

6833/12



उत्तर प्रदेश UTTAR PRADESH

C 077

दिनेश कुमार वर्मा



For K



For BISHAB BUILDWELL
Partner

DESCRIPTION OF SALE DEED

- | | |
|----------------------|--------------------------------------|
| 01. Type of property | Open land |
| 02. Ward & Distt. | Rural Land |
| 03. Property No. | Khasra No. 72 (Part), Khata No. 129 |
| 04. Add. Of Property | Mauja Chamarauli Teh. & Distt. Agra. |
| 05. Land Area | 0.2412 Hect. |

K.O.F.
अग्र
N1
08.1.2013

For Kaveri Housh



For BISHAB BUILDWELL

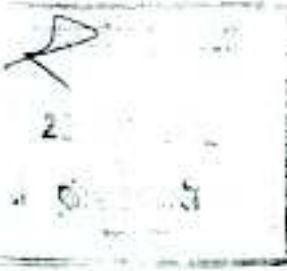


Partner



उत्तर प्रदेश UTTAR PRADESH

C 07769



-2-

06. Location of Road	80 ft. Road
07. Circle Rate of Land	2,00,00,000/- Per Hectare
08. Value as per Circle Rate	48,24,000/-
09. Sale Consideration	75,00,000/-
10. Stamp Paid	5,25,000/-

For Kaveri Housing Pvt. Ltd.



[Handwritten signature]
Director

For BISHAB BUILDWELL

[Handwritten signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

C 077698

-3-

DESCRIPTION OF PROPERTY HEREBY SOLD

One Khasra No. land bearing No. 72 (Part), Khata No. 129, 0.2412 Hectare at Mauja Chamarauli, Teh. & Dist. Agra.

This land is totally agriculture land and the declaration of 143 has not till today

For Kaveri Housing P. Ltd.



Director

For BISHAB BUILDWELL

[Signature]
Partner



उत्तर प्रदेश UTTAR PRADESH

C 07769

BOUNDED AS UNDER

East -	Other's Property (Part of Khasra No. 72)
West -	Road
North -	Other's Property
South -	Road

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

C 077700

-5-

SALE DEED

T-5 DEED OF SALE executed on this 25th day of October 2012 between M/s KAVERI HOUSING (P) LTD. Agra a Company incorporated under the provisions of Indian Companies Act 1956, having its registered office at 57/2, Kaveri Centre, Sanjay Palace, Agra (PAN-AABCK2388P) through its Director Mr. Vikas Fauzdar S/o Shri J. S. Fauzdar R/o 56, Allora Enclave, Dayal Bagh, Agra.

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

C 077701



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(Hereinafter called the VENDOR-FIRST PARTY which expression shall mean and include its successor in interest, Administrator and Assigns) on the terms set forth hereunder:-

AND

BIBHAB BUILDWELL, a Partnership firm having its office at 85, Bibhab Trade Centre, Bye Pass Road,

For Kaveri Housing Pvt. Ltd.



Director

For BIBHAB BUILDWELL

[Signature]
Partner





उत्तर प्रदेश UTTAR PRADESH

C 077702



-7-

Agra Through it partner Shri Sumeet Gupta S/o Shri Suresh Chandra Gupta R/o 49-50, Surya Nagar, Agra, (Hereinafter called the VENDEE-SECOND PARTY which expression shall mean and include its successor in interest, Administrator and Assigns) on the terms set forth:-

For Kaveri Housing Pvt. Ltd.



For BISHAB BUILDWELL

[Signature]
Partner





रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

C 077703

सत्येन्द्र पाल

22 OCT 2012

सौशाधिकारी

आगरा

-8-

(i) Whereas Smt. Hardevi W/o Late Shri. Gaya Prasad R/o village Chamrauli Agra, was absolute owner in possession of $\frac{1}{2}$ Part of land of Khasra No. 72 measuring 1 Bigha, 10 Biswa & 11 Biswasi and

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB SUILDWELL

Partner





उत्तर प्रदेश UTTAR PRADESH

C 077704



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Shri Raju S/o Shri Rambabu R/o Mauja Chamrauli, Agra was also absolute owner in possession of Remaining % part of land -1 Bigha, 10 Biswa & 11 Biswani - out of land having total area of 3 Bigha, 1 Biswa & 2 Biswani at Mauja Chamarauli, Teh & Distt. Agra.

For Kaveri Housing Pvt. Ltd.



