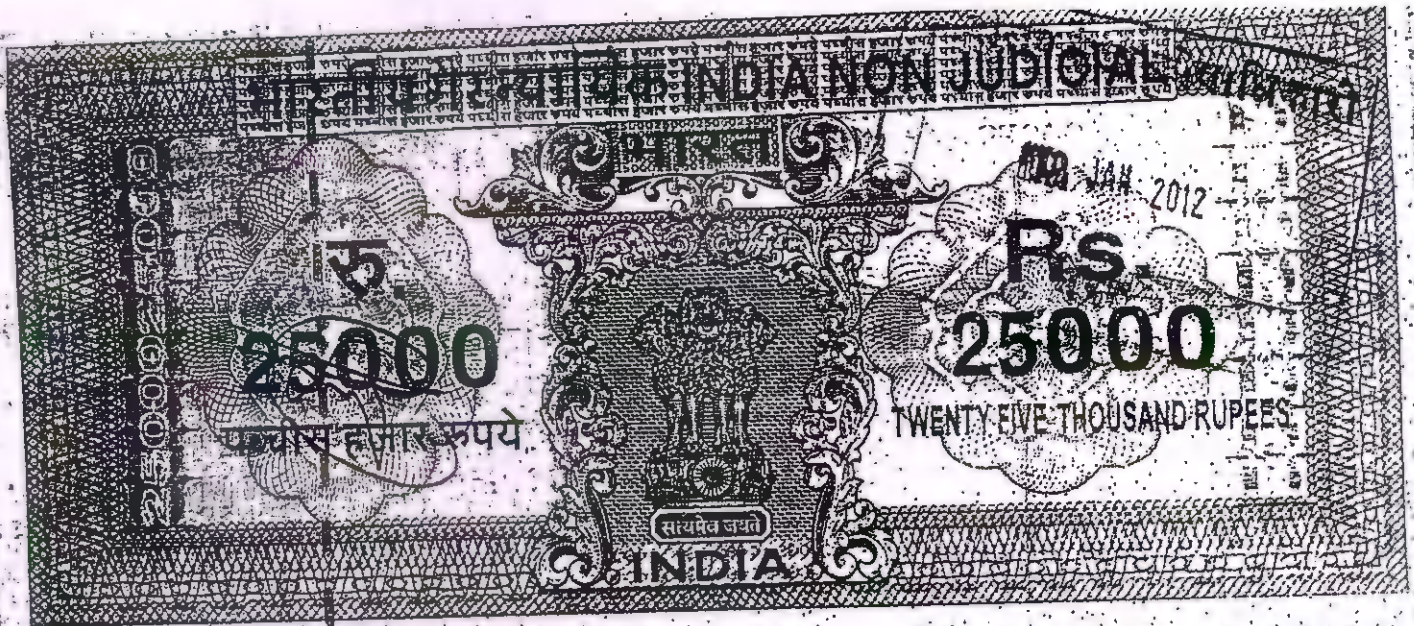
DETAILS OF DOCUMENT

01. TYPE OF LAND : Agriculture.
02. WARD/ PARGANA : Daurāia.
03. MOHALLA/VILLAGE : Sivaya Jamāullahpur.
04. DETAILS OF PROPERTY : All that 1/3 share in Khasra Nos. 570M area 0.3900 hectare, 571 area 0.0280 hectare, 572 area 0.1260 hectare, 573 area 0.3290 hectare, 574 area 0.2530 hectare, 575 area 0.1070 hectare, 576 area 0.1010 hectare, 577 area 0.1320 hectare, 578 area 0.1390 hectare, 579 area 0.0130 hectare, 580 area 0.1900 hectare, 581 area 0.3540 hectare, 582 area 0.0630 hectare, 583 area 0.0630 hectare, total nos. of Khasra 14 and total area of land 2.2880 hectare land, share area 0.7627 hectare through Khata Khautani No.00081 and whole khasra no.586 total area 0.0250 hectare though Khata

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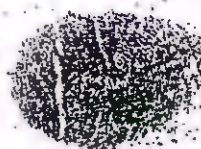
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Khautani no.00340 now total sold through this sale deed 0.7877 hectare land, situated at Villiage Siwaya Jamaullahpur, Pargana Daurala, Tehsli Sardhana, District Meerut.

