

7007/14

①

1025

BRIEF DESCRIPTION OF THE SALE DEED

Consideration = 29,71,000/-

Market Value = Rs.24,04,000/-

Stamp = 1,48,571/-

Avas Vikas = 59,429/-

Total Stamp = Rs.2,08,000/-

- | | | |
|--|---|---|
| 1- Nature of Plot | - | Agricultural |
| 2- Ward/Pargana | - | Sadar |
| 3- Mohalla/Village | - | Village Ajeetpur |
| 4- Details of Property | - | Gata No. 754/2 Area 0.038 Hect.,
Gata No. 756/2 Area 0.2635 Hect., |
| 5- Unit of Measurement | - | Hect |
| 6- Area of the Property | - | 0.3005 Hect |
| 7- Situation of Road | - | Towards |
| 8- Other Details | | |
| (9mtr. wide road/corner) | - | Not Applicable |
| 9- Nature of Property | - | Agricultural |
| 10- Total area of Property | | |
| (In case of multi storied building) | - | Not Applicable |
| 11- Total Covered Area | - | Not Applicable |
| 12- Situation Finished/Semi
Finished/Etc. | - | Not Applicable |
| 13- Valuation of Trees | - | Not Applicable |
| 14- Boring/Well etc. | - | Not Applicable |
| 15- Constructed Area | - | Not Applicable |
| 16- Year of Construction | - | Not Applicable |
| 17- Whether related to the
member of co-operative
housing society Yes/No | - | Not Applicable |
| 18- Amount of Consideration | - | 29,71,000/- |
| NUMBER OF FIRST PARTY | : | ONE |
| NUMBER OF SECOND PARTY | : | THREE |

Pragya Jain



Amrita Arora



Udit Arora

Shafiq Ajeet



DETAILS OF FIRST PARTY:

Name -

Smt. Pragya Jain

Husband's Name -

Shri Amit Jain

Permanent Address-

Jaina Estate, Jwala Nagar

Disst Rampur(U.P.)

Temporary Address-

As Above

Occupation- Business

Pan no. *ADIPJ4386K*

DETAILS OF SECOND PARTY:

NAME -

Mrs. Amita Arya

Husband's Name -

Shri Kapil Arya

Permanent Address-

A-1 Industrial Estate, Roshan Bagh

Disst. Rampur(U.P.)

Temporary Address

As Above

Occupation- Business

Pan no. ADVPA6883H

NAME -

Vibhu Arya

Father's Name -

Shri Kapil Arya

Permanent Address-

A-1 Industrial Estate, Roshan Bagh

Disst. Rampur(U.P.)

Temporary Address

As Above

Occupation- Business

Pan no. AWEPA7885H

NAME -

Kapil Arya

Father's Name -

Shri Harish Chandra Arya

Permanent Address-

A-1 Industrial Estate, Roshan Bagh

Disst. Rampur(U.P.)

Temporary Address

As Above

Occupation- Business

Pan no. ADVPA6882G

Amita-Arya



Pragya Jain



Kapil Arya

Kapil Arya



19 NOV 2014

रु. 25000
(रामपुर-1700)

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

D 779459

SALE DEED

Consideration = Rs. 29,71,000/-

Valuation as per Govt. Rates = Rs. 24,04,000/-

Stamp Duty = 2,08,000/-



THIS DEED OF SALE is made on this 25th day of November, 2014 BETWEEN MRS. PRAGYA JAIN W/o Shri Amit Jain R/o Jaina Estate, Jwala Nagar, Distt.-Rampur (U.P.), (hereinafter called "THE VENDOR") of the one part AND

Pragya Jain



Amit Jain

Amit Jain



Amit Jain





उत्तर प्रदेश UTTAR PRADESH

A 720301

A 720301

- 1- MRS. AMITA ARYA W/o Shri Kapil Arya R/o A-1, Industrial Estate, Roshan Bagh, Rampur (U.P.)
- 2- MR. VIBHU ARYA S/o Shri Kapil Arya R/o A-1, Industrial Estate, Roshan Bagh, Rampur (U.P.)
- 3- MR. KAPIL ARYA S/o Shri Harish Chandra Arya R/o A-1, Industrial Estate, Roshan Bagh, Rampur (U.P.)

