

BRIEF DESCRIPTION OF THE SALE DEED

Consideration = 32,52,000/-

Market Value = Rs. 2,28,000/-

Stamp = 1,62,857/-

Avas Vikas = 65,142/-

Total Stamp = Rs. 2,28,000/-

- |  |   |                                   |
|--|---|-----------------------------------|
| 1- Nature of Plot  | - | Agricultural                      |
| 2- Ward/Pargana  | - | Sadar                             |
| 3- Mohalla/Village   | - | Village Ajeetpur                  |
| 4- Details of Property   | - | Gata No. 755<br>Area 0.329 Hect., |
| 5- Unit of Measurement   | - | Hect                              |
| 6- Area of the Property  | - | 0.329 Hect                        |
| 7- Situation of Road   | - | 200 Mtr. away                     |
| 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  | - | 32,52,000/-                       |

NUMBER OF FIRST PARTY : TWO

NUMBER OF SECOND PARTY : THREE

Amita-Arora



Rajendra Singh



Rajendra Singh



Rajendra Singh



Rajendra Singh



DETAILS OF FIRST PARTY:**Name -**

Mr. Amit Jain

**Father's Name -**

Shri Kailash Bihari Jain

**Permanent Address-**

Jaina Estate, Jwala Nagar

Disst Rampur(U.P.)

**Temporary Address-**

As Above

**Occupation- Business**

Pan no. ABCPT0333N

**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

Amita Arya



Pragya Jain



Amit Jain

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 -**

Vipul Gupta

**Father's Name -**

Late Shri Anand Kumar

**Permanent Address-**

Industrial Estate, Roshan Bagh

Disst. Rampur(U.P.)

**Temporary Address**

As Above

**Occupation- Business**

Pan no. AGUPG2876L

**NAME -**

Mudit Agarwal

**Father's Name -**

Shri K.K. Agarwal

**Permanent Address-**

Moh. Masjid Kaith

Disst. Rampur(U.P.)

**Temporary Address**

As Above

**Occupation- Business**

Pan no. AHCPAU43K

Vipul Gupta



Mudit Agarwal



**SALE DEED**

Consideration = Rs. 32,52,000/-

Valuation as per Govt. Rates = Rs. 27,97,000/-

Stamp Duty = 2,28,000/-



THIS DEED OF SALE is made on this 25th day of November, 2015 BETWEEN 1. MR. AMIT JAIN S/o Kailash Binari Jain and 2. MRS. PRAGYA JAIN W/o Shri Amit Jain R/o Jaina Estate, Jwala Nagar, Distt.-Rampur (U.P.).

(hereinafter called "THE VENDORS") of the one part AND

- 1- MRS. AMITA ARYA W/o Shri Kapil Arya R/o A-1, Industrial Estate, Roshan Bagh, Rampur (U.P.)
- 2- MR. VIPUL GUPTA S/o Late Shri Anand Kumar R/o Industrial Estate, Roshan Bagh, Rampur (U.P.)
- 3- MR. MUDIT AGARWAL S/o Shri K.K. Agarwal R/o Mohall Masjid Kaith, Distt. Rampur (U.P.)

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

WHEREAS the Vendors are the Bhumidhar with transferable right and in possession of Gata No. 755, Area 0.329 Hect. situated in Village - Ajeetpur, Tehsil - Sadar, Distt. - Rampur, fully described in the schedule.

AND WHEREAS the Vendors have agreed to sale the said Gata No.-755 Area 0.329 Hectare = 0.812 Acre land, described in the schedule (hereinafter referred to as "The Property") and the purchasers have agreed to purchase the same for a consideration of Rs. 32,52,000/- (Rupees Thirty Two Lacs Fifty Two Thousand Only) from the Vendors.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS :-**

- 1- That in consideration of the said sum of Rs. 32,52,000/- (Rupees Thirty Two Lacs Fifty Two Thousand Only) paid by the Purchasers to the Vendors detailed below (the receipt where of the Vendors hereby admit and acknowledge). The Vendors hereby transfer 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.