05. UNIT OF MEASURE	:	Hectare.
06. AREA OF PROPERTY	:	0.7877 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	:	0.7877 Hectare.
11. TOTAL COVERED AREA	:	N.A.
12. STATUS - Finished/Unfinished/ Other	:	N.A.
13. VALUATION OF TREES	:	10 Trees of Mango, below 10 years.

25000 7877 - 25000 7877

Signature





उत्तर प्रदेश UTTAR PRADESH

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|---|---|---------------------------------|
| 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. 55,15,000/- |
| 19. Circle Rate According Rate List | : | Rs. 75,00,000/-
per hectare. |
| 20. Number of Seiler | : | Two. |
| Number of Purchaser | : | One. |

Sale Deed Rs. : 55,15,000/-

Market Value Rs. : 59,30,000/-

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महेश चंद्र

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उत्तर प्रदेश UTTAR PRADESH

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Total Stamp duty payable on this sale deed is Rs. 4,15,100/-, out of which the stamp duty of Rs. 1,10,500/- 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. 3,05,000/- is hereby paid on this sale deed including the stamp duty under Article 5-C:

THIS SALE DEED is made at Meerut on 31..... day of *March* 2012.

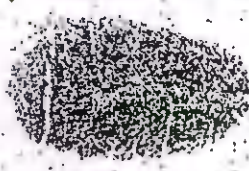
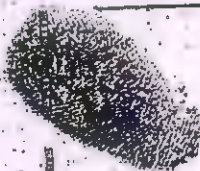
BETWEEN

Shri Gaj Raj Singh & Shri Satpal Singh both sons of Shri Chaman Singh & Shri Satpal Singh S/o Shri Chaman Singh, all r/o Village Sivaya Jamaullahpur, Pargana Daurala, 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

Gaj Raj Singh

Satpal Singh

Rupali





उत्तर प्रदेश UTTAR PRADESH

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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 are the absolute owner and bhumidhar with transferable rights of all that that 1/3 share in Khasra Nos. 570M area 0.3900 hectare, 571 area 0.0280 hectare, 572 area 0.1260 hectare, 573 area 0.3290 hectare, 574 area 0.2530 hectare, 575 area 0.1070 hectare, 576 area 0.1010 hectare, 577 area 0.1320 hectare, 578 area 0.1390 hectare, 579 area 0.0130 hectare, 580 area 0.1900 hectare, 581 area 0.3540 hectare, 582

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उत्तर प्रदेश UTTAR PRADESH

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area 0.0630 hectare, 583 area 0.0630 hectare, total nos. of Khasra 14 and total area of land 2.2880 hectare land, share area 0.7627 hectare through Khata Khautani No.00081 and whole Khasra no.586 total area 0.0250 hectare though Khata Khautani no.00340 now total area sold through this sale deed 0.7877 hectare land, situated at Village Sivaya Jamaullahpur, Pargana Daurala, Tehsil Sardhana, District Meerut.

AND WHEREAS the Vendors are 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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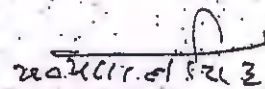
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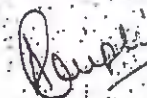
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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in consideration of the sum of Rs. 55,15,000/- (Rupees Fifty five lacs fifteen thousand only), which is paid by the Vendee to the Vendors as per details given hereunder, the Vendors hereby transfer and convey all that 1/3 share in Khasra Nos. 570M area 0.3900 hectare, 571 area 0.0280 hectare, 572 area 0.1260 hectare, 573 area 0.3290 hectare, 574 area 0.2530 hectare, 575 area 0.1070 hectare, 576 area 0.1010 hectare, 577 area 0.1320 hectare, 578 area 0.1390 hectare, 579 area 0.0130 hectare, 580 area 0.1900 hectare, 581 area 0.3540 hectare, 582 area 0.0630 hectare, 583 area 0.0630 hectare, total nos. of Khasra 14 and total area of land 2.2880 hectare land, share area 0.7627 hectare through Khata Khautani No.00081 and whole khasra no.586 total area 0.0250 hectare though Khata Khautani