(hereinafter called "THE PURCHASERS") of the other part.

WHEREAS the Vendor is the Co-Bhumidhar with transferable rights and in possession of Gata No. 756/2, Area 1.050 Hect. & Gata No. 754/2, Area 0.152 Hect. having 1/4 Share therein, situated in Village - Ajeetpur, Tehsil - Sadar, Distt. - Rampur, fully described in the schedule.

Pragya Jain



Anil Kumar Arya



Kuldeep Arya

Shri Kapil Arya





उत्तर प्रदेश UTTAR PRADESH

A 720302

A 720302

AND WHEREAS the Vendor has agreed to sale her entire 1/4 share of Gata No.-756 Area 0.2825 Hect. & Gata No. 754/2, Area 0.0380 Hect., Total Area = 0.3005 Hect., described in the schedule (hereinafter referred to as "The Property") and the purchasers have agreed to purchase the same for a consideration of Rs. 29,71,000/- (Rupees Twenty Nine Lacs Seventy One Thousand Only) from the Vendor.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-

- 1- That in consideration of the said sum of Rs. 29,71,000/- (Rupees Twenty Nine Lacs Seventy One Thousand Only) paid by the Purchasers to the Vendor detailed below (the receipt where of the Vendor hereby admits and acknowledges). The Vendor hereby

Pragya Jain



Amrita Arora



Pragya Jain





उत्तर प्रदेश UTTAR PRADESH

A 720303

A 720303

transfers by way of sale to the Purchasers all that property situated in Village - Ajeetpur, Tehsil - Sadar, Distt.-Rampur. TO HOLD THE SAME TO THE PURCHASERS AS ABSOLUTE OWNER / BHUMIDHAR thereof.

(a)	<u>Ch. No.</u>	<u>Date</u>	<u>Drawn On</u>	<u>Amount</u>
	000013	25-11-2014	Bank Of Baroda	9,90,333=00
	000015	25-11-2014	Bank Of Baroda	9,90,333=00
	000285	25-11-2014	Bank Of Baroda	9,90,334=00
	TOTAL CONSIDERATION			29,71,000=00

Beegga Jain



Anand Kumar Nayya
Anand Kumar Nayya



Shakti Anand





उत्तर प्रदेश UTTAR PRADESH

A 720304

A 720304

2- The Vendor hereby covenants with the Purchasers as follows :-

- (i) That the Vendor aforesaid in consideration of having received the amount of Rs: 29,71,000/- (Rupees Twenty Nine Lacs Seventy One Thousand Only) has given vacant, physical possession of the property to the Purchasers who has now become the sole & absolute Owner/Bhumidhar thereof and the Purchasers are now in possession of the said property. The purchasers shall enjoy all rights privileges, easements & possessions etc. as absolute owner of the said property without any claim or demands by the Vendor.

Raghuwari

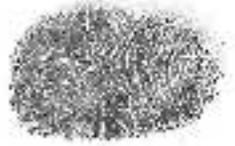


Asha Anand

Ashish Anand



3 Kati Anand



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 720305

A 720305

- (ii) That the Vendor hereby assures the Purchasers that the said property is free from all sorts of encumbrances such as prior sale, mortgage, gifts, litigation, dispute, stay order, attachment, notification and acquisition, charges, liens surety and security or any other registered or unregistered encumbrances and if this fact found otherwise and the said property or any portion thereof goes out from the hands of the Purchasers then the Vendor agrees to make good all the losses, damages, costs, charges and expenses thus suffered by the Purchasers and also hereby agrees to indemnify the losses thus suffered or incurred by the purchasers.

Pragya Singh



Anisha Arora



Anisha Arora

Pragya Singh



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹ 20000

उद्दिष्ट नुसार कावा विकारा

बीस हजार रुपये

19 NOV 2014

[Signature]



TWENTY THOUSAND RUPEES

Rs.20000

उत्तर प्रदेश UTTAR PRADESH

A 720306

A 720306

(iii) That the Vendor hereby confirms having received the said entire sale consideration money under this sale deed and there is no amount remaining balance or payable towards the consideration money or on any other account whatsoever by the purchasers to the Vendor.

