

(भाग-1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक 86

प्रस्तुतकर्ता या प्रार्थी का नाम

लेख्य का प्रकार

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क

2. प्रतिलिपिकरण शुल्क

3. निरीक्षण या तलाश शुल्क

4. मुख्तारनामा के अधिप्रमाणीकरण के लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यांत्रिक पता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र

पस करने के लिए तैयार किया

स्ट्रीकरण अधिकारी के हस्ताक्षर

26/11/12

13214/12



उत्तर प्रदेश UTTAR PRADESH

53AB 134514

**CERTIFICATE**

प्रमाणित किया जाता है कि निम्नलिखित

चलान नं. 1197/12

के अन्तर्गत रु. 14,00,000/-

मि. गुरु कृपा डेवलपर्स & इन्फ्रास्ट्रक्चर्स प्रा. लि. द्वारा

in pursuance of the order of the Collector No. (59) dated 11-04-2012 passed under Section 10-A at the stamp act

is certificated that an amount of Rs.35,00,000/- in words (Thirty Five Lac only) has been paid by M/s Guru Kripa Developers & Infrastructures Pvt. Ltd. in cheque/pay-order/cash as stamp duty in respect of this instrument in the State Bank of India, Lucknow by Challan No.G-070030 dated 26.05.2012, a copy of which is annexed herewith.

Dated 28.05.2012

Chief Treasury Officer

M/ FUTEC SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS  
INFRASTRUCTURES PVT. LTD.



Director

3883  
20/12

महेश्वर १००० रु. १२ अक्टूबर २०१२

W

सुप्रीम  
कोर्ट  
नया दिल्ली

Rs. 10

₹. 10

CERTIFICATE

The Government of India has received from the Government of Uttar Pradesh a certificate of the amount of Rs. 10,000/- in words (Ten thousand Rupees only) has been paid by the State Bank of India to the Government of India in respect of the interest on the State Bank of India loan of Rs. 10,00,000/- dated 20.02.2012, which is annexed herewith.

Chief Treasury Officer

Date: 20.02.12





## वित्तीय नियम संग्रह खण्ड - 5, भाग 2

प्रपत्र संख्या - 43 ए (1)

(प्रस्तर 417 एवं 478 देखिए)

धनराशि जमा करने का चालान फॉर्म

- उपकोषागार / बैंक का नाम व शाखा SBI GBB LKO
1. जिस व्यक्ति (पदनाम कद आवश्यक हो) या M/s Gurga Kripa Developers & Infrastructures  
संस्था के नाम से धनराशि जमा की जा रही है Pvt. Ltd.
- उसका नाम
2. पता 10 G.B. Marg Lucknow
3. पंजीकरण संख्या / पक्ष का नाम वाद संख्या 8  
(यदि आवश्यक हो)
4. जमा की जा रही धनराशि का पूर्ण विवरण Gen. Stamp  
(धनराशि किस हेतु जमा की जा रही है तथा  
किस विभाग के पक्ष में जमा की जा रही है)
5. चालान की सकल राशि Rs. 35,00,000/-
6. चालान की निवल राशि
7. लेखा शीर्षक का पूर्ण विवरण/लेखा 0030-व्यापक तथा वसीकरण शुल्क  
शीर्षक की मुहर : 08-नगरपालिका  
102-स्टाम्पों की विशेष  
0202-(SAB) Gen. Stamp
8. लेखा - शीर्षक की 13 डिजिट कोड
- मुख्य लेखा-शीर्षक उप मुख्य-शीर्षक लघु-शीर्षक उप-शीर्षक व्यौरेवार-शीर्षक धनराशि (अंकों में)

0030	02	102	00	00	35,00,000/-
					/

धनराशि (शब्दों में) Thirty five lakhs only योग

चालान में लेखा-शीर्षक की पुष्टि

विभागीय अधिकारी के हस्ताक्षर

जमाकर्ता का नाम के हस्ताक्षर

केवल उपकोषागार/बैंक के प्रयोगार्थ

चालान संख्या म रतीय स्टेट बैंक  
दिनांक 24 MAY 2012

अंकों में 35,00,000/-  
शब्दों में 35,00,000/-

26 MAY 2012  
STATE BANK OF INDIA  
राजधानी, नवद्वारा

प्राप्त किया  
प्राप्तकर्ता के हस्ताक्षर उपकोषागार/  
बैंक की मुहर सहित  
GURU KRIPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.

