

भाग 1

। प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला ।

उप निबन्धक कार्यालय

क्रम सं०

12959

Sub Registrar-II VNS

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक

प्रस्तुतकर्ता या प्रार्थी का नाम कृष्णा सिंह

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

17500000/-

1. रजिस्ट्रीकरण शुल्क

20000

2. प्रतिलिपिकरण शुल्क

80

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योगा

20080

शुल्क वसूल करने का दिनांक

05-July-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

05-July-2016

वापस करने के लिए तैयार किया

4824/16

INDIA NON JUDICIAL
Government of Uttar Pradesh



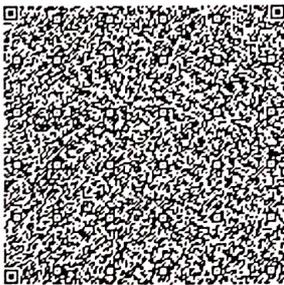
सत्यमेव जयते

e-Stamp

Kartikanand Jaiswal
Branch Manager

Stock Holding Corporation of India Ltd.
S-2/639-13, Hashmi Complex
Club Road, Kachahari Varanasi-221002

Certificate No. : IN-UP021522133904470
 Certificate Issued Date : 02-Jul-2016 12:50 PM
 Account Reference : SHCIL (FI)/ upshcil01/ VARANASI/ UP-VNS
 Unique Doc. Reference : SUBIN-UPUPSHCIL01025698624766630
 Purchased by : OM PRAKASH GUPTA and OTHERS
 Description of Document : Article 23 Conveyance
 Property Description : ARAZI No.169, 170 and 174, VILLAGE-VISHOKHAR, PARGANA-DEHAT AMANAT, VARANASI
 Consideration Price (Rs.) : 1,75,00,000
 (One Crore Seventy Five Lakh only)
 First Party : KRISHNA SINGH Director APEX WELCARE Pvt Ltd
 Second Party : OM PRAKASH GUPTA and OTHERS
 Stamp Duty Paid By : OM PRAKASH GUPTA and OTHERS
 Stamp Duty Amount(Rs.) : 12,25,000
 (Twelve Lakh Twenty Five Thousand only)



इ. स्टाम्प प्रमाण पत्र
नंबर नं. 4824/16 में प्रमाणित
किया गया।

उ. प्र. शासक
वाराणसी

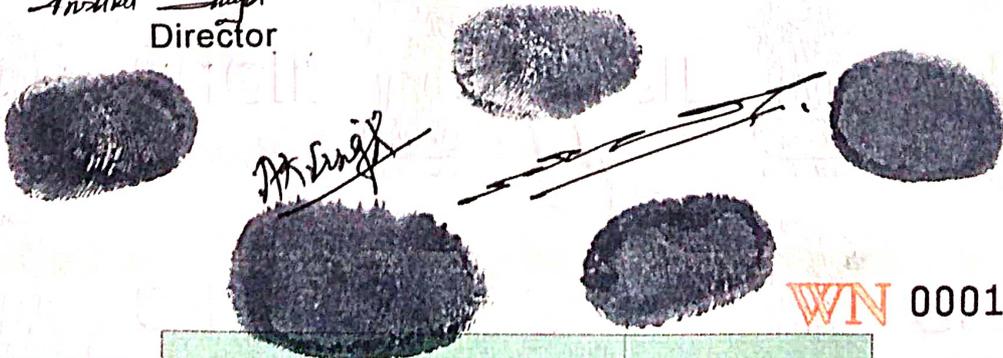
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For Apex Welcare Pvt. Ltd.

Director

Shukar Gupta

Isha Gupta



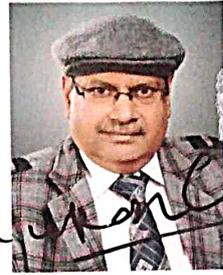
WN 0001971186

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Kanchan Singh



Prakash Gupta



Isha Gupta

Nature of Deed	:: SALE DEED
Nature of Land	:: Agriculture
Pargana	:: Dehat Amanat
Mauza	:: Visokhar
Description of Property	:: Arazi no. 169 area 0.721 Hectare, Arazi no. 170 area 0.061 Hectare, Arazi no. 174 area 0.040 Hectare, total three plots having a total area of 0.822 hectare
Measurement Unit	:: Hectare

For Apex Welcare Pvt. Ltd.