For BISHAB BUILDWELL

Partner





उत्तर प्रदेश UTTAR PRADESH

C 077705



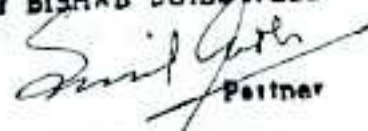
-10-

(ii) Whereas Shri Raju s/o Shri Rambabu R/o Mauja Chamrauli, Agra sold his above share of land measuring 1 Bigha, 10 Biswa & 11 Biswansi to M/s Meena Gramin Sahakari Awas Samit Ltd. having registration No. 2284 vide registered deed of sale dt. 27/07/1991 executed at Sub Register Office, Agra at book No. I, khand No. 358, Page No. 161/166 on S. No. 7122.

For Meena Gramin Sahakari Awas Samit Ltd.

 Director

For BISHAB BUILDWELL


 Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 077706



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(iii) Whereas said M/s Meena Gramin Sahakari Awas Samiti Ltd. thereafter transferred & sold the $\frac{1}{2}$ part of land from 1 Bigha, 10 Biswa & 11 Bishwansi to Sh. Indrajeet Kalra S/o Shri Dharm Chand Kalra R/o 7/75, Purani Sabji Mandi Chhipitola, Agra & remaining $\frac{1}{2}$ Part above land to Shri Vijay Kumar Kalra S/o Shri Dharm Chand Kalra R/o 7/775, Purani Sabji Mandi, Chhipitola, Agra

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

C 077707

-12-

vide distinct registered deed of sale dt. 10/10/1994 executed at sub Registrar Office, Agra at book No. I, Khand No. 1145, Page No. 25/48, on S.No. 5363 and another deed of sale dt. 10/10/1994 executed at Sub Registrar office, Agra at book No. I, Khand No. 1145, Page No. 1/24 on S.No. 5362 respectively.

For Kaveri Housing P.L. Ltd.



Director

For BISHAB BUILDWELL

Signature
Partner



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

AC 393634

संश्लेषण पत्र

19/06/2017

-23-

VENDOR doth hereby transfer, alienate, assign & Sale to the VENDEE M/s BIBHAB BUILDWELL the aforesaid Plot of Land along with all rights of easements, appurenance, ways & access to have & hold it absolutely as owner of it forever.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Smriti Ash

Partner



उत्तर प्रदेश UTTAR PRADESH

AC 393633



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2. That the First party – VENDOR has put the VENDEE in actual physical & proprietary possession of the said plot of land. The VENDEE hereby admits to have obtained the said possession from the VENDOR.

For Kaveri Housing Pvt. Ltd.



Director

For BIBHAB BUILDWELL

Partner





उत्तर प्रदेश UTTAR PRADESH

AC 393631

सत्येन्द्र पाल
19 OCT 2012
सोसायिटी
जायदाद

-25-

3. That the sale consideration of Rs. 75,00,000/- (Rupees Seventy five Lakhs only) has been paid by VENDEE to the VENDOR as under:-

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

AC 375954



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Particulars

Amount

S.No. Date

Cheque No.

1. 25/10/2012
2. 30/10/2012

774805 on Punjab & Sind Bank, New Agra, Agra
774806 on Punjab & Sind Bank, New Agra, Agra

45,00,000/-
30,00,000/-

TOTAL

75,00,000/-

For Kaveri Housing Pvt. Ltd.

Director

For BAHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

AC 375953



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Thus the entire Sale Price stands paid up & received by the VENDOR which he hereby admits & acknowledges to have so received.

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAS BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

AC 375952



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4. That the VENDEE shall have absolute right to use the said plot of land in the manner it likes and it shall be entitled to get its name mutated in relevant record & VENDOR, if need be, shall accord its CO-Operation in getting the said mutation done.

For Kaveri Housing Pvt. Ltd.



Director

For BISHAB BUILDWELL

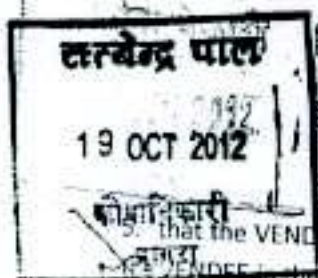
Partner





उत्तर प्रदेश UTTAR PRADESH

AB 25052



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5. that the VENDOR hereby gives guarantee & Warranty of good marketable & unimpeachable title to the VENDOR in the land sold and hereby undertakes & agrees to indemnify it for damages & loss

For Kaveri Housing Pvt. Ltd.

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

AA 197395

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If occasioned to it on account of any latent & patent defect in title or loss title of and he shall make good the said loss with all interest & damages incurred by Second Party – VENDEE title without any demur,

For Kaveri Housing Pvt. Ltd.

Director

For BIBHAB BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

AB 250521



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6. This sale deed I presented by Mr. Mukesh Kumar S/o Sh. Ganga Singh R/o 4, Vaishno Dham-I, Dayal Bagh, Agra on behalf of M/s Kaveri Housing (P) Ltd., as per power of attorney

For Kaveri Housing Pvt. Ltd.