Director

विवरण :- रोकड़ (विवरण सहित)

(धनराशि रूपयों में)

नोट / सिक्के

1000 x

500 x

100 x

50 x

20 x

10 x

5 x

2 x

1 x

चेक (पूर्ण विवरण के साथ)

योग :-

Rs- 35,00,000/- through Pay order No- 990506 Dated- 23/05/2012 Indian Bank

टिप्पणी :-

1. जिन विभागों में अधिक संख्या में चालानों द्वारा धनराशि जमा होती है (जैसे व्यापार कर, स्टाम्प एवं पंजीकरण, शिक्षा, लोक सेवा आयोग आदि) उन्हें बजट साहित्य के खण्ड - 4 अथवा लोक लेखा खण्ड - 2 के अनुसार लेखा शीर्षक मुद्रित कराना उचित होगा। अन्य प्रकरणों में बजट साहित्य के खण्ड-2 (लोक लेखा) तथा खण्ड-4 (राजस्व एवं पूंजी लेखे की प्राप्तियां) में दर्शाये गये लेखा - शीर्षक के स्तरों के अनुरूप विभागीय अधिकारी द्वारा प्रमाणित किया जायेगा।
2. जिन जमा धनराशियों के लिए विज्ञापन द्वारा सार्वजनिक रूप से प्रसारित लेखाशीर्षक विशेष में धनराशि जमा करने हेतु निर्देशित किया गया है, तो ऐसी दशा में चालान फार्म के लेखा - शीर्षक को सत्यापित करना आवश्यक नहीं होगा।
3. यदि जमा की जाने वाली धनराशि में पैसे का कोई अंश है तो 50 पैसे से कम की धनराशि को छोड़ दिया जायेगा एवं 50 पैसे उससे अधिक की धनराशि का अगले उच्चतर रूपये पर पूर्णांकित कर धनराशि जमा की जायेगी।





ATTESTED

Mayank Agarwal  
Advocate  
Civil Court, Lucknow



Sale Consideration	: Rs. 7,00,00,000/-
Market Value	: Rs. 5,38,26,337/-
Stamp Duty	: Rs. 49,00,000/-
Stamp in agreement	: Rs. 14,00,000/-
Stamp in sale deed	: Rs. 35,00,000/-
Ward	- Ibrahimpur

#### BRIEF DESCRIPTION OF SALE DEED

1. Type of Property	- Residential
2. Ward	- Ibrahimpur
3. Mohalla	- Vrindavan Scheme, Sector-4
4. Details of Property	- Group Housing P.No.4A/GH-5
5. Unit of measurement	- Sq.mt.
6. Area of Property	- 5723.01 sq.mt.
7. Position of the road (as per schedule)	- More than 100 mt. away from Raibareilly road
8. Other details	- No.
9. Type of Property	- Group Housing Plot
10. Sale Consideration	- Rupees 7,00,00,000/-

#### BOUNDARIES

EAST	- Boundary of Seechai Vibhag
WEST	- 24.00 mts. wide road
NORTH	- Park
SOUTH	- Group Housing Plot No.4A/GH-4

*Signature*



GURU KIRPA DEVELOPERS  
INFRASTRUCTURES PVT. LTD.

Director



12. No. of Seller (1)

No. of Purchaser (1)

## **SALE-DEED**

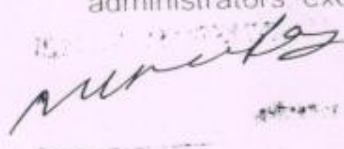
This deed of sale is made and executed on this 11th day of July, 2012.