Kanchan Singh
Director



Prakash Gupta



Isha Gupta



समं चीं था २१००
 वृद्धा सिंह २१/१/१६
 दे.अ. वि.सी.अ.

५
 १०- 17500000-

२००००/- ५०१-५०१-२००८०/-

श्री/मंजी वृद्धा सिंह श्री/सतीश सिंह
 व्यापा निवासी महल्ला/ग्राम N. 7/2-A-5 सिद्धापुर

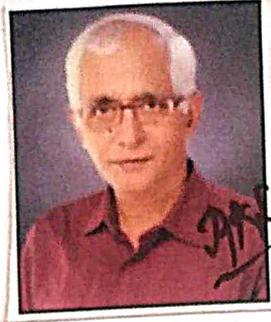
२१/१/१६
 ६०७

२१/१/१६



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संक्षेप क विषय व सम्पादन का सुन व समझ
 या प्रतिकूल अंकन 17500000/- से अधिक
 एवं तथा अंकन सातव परे समझ प्रहण कर उपरांत
 श्री/मंजी वृद्धा सिंह पुत्र (पुत्रपुत्र) व श्री/सतीश सिंह पुत्र स्व. माधो
 प्रसाद सिंह १६५/१५५ लहारा वाराणसी द्वारा गुल्लो यत्नी आकाश
 दीप सिंह १६५/१५५ लहारा वाराणसी ज्येष्ठ पुत्र स्व. माधो सिंह पुत्र स्व.
 विरेंद्र ठाकुर सिंह नि. १०५ गणपति अर्थात् मैन नगांव लंका वाराणसी
 देवेन्द्र कुमार गुल्ला पुत्र स्व. यतीन्द्र कुमार गुल्ला नि. १५५/१८ औरंगाबाद
 वाराणसी (द्विपुत्र)



Area of land :: 0.822 Hectare
 Road :: N.A.
 Type of property :: Open land
 Covered Area of the property :: None
 Valuation :: Rs. 1,73,40,000/-
 Sale Consideration :: Rs. 1,75,00,000/-
 Stamp paid :: Rs. 12,25,000/-

For Apex Welcare Pvt. Ltd

Anshu Singh
Director

Shrikanth Gupta *Isha Gupta*



This Deed of Sale executed this the 02nd day of July 2016 between

Smt. Krishna Singh, W/o Shri Santosh Singh, as the Director, Apex Welcare Pvt.Ltd., DLW Hydrel Road, N-7/2-A-5, Bhikharipur, Varanasi, hereinafter referred to as the First Party/Vendor, which terms unless repugnant to the context shall includes its successors, legal representatives, executors, administrators and assigns. Ph 9415304103

And

- 1- Sri Om Prakash Gupta, son of Late Madho Prasad, resident of D. 65/145, Lahartara, Varanasi. Ph-9889029509
- 2- Smt. Isha Gupta, wife of Sri Aakash Deep, resident of D. 65/145, Lahartara, Varanasi.
- 3- Sri Anil Kumar Singh, son of Late Birendra Bahadur Singh, permanent resident of 904, Ganpati Apartment, Nagwa, Lanka, Varanasi.
- 4- Sri Devendra Kumar Gupta, son of Late Yatindra Kumar Gupta, resident D.54/18, Aurangabad, Varanasi. hereinafter collectively referred to as the Second Party/Purchaser, which terms unless

For Apex Welcare Pvt. Ltd.

Krishna Singh
Director



Om Prakash Gupta



Isha Gupta



Devendra



repugnant to the context shall include their heirs, legal representatives, executors, administrators and assigns.

Whereas the First Party/Vendor purchased a piece of land out of Arazi no. 169 area 0.721 Hectare, Arazi no. 170 area 0.061 Hectare, Arazi no. 174 area 0.040 Hectare, total three plots having a total area of 0.822 hectare, situated in Village Visokhar, Pargana Dehat Amant, Tehsil & Distt. Varanasi through its owners Methu alias Medu Yadav, Smt. Sunri Devi W/o Methu alias Medu Yadav, both residents of Village Visokhar, Pargana Dehat Amant, Tehsil & Distt. Varanasi, through deed of sale dated 17-01-2011 registered in the office of Sub Registrar, Varanasi on the same date in Book no. I, Volume 3945 at pages 83/120 at Sl.no. 229 and entered into exclusive possession thereof as its absolute owner.