<u>(a)</u>	<u>Ch. No.</u>	<u>Date</u>	<u>Drawn On</u>	<u>Amount</u>
	000016	25-11-2014	Bank Of Baroda	5,42,000=00
	000017	25-11-2014	Bank Of Baroda	5,42,000=00
	832085	25-11-2014	Canara Bank	5,42,000=00
	832086	25-11-2014	Canara Bank	5,42,000=00
	478192	25-11-2014	State Bank of India	5,42,000=00
	478193	25-11-2014	State Bank of India	5,42,000=00
	<b>TOTAL CONSIDERATION</b>			<b>32,52,000=00</b>

- 2- The Vendors hereby covenant with the Purchasers as follows :-

- (i) That the Vendors aforesaid in consideration of having received the amount of Rs. 32,52,000/- (Rupees Thirty Two Lacs Fifty Two Thousand Only) have given vacant, physical possession of the property to the Purchasers who have 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 Vendors.

Pragya Bhai  


Anita Arora  


Anita Arora  


Mudit Aggarwal  




उत्तर प्रदेश UTTAR PRADESH

D 775451

D 779461

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- (ii) That the Vendors hereby assure the Purchasers that the said property is free from all sorts of encumbrances such as prior sale, mortgage, gifts, litigation, dispute, stay order, attachment,

*Amita-Arya*



*Pragya Jain*



*Rajni*



*Pragya Jain*



*Mudit Aggarwal*





उत्तर प्रदेश UTTAR PRADESH

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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

*Amita Arora*



*Pragya Jain*



*Alfai*



*Pragya Jain*



*Amita Arora*



भारतीय न्यायिक INDIA NON JUDICIAL

19 NOV 2014

रु जीवाधिकारी (राजपुर-1799)

25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

D 779463

D 779463

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Vendors agree 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.

Amita Arora



Pragya Jain



A. Jain



Pragya Jain



Mudit Agrawal





उत्तर प्रदेश UTTAR PRADESH

D 779464

D 779464

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(iii) That the Vendors hereby confirm 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.

*Amita Aggarwal*



*Pragya Jain*



*Alpa*



*Alpa*



*Pragya Jain*





उत्तर प्रदेश UTTAR PRADESH

D 779465

D 779465

(iv) That the vendors hereby assure the purchasers that the said property is their purchased / inherited property and that they have absolute right to transfer, convey and sell the said property in the manner conveyed herein and that there is no fetter on their power to transfer the said property unto the purchasers.

Amita Arora



Pragya Jain



Pragya Jain



Pragya Jain





उत्तर प्रदेश UTTAR PRADESH

D 779466

D 779466

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- (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 Vendors while the same will be payable by the Purchasers from the date of execution of Sale Deed by the vendors.

Amita Arya



Pragyabin



Alau



Dilip Singh



Madil Agrawal



भारतीय न्यायिक नोट/कारो

भारतीय गैर न्यायिक INDIA NON JUDICIAL

19 NOV 2014

गुप्त जीवाधिकार

रु 1780

25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

S 779467

D 779467

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(vi) That in case the vendor fail 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.

Amita-Arora



Rangshanker



@Gauri Ananya Credit Agency





उत्तर प्रदेश UTTAR PRADESH

D 779468

D 779468

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

*Pragya Jain*



*Pragya*



*Amrita Arora*



*Amrita Arora*



*Manish Arora*



भारतीय न्यायिक कोष (संस्कार)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

9 NOV 2014

भारत

रु (शकपुत्र-1700)

25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

D 779469

D 779469

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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

*Pragya Jain*

*Pragya*

*Anita Arora*



*Anita Arora*

*Pragya Arora*



10000 9000 8000 7000 6000 5000 4000 3000 2000 1000 0



उत्तर प्रदेश UTTAR PRADESH

AL 192367

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the expressions "The Vendors" and "The Purchasers" herein before used include their respective heirs, legal representatives, successors & assigns etc.

*Pragya*



*Pragya*



*Amita - Arora*



*Pragya - Prakash - Prakash - Prakash*





उत्तर प्रदेश UTTAR PRADESH

AL 192368

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THE SCHEDULE ABOVE REFERRED

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

*Pragya*

*Pragya*

*Am Ha - Arya*

*Dilip Kumar Mehta Agaswal*





उत्तर प्रदेश UTTAR PRADESH

AL 192369

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<u>Khata No.</u>	<u>Gata/Khasra No.</u>	<u>Area</u>	<u>Land Revenue</u>
00378	755	0.329 Hect.	Rs. 12/-

The area which is being sold by this deed - 0.329 Hect. = 0.812 Acres.