Pragya Singh



Amika Arya



Amika Arya

Pragya Singh



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 720307

A 720307

- (iv) That the vendor hereby assures the purchasers that the said property is his inherited property and that he has absolute right to transfer, convey and sell the said property in the manner conveyed herein and that there is no fetter on his power to transfer the said property unto the purchasers.
- (v) That all the dues on account of Land Revenue, Levies, Sales Tax, Income Tax or Royalties etc. payable to any Government authority or any other department or authorities upto today will be born and paid by the Vendor while the same will be payable by the Purchasers from the date of execution of Sale Deed by the vendor.

Pragya Jain



Amisha Arora



Shakti Arora



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 720308

A 720308

- (vi) That in case the vendor fails to perform all necessary acts which are required for the transfer/mutation of the property in the name of the Purchasers in the revenue records, the Purchasers can get the same transferred on the strength of this Sale Deed by presenting the same before the concerned authorities.

Pragya Jain



Amitya Arora



3 Rakhi Arora



भारतीय गैर न्यायिक INDIA NON JUDICIAL



उत्तर प्रदेश UTTAR PRADESH

A 720309

A 720309

(vii) That the Vendor further assures to the purchasers that he shall execute any other document, which may be necessary for effective transfer of title to the purchasers.

PROVIDED ALWAYS and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Vendor" and "The Purchasers" herein before used include their respective heirs, legal representatives, successors & assigns etc.

Pragya Jain



Amrita Arora



Pratik Arora





उत्तर प्रदेश UTTAR PRADESH

AL 192366

THE SCHEDULE ABOVE REFERRED

Details of land situated in Village - Ajeetpur, Tehsil - Sadar,
Distt. - Rampur (U.P.)

<u>Khata No.</u>	<u>Gata/Khasra</u>	<u>Area</u>	<u>Share</u>	<u>Land Revenue</u>
00863	756/2	1.050 Hect.	1/4	
	754/2	0.152 Hect.	1/4	
	Total	1.202 Hect.	1/4	Rs. 12/-

The area which is being sold by this deed - 0.3005 Hect. = 0.74 Acres.

There is No Boring & No Tree on the said land.

Pragya Jain



Amrita Anand
Amrita Anand



Shakti Anand





उत्तर प्रदेश UTTAR PRADESH

AL 192365

The said property is being sold at fair market value Rs. 29,71,000/- (Rupees Twenty Nine Lacs Seventy One Thousand Only).

That for the purpose of payment of Stamp Duty the Sale Deed is valued as under :-

- | | |
|--------------------------------|-------------------|
| 1- Value of 0.3005 Hect. | |
| land at the prescribed rate of | |
| Rs. 80,00,000/- per Hect. | = Rs. 24,04,000/- |
| 2- Consideration | = Rs. 29,71,000/- |
| 3- Stamp Duty | = Rs. 2,08,000/- |

Pragya Singh



Amika Arora



Shafiq Arora





उत्तर प्रदेश UTTAR PRADESH

AL 192362

IN WITNESS WHEREOF the parties hereto have signed
this Deed.



WITNESSES :-

Vipul Gupta
Vipul Gupta

S/o Anand Kumar

R/o Industrial Estate,

Roshan Bagh, Rampur (U.P.)

2- Manoj Gupta

S/o Shri Shishupal Gupta

Manoj Gupta
R/o State Bank Colony,

Diamond Road, Rampur (U.P.)