People



उत्तर प्रदेश UTTAR PRADESH

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agriculture but now that is sold for other than agriculture purpose.

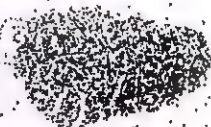
5. That all the taxes till the date of this sale deed shall be paid and clear by the Vendors only and from the date of this sale deed all the taxes shall be paid by the Vendee only.

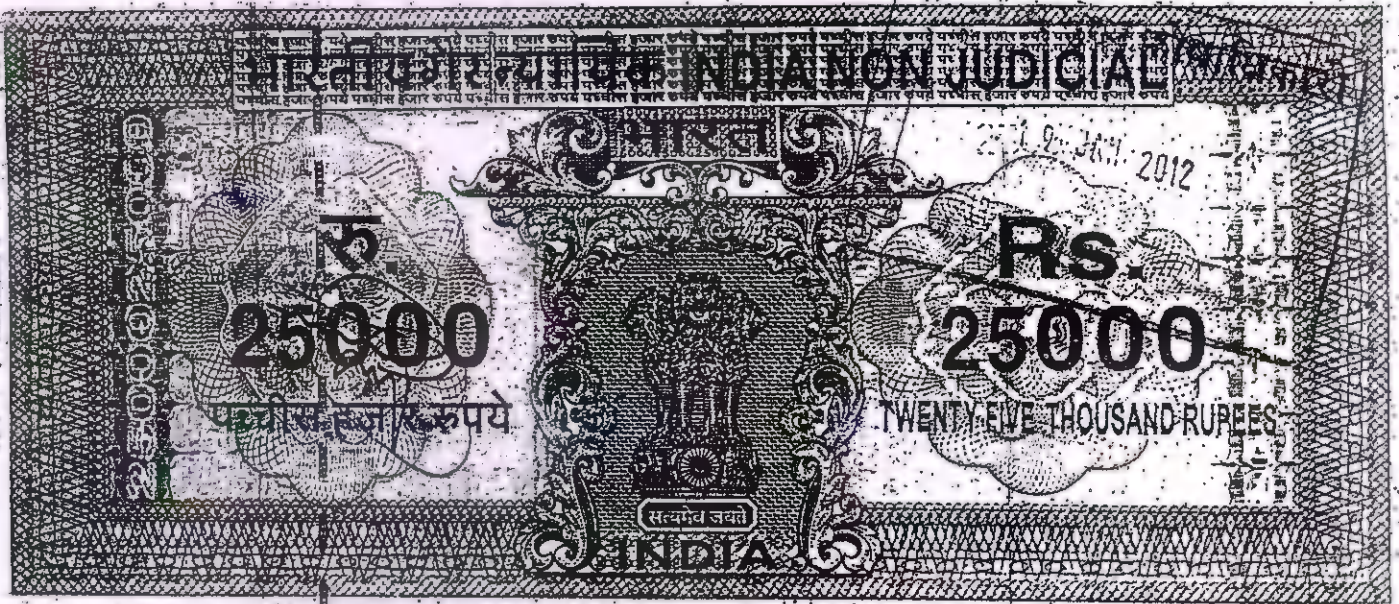
6. That if in future, due to any flaw or blemish in the title of the Vendors or due to any claim or charge or demand by the Vendors or from any other person or persons claiming under it whomsoever, whole or any part of the property sold, shall pass out from the ownership and possession of the Vendee 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

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from the properties moveable and immovable of the Vendors at the cost and risk of the Vendors.