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

Pragya bin  
Apari  
Amrita - Arya  
Mudita Agarwal

The said property is being sold at fair market value Rs. 32,52,000/- (Rupees Thirty Two Lacs Fifty Two Thousand Only).

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

1-	Value of 0.329 Hect.		
	land at the prescribed rate of		
	Rs. 85,00,000/- per Hect.	=	Rs. 27,92,000/-
2-	Consideration	=	Rs. 32,52,000/-
3-	Stamp Duty	=	Rs. 2,28,000/-

IN WITNESS WHEREOF the parties hereto have signed this Deed.

WITNESSES :-



1- Vibhu Arya

*Vibhu Arya*  
S/o Shri Kapil Arya  
R/o A-1 Industrial Estate  
Roshan Bagh, Rampur (U.P.)



2- Manoj Gupta

*Manoj Gupta*  
S/o Shri Shishupal Gupta  
R/o State Bank Colony,  
Diamond Road, Rampur (U.P.)

*Alga's*  
1- SHRI AMIT JAIN

2- SMT. PRAGYA JAIN  
(VENDORS)

*Amita-Arya*

1- SMT. AMITA ARYA

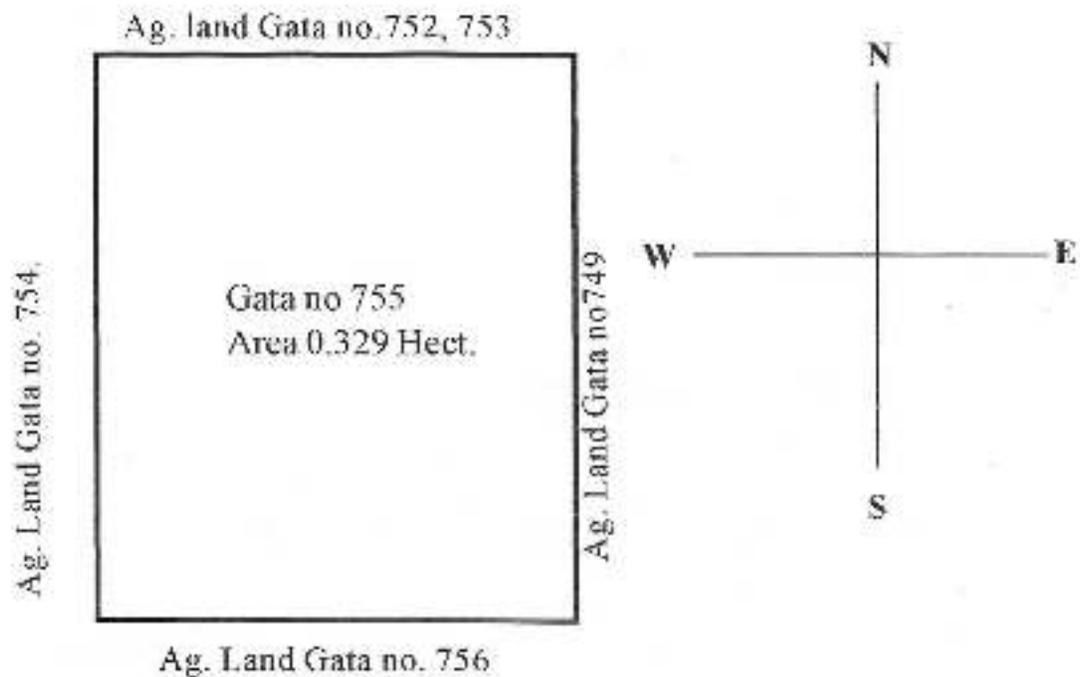
2- MR. VIPUL GUPTA

3- MR. MUDIT AGARWAL  
(PURCHASERS)

DRAFTED BY : AMIT NAUTIYAL, ADVOCATE

TYPED BY : *Am*  
AMIT KUMAR

**Nazry Map of Agricultural Land Gata no. 755 Situated in Village Ajeetpur Teh Sadar Distt. Rampur(U.P.)**



**BOUNDARIES OF THE LAND GATA NO.755**

- East** - Ag. Land Gata no.749  
**West** - Ag. Land Gata no. 754  
**North** - Ag. land Gata no. 752, 753  
**South** - Ag. Land Gata no. 756