Pragya Jain
SHRI PRAGYA JAIN

(VENDOR)

Amrita Arya
1- MR. AMITA ARYA

Vibhu Arya
2- MR. VIBHU ARYA

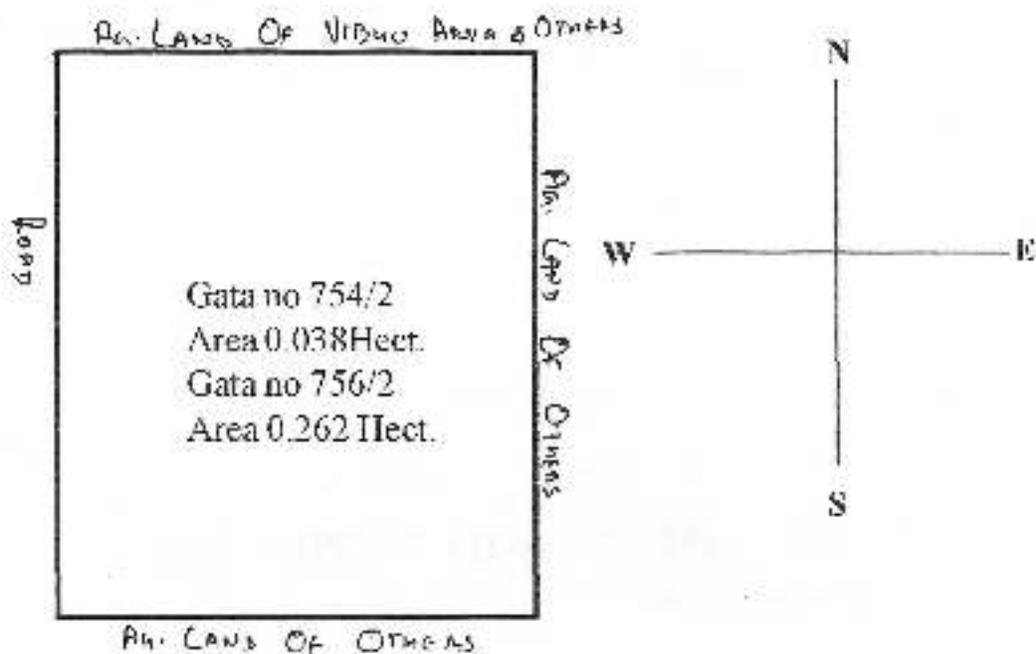
Kapil Arya
3- KAPIL ARYA

(PURCHASER)

DRAFTED BY : RAMESH PATHAK, ADVOCATE

TYPED BY : *Amit Kumar*
AMIT KUMAR

Nazry Map of Agricultural Land Gata no. 754/2,756/2 Situated in Village Ajeetpur Teh Sadar Distt. Rampur(U.P.)



BOUNDARIES OF THE LAND GATA NO.754/2, 756/2

- East - AG. LAND OF OTHERS
- West - ROAD
- North - AG. LAND OF VIBHU ARYA & OTHERS
- South - AG. LAND OF OTHERS

NAME OF VENDOR

SMT. PRAGYA JAIN

Pragya Jain

Amita- Arya

NAME OF PURCHASERS

1- SMT. AMITA ARYA

2- VIBHU ARYA

Vibhu Arya

3- KAPIL ARYA

Kapil Arya



विक्रय पत्र

2,971,000.00 / 2,404,000.00

10,000.00

20

10,020.00

800

प्रतिफल मासिक
श्रीमती अनूता आर्य PAN ADVPA6883H
पत्नी श्री कपिल आर्य

कोय रजिस्ट्री

नकल व प्रति शुल्क

योग

शुद्ध अंश

व्यवसाय गृहिणी

निवासी भागी मी0 ए-1 इडिस्टरिल स्टेट रोशन बाग रामपुर
अस्थाई पता लखनऊ

ने यह लेखपत्र इस कार्यालय में दिनांक 29/11/2014 समय 3:55PM

यदि निरन्तर हेतु पेश किया



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मौहम्मद अहमद(प्रभारी)
उप-निबन्धक सदर

रामपुर

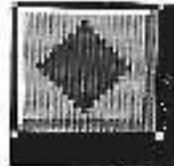
29/11/2014

निष्पादन लेखपत्र चाद सुनने व रागद्वारे मन्तव्य व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता केरा

श्रीमती प्रज्ञा जैन
पत्नी श्री अमित जैन
पेशा गृहिणी
निवासी मी0 जैन स्टेट ज्वालानगर रामपुर