BY

M/S FUTEC SHELTERS PVT. LTD., a registered company having its principal place of business at R-19, Third Floor, Near Shakar Pur, Laxmi Nagar, Vikas Marg, New Delhi-110092 through its Director Manoj Kumar Ray Son of Sri. N.P. Ray Resident of-A-218, Mangal Apartment, Vasundhra Enclave, New Delhi-110096, (hereinafter referred to as the "Seller" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives, executors and assigns) of the **FIRST PART.**

**AND**

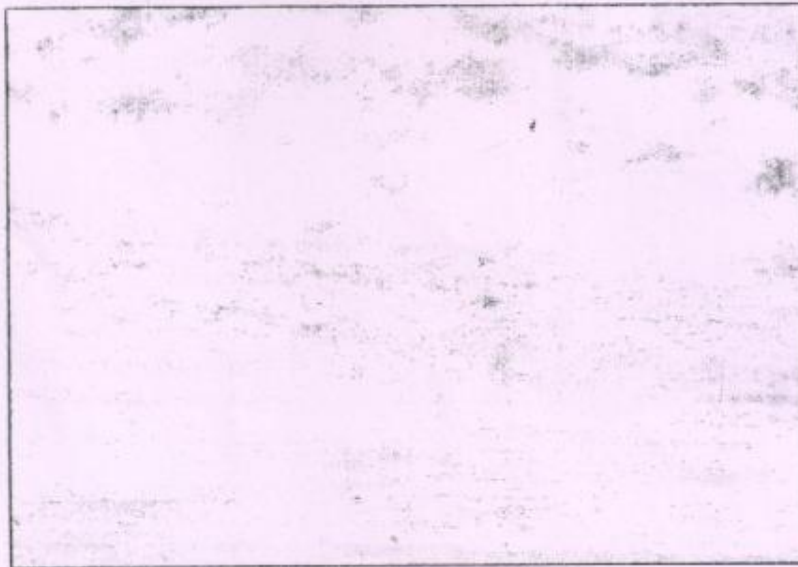
M/S GURU KRIPA DEVELOPERS & INFRASTRUCTURES PVT. LTD., a registered company having its principal place of business at 10.G.B. Marg, Lucknow through its Director SRI. TEJPAL SINGH SIAL Son of Sri. Balbir Singh Sial Resident of- B-68, Nirala nagar Lucknow (hereinafter referred to as the "Purchaser" which expression unless repugnant to the context shall mean and always mean and include his heirs, successors, legal representatives administrators, executors and assigns) of the **SECOND PART.**

  
Director

  
Director

# PHOTOGRAPH

Group Housing Plot of Land No.4A/GH-5, Measuring 5723.01 sq.mtr. Situated at-Vrindavan Scheme, Sector-4, Raibareilly Road, Lucknow



M/s FUTEC SHELTERS PVT. LTD.

Director

SIGNATURE OF SELLER

GURU KIRPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.

SIGNATURE OF PURCHASER



**WHEREAS** the seller is the absolute owner of **Group Housing plot of land no.4A/GH-5 measuring 5723.01 sq.mt. situated at Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow** (hereinafter referred to as the "said property") more clearly detailed and described at the foot of this deed in the scheduled of property, which has been allotted to the seller by Uttar Pradesh Awas Avam Vikas Parishad, Lucknow vide allotment dated 27-07-2007 and has been acknowledged by the seller and seller is the lawful allottee of Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and after the allotment of the aforesaid plot to the seller It found that the land area is 5723.01 square meters instead of actual allotted area measuring 5518.77 square meters for which seller has deposited extra amount in the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow, and

**WHEREAS**, ultimately, the Uttar Pradesh Awas Avam Vikas Parishad, Lucknow has executed a Agreement to Sale on 27-07-2007 in respect said property, in favour of **M/S FUTECH SHELTERS PVT. LTD.** The said deed of agreement to sale is duly admitted and registered in Book-1, Volume-8481, pages-175/510, Serial No.6933, on 27-07-2007 in the office of Sub-Registrar-(First), Lucknow, and which Free Hold Deed registered in Book-1, Volume-14475, pages-297 / 370 Serial No.13190 on 11/07/12 in the office of Sub-Registrar- (First), Lucknow, and

M/S FUTECH SHELTERS PVT. LTD.