**NAME OF VENDORS**

: 1- AMIT JAIN

2- SMT. PRAGYA JAIN

*Amita-Arya*

**NAME OF PURCHASERS**

1- MRS. AMITAARYA

2- VIPUL GUPTA

3- MUDIT AGARWAL

*Mudit-Agarwal*

3,252,000.00 / 2,797,000.00

विक्रय पत्र

20,000.00 140 20,140.00 52  
फीन रजिस्ट्री नकल व प्रति मुल्य योग पृष्ठों की संख्या

प्रतिफल पालिबल  
श्री अमित जैन  
पुत्र श्री कैलाश बिहारी जैन



व्यवसाय व्यापार

निलामी खाती मी0- जैन इस्टेट ज्वलानगर रामपुर  
अस्थायी पता एका  
ने यह लेखपत्र इस कार्यालय में दिनांक 8/1/2018 तम 12:34PM  
को भिद्यन्त हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार (प्रभारी)  
उप-निबन्धक सदर  
रामपुर  
8/1/2018

निष्पादन लेखपत्र वाद सनते व समझने गजमन व प्राप्त धनराशि रु. धरोखानुसार उक्त  
निकेला केला

श्री अमित जैन  
पुत्र श्री कैलाश बिहारी जैन  
पेशा व्यापार  
निवासी मी0- जैन इस्टेट ज्वलानगर रामपुर



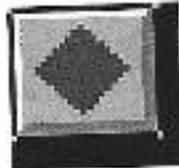
श्रीमती अभिता आर्या  
पत्नी श्री कपिल आर्या  
पेशा गृहिणी  
निवासी मी0-ए0-1, इण्डिस्ट्रियल इस्टेट, रोशन बाग  
रामपुर



श्रीमती प्रज्ञा जैन  
पत्नी श्री अमित जैन  
पेशा गृहिणी  
निवासी मी0- जैन इस्टेट ज्वलानगर रामपुर



श्री विपुल गुप्ता  
पुत्र श्री आनन्द कुमार  
पेशा व्यापार  
निवासी मी0- इस्टिरेल स्टेट रोशन बाग रामपुर



श्री सुदित अग्रवाल  
पुत्र श्री के0 के0 अग्रवाल  
पेशा व्यापार  
निवासी मी0 मस्जिद कैथ रामपुर



Handwritten signature

ने निम्नानुसार स्वीकार किया।

जिनकी पहचान दिगु आर्य  
कापिल आर्य

पेशा व्यापार

निवासी भी0 इमिडिटल स्टेट रोशन बाग रामपुर

व मनोज गुप्ता  
शिशुपाल गुप्ता

पेशा व्यापार

निवासी भी0 स्टेट बैंक कालोनी रामपुर

ने को

उत्पन्न प्रद संश्लेषों के निशान संग्रह नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
अरविन्द कुमार (प्रभारी)  
उप-निबन्धक सदर  
रामपुर  
8/7/2016

विक्रेता

Registration No.: 193

Year: 2016

Book No.: 1

0101 अमित जैन

केलारा बिजारी जैन

प्लॉट- जैन इस्टेट ज्वलानगर रामपुर

जानार



0102 प्रज्ञा जैन

अमित जैन

प्लॉट- जैन इस्टेट ज्वलानगर रामपुर

गृहिणी



*[Handwritten signature]*

केला

Registration No. : 193

Year : 2,016

Book No. : 1

0201 अमिता आर्या  
कपिल आर्या  
सी०-ए०-१, इन्डस्ट्रियल इस्टेट, रोशन बाग रामपुर  
वृत्ति



0202 विपुल गुप्ता  
आनन्द कुमार  
सी०- इस्टिडिल स्टेट रोशन बाग रामपुर  
व्यापार



0203 मुदित अचवाल  
के० के० अचवाल  
सी० नरसिंह काल रामपुर  
व्यापार



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19 NOV 2014

सारीख... १५/११/१०१ - श्री  
श्री. अशोक...  
पुत्र श्री...  
निवासी...  
को रद्दायक घोषणा...  
ह... १५/११/१०१... रोजन बाग रामपुर

गवाह

Registration No.: 193

Year: 2016

Book No. :