श्रीमती अमृता आर्य PAN ADVPA6883H
पत्नी श्री कपिल आर्य
पेशा गृहिणी
निवासी मी0 ए-1 इडिस्टरिल स्टेट रोशन बाग रामपुर



श्री विभू आर्य
पुत्र श्री कपिल आर्य
पेशा व्यापार
निवासी मी0 ए-1 इडिस्टरिल स्टेट रोशन बाग रामपुर



श्री कपिल आर्य
पुत्र श्री हरीश चन्द्र आर्य
पेशा कृषि
निवासी मी0 ए-1 इडिस्टरिल स्टेट रोशन बाग रामपुर



ने निम्नानुसार स्वीकार किया।

जिनकी पत्न्यात श्री विपुल गुप्ता
आनन्द कुमार

पेशा व्यापार

निवासी पी० इन्डिस्ट्रियल स्टेट रोशन भाग रामपुर

पुत्री श्री गुविता अग्रवाल
पुत्र श्री के० के० अग्रवाल

पेशा व्यापार

निवासी पी० मरिजद कैथ रामपुर

ने की।

प्रत्यक्षः पद एकिकों के निजान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


मौहम्मद अहमद(प्रभारी)

उप-निबन्धक सदर

रामपुर

29/11/2014



19 NOV 2014.

तारीख 19/11/2014
श्री. कविता शर्मा पति श्री. इरीच चन्द्र शर्मा
पुत्र श्री. Industrial Estate Rohtak Bagh Rampuz
को स्थापन करीब 25000/- रुपये में विक्रय भवता।

हस्ताक्षर मु. शर्मा, कोतवा. शम्पुर विक्रेता

Registration No.: 7987

Year: 2014

Book No.: 1

0101 प्रकाश जैन

कविता जैन

कोतवा. शम्पुर

पुत्री



SALE DEED

Consideration = Rs. 25,000/-

Value of Govt. Land = Rs. 25,000/-

Stamp Duty = Rs. 1,250/-



9 NOV 2014

राज्य - 200000/ श्री कपिल आर्य
श्री कपिल आर्य
पुत्र श्री
निवासी - A-1 Industrial Estate Rohton bagh Rampur
को 12/12 सोडवारा, रामपुर में विक्रय करा।
No. 12/12 सोडवारा, रामपुर

क्रेता

Registration No. : 7987

Year : 2014

Book No. : 1

0201 अमृता आर्य PAN ADVPA6883H

कपिल आर्य

पीठ ए-1 इंडिस्ट्रियल स्टेट रोशन बाग रामपुर

कृषिणी



0202 विमू आर्य

कपिल आर्य

पीठ ए-1 इंडिस्ट्रियल स्टेट रोशन बाग रामपुर

व्यापार



0203 कपिल आर्य

कपिल आर्य

पीठ ए-1 इंडिस्ट्रियल स्टेट रोशन बाग रामपुर

कृषि

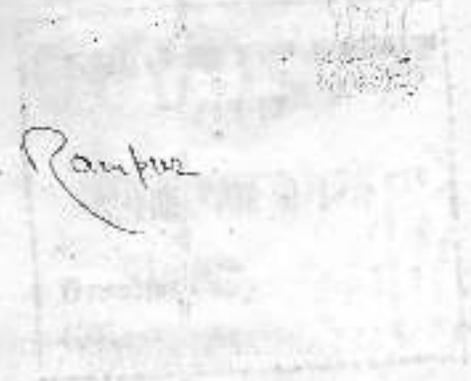


19 NOV 2014

नारीब उपदे - 20000 जी कापिल जोगी
श्री. डी. डी. कोटा जिला 14100

पुत्र श्री श्री Industrial Estate Rohtak haryana
निवासी Rampur
की स्वास्थ सेवाकार, रामपुर में दिख गया।