And whereas the name of the First Party/Vendor is duly mutated in the revenue records and Vendor alone is in absolute possession thereof without any objection, whatsoever.

And whereas the vendor company requires funds for its business which cannot be fulfilled without selling the said property as

For Apex Welcare Pvt. Ltd.

Krishna Singh
Director



AK Singh



Shakar Gupta



Isha Gupta



[Signature]



obtained afore-mentioned therefore the Board of Directors of the Vendor company APEX WELCARE PVT. LTD., which is well authorized to sell the scheduled property, decided to sell the scheduled property.

And whereas the Second Party/purchaser who was looking for as suitable property to purchase approached the first party and offered the first party to purchase the said property for a total sale consideration Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lac only), which offer being very reasonable and according to market rate, the first party vendor accepted the same.

Now, therefore, the parties hereto execute this deed of sale and bind themselves with the following:-

- 1- That the first party hereby transfers by absolute sale all that land of Arazi no. 169 area 0.721 Hectare, Arazi no. 170 area 0.061 Hectare, Arazi no. 174 area 0.040 Hectare, total three plots having a total area of 0.822 hectare, situated in Village-Visokhar, Pargana- Dehat Amant, Tehsil & Distt. Varanasi, morefully detailed and described in the schedule hereunder,

For Apex Welcare Pvt. Ltd.

Andrei Singh
Director



Prakash Chandra Jaha Gupta



AK Singh



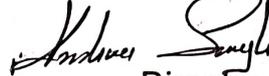
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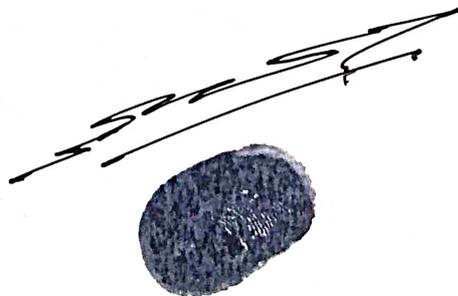
Unto the second party purchaser for a total sale consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lac only).

- 2- That the first party/vendor has received the entire sale consideration of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lac only) from the second party/ purchasers, as per their share as detailed in the Memo of Consideration hereunder. Now no part of sale consideration is due.
- 3- That the vendor has delivered actual physical possession of the property hereby sold, to the purchasers and the purchasers have taken full possession thereof.
- 4- That the property hereby sold is agricultural in its nature.
- 5- That the property hereby sold is free from all liens, charges, disputes and litigations and encumbrance.
- 6- That if on account of any defect in the title of the vendor or on account of discovery of any charge or encumbrance the purchasers suffer any loss or losses in respect of the property hereby sold or any part thereof the purchasers shall be entitled to recover their cost and losses with interest from the vendor.

For Apex Welcare Pvt. Ltd.


Director

 Ishu Gupta



- 7- That the Purchasers shall be entitled to get their name mutated in all revenue & other government records.
- 8- That Smt Krishna Singh has been authorized through Resolution dated 1-04-2016 by the Board of Directors of the Vendor Company APEX WELCARE PVT. LTD. to execute the present deed on behalf of the Company.
- 9- That all costs of stamp duty, expenses for registration of this deed, legal expenses and miscellaneous expenses have been borne by the Purchasers.

<u>MEMO OF CONSIDERATION</u>			
Date	Bank	Cheque No. / UTR No.	Amount (Rs.)
6.5.16	Union Bank of India	UBINH 1612 7291 796	25,00,000
28.6.16	Aurangabad Branch	UBINH 1618 0292 341	26,97,500
30.6.16	Do	UBINH 161 824 88 396	17,32,500
28.6.16	Do	UBINH 1618 0291 943	34,65,000
21.6.16	State Bank of India Varanasi	BARBH 1617 4625 326	47,00,000
23.6.16		BARBR 520 160 62300 829157	5,50,000
28.6.16	Union Bank of India Aurangabad Branch	UBINH 1618 0311 060	17,32,500
28.6.16	Excess Amt. Refund	Through NEFT,vide UBI Chq. No. 072 451	-(52,500)
1.7.16	TDS @ 1%	Deposited in SBI Challan dated 01-07-2016	<u>1,75,000</u>
Grand Total			<u>1,75,00,000</u>

For Apex Welcare Pvt. Ltd.