Director

For BISHAB BUILDWELL



Partner



उत्तरप्रदेश-UTTAR PRADESH

R 383183

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dated 11/06/09 on Bahi No. 6, Zild No. 41, Page no.361-374 at Sr. No. 13 to present the deed before Sub-Registrar.

For Kaveri Housing Pvt Ltd

Director

For BISHAB BUILDWELL

Partner



उत्तर प्रदेश-UTTAR PRADESH

R 382541

-33-

7. That the market value of the said property as per Circle rate comes to Rs. 48,24,000 and stamp of Rs. 5,25,000 is being paid on this Deed of sale.

For Kaveri Housing PVT. LTD.

Director

For BIDHAR BUILDWELL

Partner



उत्तर प्रदेश UTTAR PRADESH

R 382543

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DESCRIPTION OF PROPERTY HEREBY SOLD

One Khasra land bearing No. 72, (Part) Khata No. 129, 2412 Hect. at Mauja Chamarauli, Teh. & Distt. Agra

For Kaveri Housing Pvt. Ltd.



Director

For BISHAB BUILDWELL

Partner

2. Arvind Goyal
S/o B. S. Goyal
R/o 10/5, Sharda Niwas, New Sarwat Nagar,
Balkeshwar Road, Agra.

महाराष्ट्र सरकार
के कार्यालय में
25/10/12

S. P.
/o Chie
Try.

आज दिनांक 25/10/2012 को
वही सं. 1 जिल्द सं. 2555
पृष्ठ सं. 315 से 386 पर कर्मांक 6833
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

25/10/2012

अतुल कुमार सक्सेना प्र०
उपनिबन्धक चतुर्थ
सदर आगरा
25/10/2012

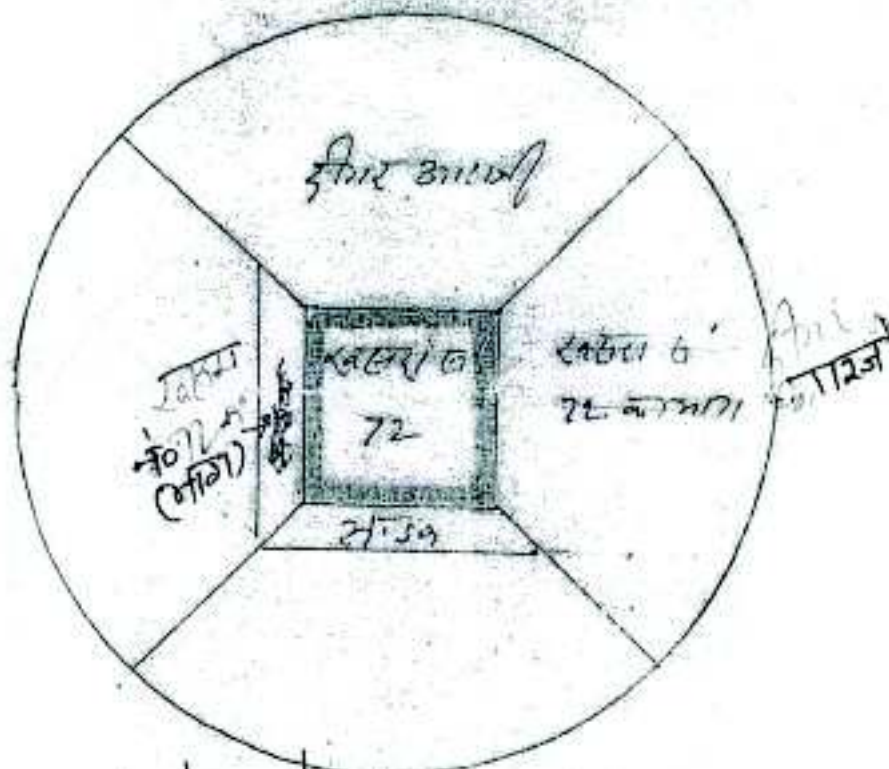


वि. के. भा. ॥ व्य. के. भा. ॥ ए. के. भा. ॥
के. भा. ॥ के. भा. ॥ के. भा. ॥

U-2669

$$\frac{0.05 \text{ kg} / 0.001 \text{ m}^3}{0.001 \text{ m}^3} = 0.05 \text{ kg} / 0.001 \text{ m}^3$$

नाम है Beetle



Director:

Partner

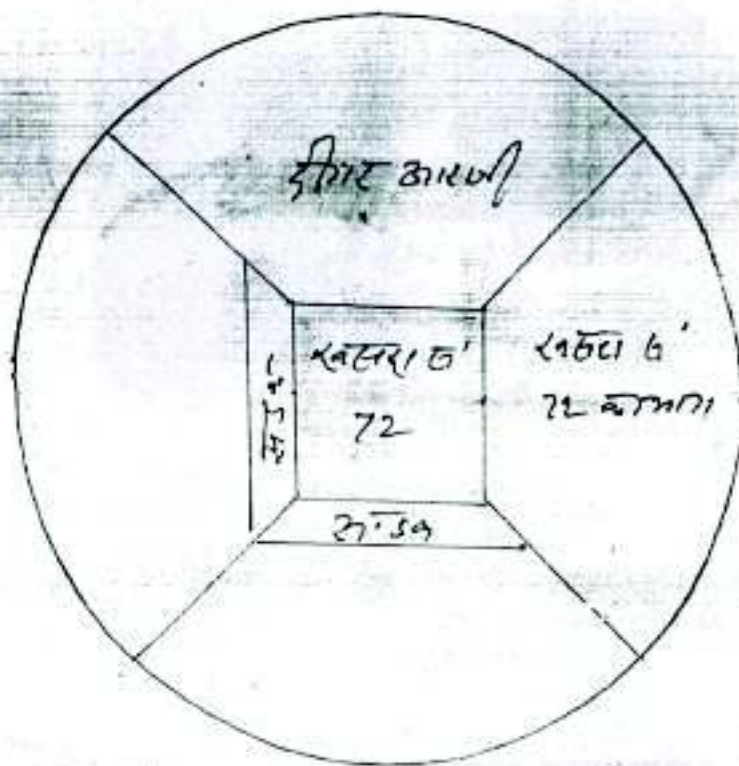
Davidson, K. Sharma
Grader
Kens Gair
Purn AGF

Barred! Don't know" Oct. 1945

નનશા નગરી આરાજી સ્વચ્છતા સુ. 72, બાર્ક નોડા
 યાત્રીની તથા વાહન કારના

વિકેલા: બોલેરી દાકાઠી ડ્રા. લિ.
 કેલા: મેસર્સ વિનવ વેલ્ડ વેલ

વ્યુહ વિકાસકન = 0.2412 હેક્ટે. -
 માળાંગ હા ડિવિઝન માર્કેટ.



For Kaveri Housing Pvt. Ltd.

For BISHAB BUILDWELL

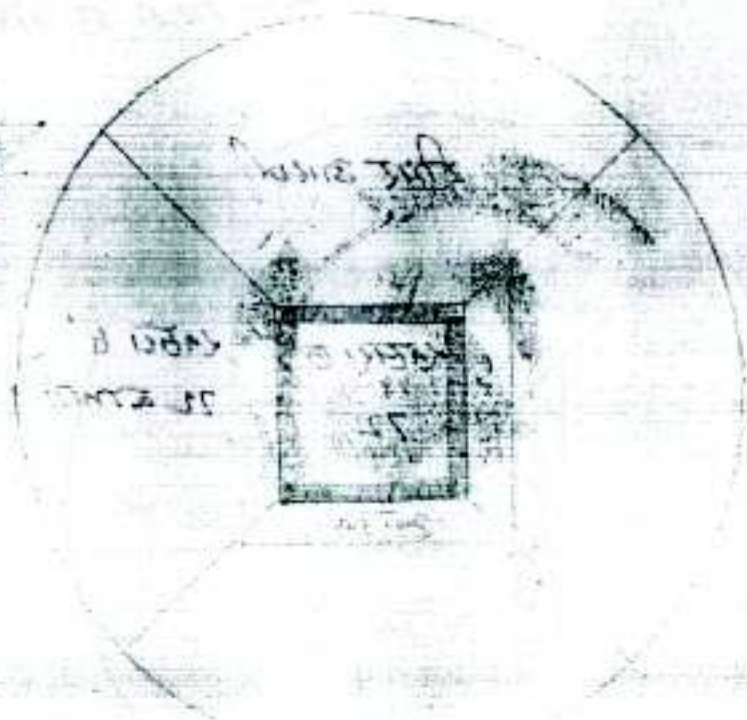
JAVAKHANI

12/530

ਮਾਮਲਾ ਨੰ. ੧੭੭ ਆਰ. ੧੯੭੭ ਵਿਖਾਸਤਰੀ ਸਿਧਾਂਤ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ
 ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ ਦਾ ਨਾਮ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ

ਸੰਪਾਦਕ ਸ਼੍ਰੀਮਤੀ ਜਸਮੋਹਨੀ ਕੌਰ
 ਮੁੱਖ ਮਾਮਲਾ ਨੰ. ੧੭੭ ਆਰ. ੧੯੭੭

ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ ਦਾ ਨਾਮ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ
 ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ ਦਾ ਨਾਮ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ



ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ ਦਾ ਨਾਮ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ

ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ ਦਾ ਨਾਮ ਪ੍ਰਕਾਸ਼ਨ ਸੰਸਥਾ