दो. 14 नुं रोहताड़, कोटा जिला, रामपुर



A 150302

A 150302

19 NOV 2014



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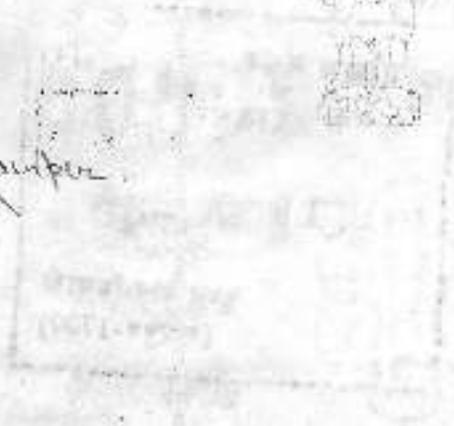
19 NOV 2014

00005



तारीख रामपुर - 200001
श्री. श्री. अशोक कुमार जी को वकील और
पुत्र श्री A.I. Industrial Estate रोशन बाग रामपुर
निवासी को स्वयं कोषाधिकार रामपुर में दिख गया।

हो. 12 मु० चोकडिया कोषाधिकार, रामपुर



00005 00005 00005



8404-2

19 NOV 2014

संख्या: 20000
श्री अशोक शर्मा जी को
पुत्र श्री A-1 Industrial Estate Roshanbagh Rampur.
श्री अशोक शर्मा, लखनऊ से प्राप्त पत्र।
श्री अशोक शर्मा, लखनऊ

20000 A

20000 A

20000 A



135
 19/11/14
 134
 1952

विशेष कर की तिथि
 खान्दान कर करने का प्रयोजन
 ज्ञापक के नाम व पूरा पता

जानने की अनुरोध
 अर्बेर अहमद
 पार्सल नं० 108
 पार्सल नं० की तारीख 31-03-15
 सिवा कर्नाटक, बंगलूर

33331 31

33331 31

THE SCHEDULE ABOVE REFERRED

Details of land situated in Village - Aindpur, Taluk - Sandur

Dist. - Raichur (K.P.)

Serial Land Record

Khata No

10000



...

...

...

134 / 19/11/14

.....
.....
.....
.....

श्रीमती अर्पिता शर्मा

य. अर्पिता शर्मा

.....
.....

जुबेर अहमद
कार्डिनल नं. 222
पार्लियम की भवन 31-03-88
विश्व कल्याण

A-1 इस्टाब्लिशमेंट
मोडल नंबर
110

AL 12382

AL 12382

The said property is being sold at the market value of
20,71,000/- (Rupees Twenty Nine Lacs Seventy One thousand only)
Tender for the purchase of payment of 25% of the sale price



Rs. 24,04,000/-
Rs. 20,71,000/-
Rs. 2,08,000/-

5/12/14

131
19/11/14
काली अर्मा - 200
A-1 इस्टीमेट 2000
सुखत कान 1/10/14

काली अर्मा - 200
A-1 इस्टीमेट 2000
सुखत कान 1/10/14

19/11/14

काली अर्मा - 200
A-1 इस्टीमेट 2000
सुखत कान 1/10/14

जुवेर अहमद
पारिच्छेद नं० 100
पारिच्छेद की शक्ति 31-03-2015
विषय संश्लेषी, लखनऊ



SHRI PRADYA JAIN
MR. KANTA RAY
MR. VIKRAM KUMAR
MR. KAPIL KUMAR

DRAFTED BY : JAMSHED PATEL, ADVOCATE
TYPED BY : AMIT KUMAR

आज दिनांक 29/11/2014 को
बही नं. 1 जिल्द नं. 6298
पृष्ठ नं. 183 से 214 पर क्रमांक 7987
रजिस्ट्रीकृत किया गया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


मौहम्मद अहमद (प्रभारी)

उप-निबन्धक सदर

रामपुर

29/11/2014





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Pay Pragya Jain

Or-Bearer
 या धारक को

Rupees रूपये Nine Lak ninety thousand

Three hundred thirty four only - अथवा ₹ 9,90,334=00

NET
 A/c No. 0585050000691

FOR KAMAL MENTHOL AND ALLIED PRODUCTS

Kapil Singh

AUTHORISED SIGNATORY

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Pragya Jain

Amita Arya

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VISHU ARYA

Pragya Jain

Vishu Arya

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