[Signature]
Director



[Signature] *[Signature]*



[Signature]



[Signature]



SCHEDULE

Particulars of the property hereby sold:-

All that land, tenements and hereditaments of Arazi no. 169 area 0.721 Hectare, Arazi no. 170 area 0.061 Hectare, Arazi no. 174 area 0.040 Hectare, total three plots having a total area of 0.822 Hectare, Situate in Village Visokhar, Pargana Dehat Amant, Tehsil & Distt. Varanasi, bounded as follows:-

East :- Road.

West :- Village Drain

North :- Plot no. 168.

South :- Plot no. 171, 173 and 218.

For Apex Welcare Pvt. Ltd.
Anshu Singh
Director



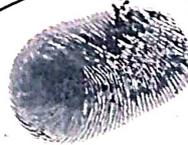
Shakun Gupta Saha Gupta



AK Singh



SSS



Valuation of the Property :-

Total Land 0.822 Hectare

i. Value of 0.040 Hectare or 400 Sq.mtr.

@ Rs. 11,000/- per Sq.mtr.

Rs.44,00,000.00

ii. Value of 0.782 Hectare

@ Rs. 15,000/- per Hectare

Rs.1,17,30,000.00

Total

Rs.1,61,30,000.00

+ Tin-Shed non commercial
and non residential having covered
area 12.5 Sq.mtr. @ Rs. 8000/- Per Sq.mtr.

Rs.1,00,000.00

+ For Boundary Wall

Rs.10,00,000.00

+ Borewell

Rs.1,10,000.00

Total

Rs. 1,73,40,000.00

For Apex Welcare Pvt. Ltd.

[Signature]
Director



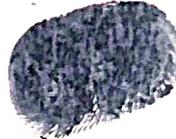
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NOTE:

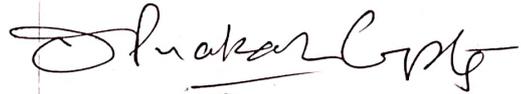
- The property hereby sold is purely Agriculture. and near by property within 200 mtr. is being used for Agricultural proposes.
- The property hereby sold is open land.
- The parties to this deed are Indian Nationals.
- The stamp Duty of Rs. 12,25,000/- has been paid through E-stamp No. IN-UP021522133904470 dated 02-07-2016.

IN WITNESSES WHEREOF, the vendor through its Director, and purchasers have executed this Deed of Sale this the date above mentioned of their free will and accord.

For Apex Welcare Pvt. Ltd.


Director





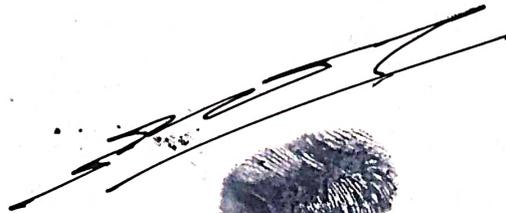


Shri Gupta











WITNESSES:-

1. Name : Anil Kumar Singh
 Father's Name: Late, Ram Murti Singh
 Address : Mahananda Pur, Colling Ramnagar
 Signature : *Anil*



Anil Kumar Singh
 8808067777

2. Name : *Amr Singh*
 Father's Name: Late, Sri Raj Narayan Singh
 Address : M7/2A-5 - Bhulokpur D2W
 Signature : *Amr*



Amr Singh
 9415307103

For Apex Welcare Pvt. Ltd.

Anshu Singh
 Director



Shakal Gupta



Isha Gupta



AK Singh



[Signature]



Amit Varma Adv

Drafted by: (Amit Varma)
Advocate,
Civil Court, Varanasi.

Ravi

Typed by:- R.K. Computer
Civil Court, Varanasi.