W1 विभु अर्य

कर्मिल अर्य

पी०- इंडिस्ट्रियल स्टेट रोशन बाग रामपुर

व्यापार



W2 मनोज गुप्ता

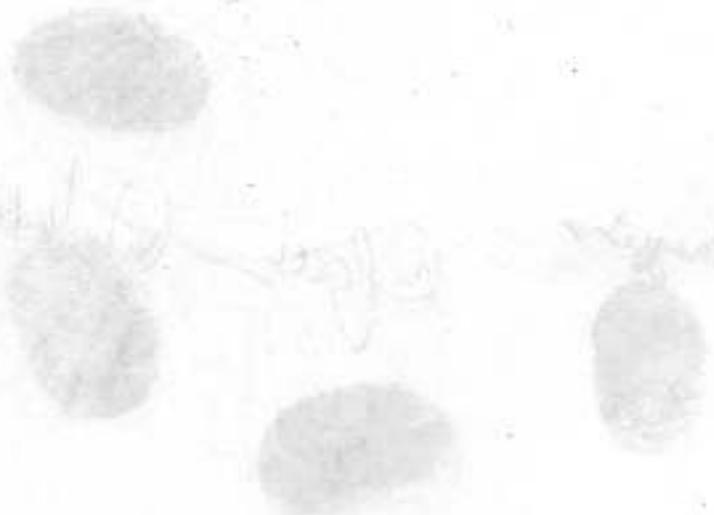
शिशुपाल गुप्ता

पी० स्टेट बैंक कालीती रामपुर

व्यापार



Handwritten signature or mark.









19 NOV 2014

तारीख जमि. 250094  
 श्री श्री. राजेश कुमार शर्मा  
 पुत्र श्री श्री. राजेश कुमार शर्मा  
 निवासी प्लॉट-250094, कोटा नगर, समपुर  
 को स्थापित करने के लिए  
 ए. आ. पु. संकल्पित कोटा नगर, समपुर



प्रमाणित किया गया  
 2014-2015

This is to certify that the above mentioned land is the property of the said person and the same is being sold to the said person for the purpose of the said land.

Signature



Handwritten mark









19 NOV 2014

तारीख 19/11/2014  
श्री. अशोक कुमार शर्मा  
पुत्र श्री. अशोक कुमार शर्मा - रामपुर  
निवासी A-1- बस स्टेशन रोड, रामपुर  
को रक्षा कोषदार, रामपुर के लिए बना।

हो. 1000 रामपुर, रामपुर



0000

PROVIDED ALWAYS AND IS A LIBRARY-OWNED ITEM  
WHICH IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



136

19/11/14

दिनांक.....

आप्य विक्रय करनी की तिथि.....

आप्य क्रय करने का प्रयोजन.....

आप्य खेता का नाम व पुरा पता.....

श्री श्री अशोक अर्या

आप्य की बतवावि.....

जबेर अहमद

आदिनाम नं० 128

आदिनाम की तारीख 31-03-14

दिनांक अहमद अहमद

श्री श्री अशोक अर्या  
आदिनाम नं० 128  
दिनांक 21/11/14

AL 13362

THE PRADESH

14

The undersigned "The Vendor" and "The Purchaser" herein before  
used to check the respective legal representatives, successors  
& assigns

अहमद



अशोक अर्या



श्री



137 19/11/14  
जन्म दिनांक कब की तिथि.....  
दाखल क्रम करने का प्रयोजन.....  
आपका छोटा का नाम व पूरा पता.....

136  
1988  
आपका नाम.....  
जुवेर अहमद 4  
पार्सल नं० 136  
नियंत्रण की तारीख 31-03-23  
शिक्षा आयोग, राजस्थान 15

THE SIGNATURE ABOVE REFERRED

Details of form attached to Voucher - Application Form - 10/2014

Form - Application Form - 10/2014

Handwritten signatures and stamps are visible in this section, including a signature that appears to be "Javed Ahmad" and several circular official stamps.

139 19/11/14  
काम्य विवाह करने की तिथि.....  
काम्य हो जाने का प्रयोजन.....  
काम्य होना का नाम व पूरा पता.....

136  
1000

काम्य की वतवसि.....

जुवेर अहमद  
बाहरी नं० 15  
अहमद की वतवसि 31-03-15  
विवाह कबूते, काबुल



State No. District No. Land Revenue No. 00178

There is no change in the land revenue...

There is no change in the land revenue...

Handwritten signatures and stamps in the lower section of the document.

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आज दिनांक 08/01/2016 को  
वही सं. 1 जिल्द सं. 6969  
पृष्ठ सं. 1 से 52 पर क्रमांक 193  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अरविन्द कुमार (प्रभारी)

उप-निबन्धक सदर

रामपुर

01/2016