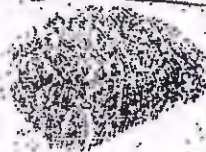
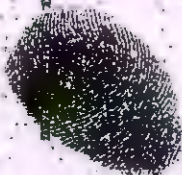
7. PROVIDED ALWAYS and it is hereby agreed that whenever such as interpretation would be requisite to give fullest possible scope and effect to the covenants herein contained, the expression the Vendors and the Vendee hereinbefore, use shall include their respective heirs legal representative, successors transferees and assigness.

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,

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उत्तर प्रदेश UTTAR PRADESH

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DETAIL OF PAYMENT :

1. Received Rs. 3,50,000/- (Rupees Three lacs fifty thousand only) through cheque nos. 525576 & 525581, dated 18.05.2011 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut on agreement dated 31.05.2011.
2. Received Rs. 10,00,000/- (Rupees Ten lacs only) through cheque no. 044938 dated 23.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
3. Received Rs. 14,95,000/- (Rupees Fourteen lacs ninety five thousand only) through cheque no. 044941 dated 30.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.
4. Received Rs. 14,95,000/- (Rupees Fourteen lacs ninety five thousand only) through cheque no. 044940 dated 30.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

ज. न. क. म. लि.

महाराष्ट्र

Boyer



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

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5. Received Rs. 10,00,000/- (Rupees Ten lacs only) through cheque no. 044937 dated 23.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

6. Received Rs. 1,75,000/- (Rupees One lac seventy five thousand only) through cheque no. 044939 dated 30.01.2012 drawn on Union Bank of India, Main Branch, Begum Bridge, Meerut.

TOTAL CONSIDERATION RS. 55,15,000/-.

OTHER DETAILS :

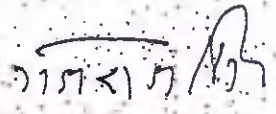
1. That the land sold through this sale deed is a agriculture land.
2. That the Circle rate of said Land is fixed by Collector, Meerut as per Rate List Serial No. 32-A is Rs. 75,00,000/- per Hectare.

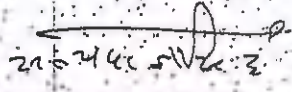
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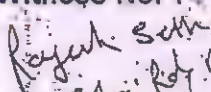
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3. That there are ten mango trees whose expected age is below 10 years and whose valuation include in the market value.

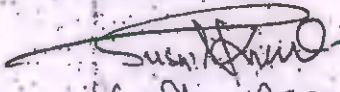

(Gaj Raj Singh)
First Party

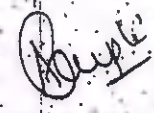

(Sat Pal Singh)
First Party

Witness No. 1


Rajesh Sethi
61, Shri. K. P. M. S.

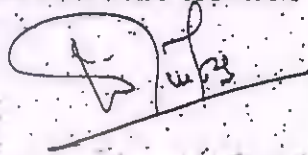
Witness No. 2 :


Ashish Gupta
61, Shri. K. P. M. S.


(Ashish Gupta)
Director


M/s Srishti Promoters Pvt. Ltd.
Second Party

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



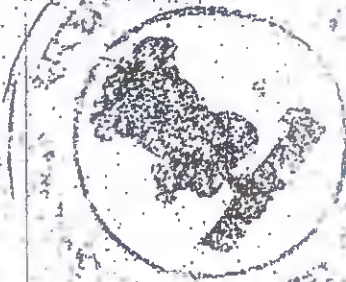
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आज दिनांक 18/06/2012 को

वहां से 1 जिल्द सं 4428

पृष्ठ सं 193 से 220 पर कमांक 9325

रजिस्ट्रीकरण किया गया



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

कृष्ण कुमार यादव
उप निबन्धक सरधना

18/6/2012