For Apex Welcare Pvt. Ltd

Kuldeep Singh
Director



Ishika Gupta



Ishika Gupta

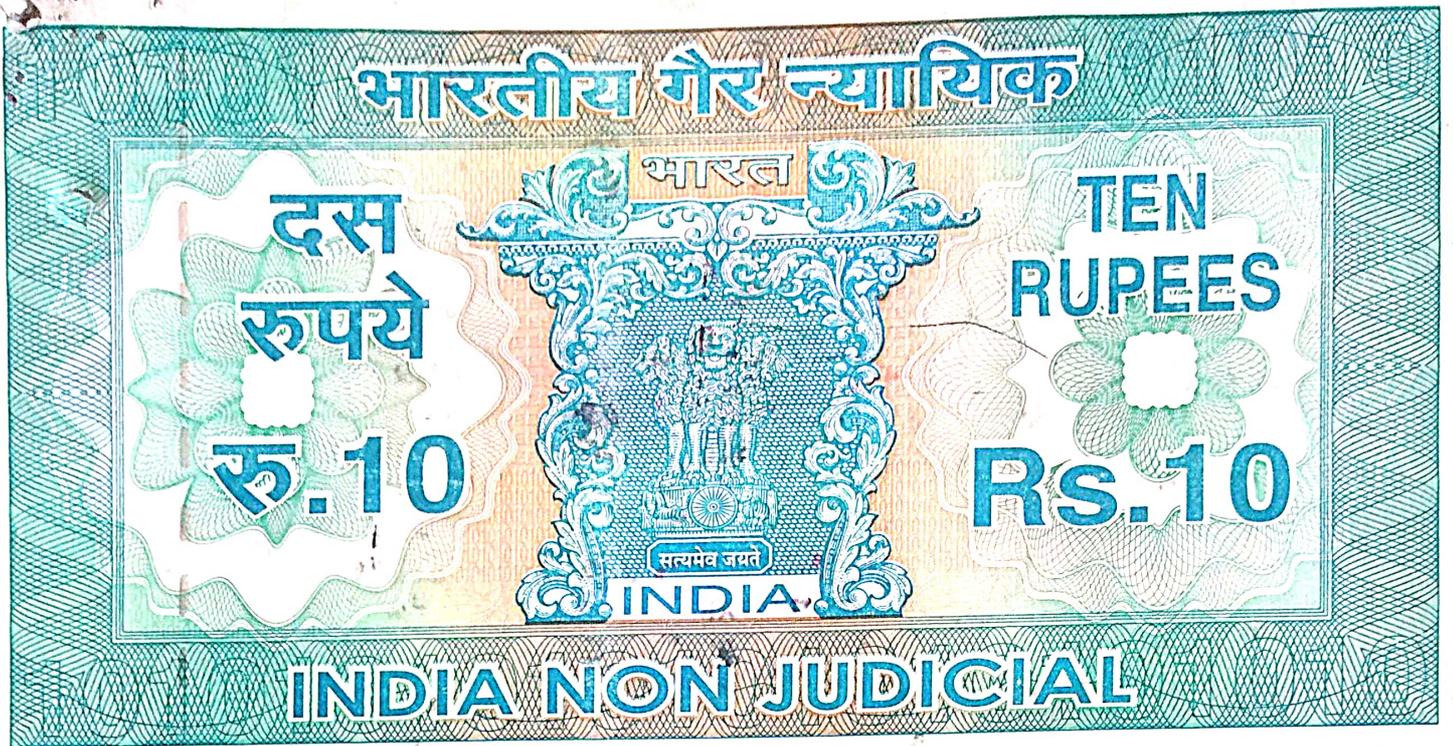


Amit Varma



[Signature]





उत्तर प्रदेश UTTAR PRADESH

92AC 129759

नकशा काकात आराज नं 169 रकबा 0.720 हे० आरं नं 170 रकबा 0.061 हे०
 आरं नं 174 रकबा 0.040 हे० काका मौजा खिरीबर परगना देहात
 अमाकत तहसील क जिला काराचकी
 नोट 500 मीटर की परिधि के लिये प्रयोग है।



For Apex Welcare Pvt. Ltd.

Krishna Singh
 Director

Shrikant Gupta

Isha Gupta



AK Singh



[Signature]



[Signature]