GURU KIRPA DEVELOPERS  
INFRASTRUCTURES PVT. LTD.

Director

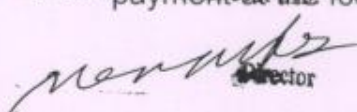
**WHEREAS**, the seller is desirous of selling his above said property and purchaser being interested in purchasing the said property, the purchaser approached the seller for the sale of above said property, for which seller has agreed to sell and transfer the above said property absolutely to the purchaser for a sale consideration of **Rupees 7,00,00,000/- (Rupees Seven Crore Only)** and,

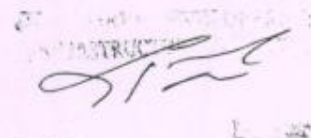
**WHEREAS**, the seller has assured the purchaser that the above said property is free from all sorts of registered or unregistered encumbrances, like sale, mortgage, gift, transfer, court attachment etc. and the seller has good, subsisting, marketable, unencumbered and transferable right over the said property and there is no legal dispute in respect of the said property and,

**WHEREAS**, the seller also assured the purchaser that the above said property is not subject matter of any acquisition or requisition and seller has not received any notice nor is in know of any acquisition or requisition proceedings, if any, in respect of the above said property and,

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS**

- 1- **THAT**, having received the said consideration amount of **Rupees 7,00,00,000/- (Rupees Seven Crore Only)** paid by the purchaser to the seller as detailed in schedule of payment at the foot of this sale deed (the receipt of which is

M/s FOTEC INDUSTRIES PVT. LTD.  
  
Director

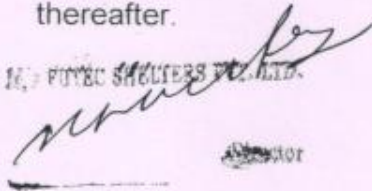




acknowledged by the seller) the seller doth hereby sell, grant, convey, assign & transfer the said property to the purchaser of his right, title and interest in the said property including all right of assignment and appurtenances thereto, hold and posses the same unto and use and enjoy the same and be absolute Owner thereof.

- 2- **THAT**, the seller has handed over actual, vacant and peaceful physical possession of the said property to the purchaser with all its rights and privileges so far held and enjoyed by the seller, on the execution of this sale deed.
- 3- **THAT**, the seller and his heirs, successors, assignees, legal representatives shall hereinafter have no claim or title to the said property so conveyed and the purchaser and his heirs, successors or assignees shall hold and enjoy the property absolutely.
- 4- **THAT**, all taxes, charges, imposition and dues, if any, of the Central, state or local authority, prior to the execution of this sale deed have been paid by the seller, and shall be paid forthwith by the seller and that no liability in this regard shall devolve on the purchaser and after execution of sale deed it shall be the liability of the purchaser to pay all dues thereafter.

IN: FUTURE SELLERS PVT. LTD.



WITNESSES

GURU KIRPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.



Director



- 5- THAT, this deed will itself amount the seller's consent to the purchaser to has mutation in his name in respect of the said property hereby transferred in any department wherever necessary, however, all expenses in this regard shall be borne by the purchaser.
- 6- THAT, the purchaser has borne expenses of stamp duty, registration charges, and all other expenses in connection with the execution and registration of this sale deed.
- 7- THAT, the permanent and present addresses of the seller and purchaser are same as described in the sale deed which are true and correct.
- 8- THAT, if any person claims through the seller any right or privileges in respect of the said property, it shall be rendered illegal and void by virtue of the present sale deed and in case the purchaser is deprived of the said property mentioned hereinbefore or any proprietary rights therein, by reason of any defect in the right, interest, and title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses, as the case may be, from his other moveable or immovable properties wherever found in existence at that time.
- 9- THAT, there is no construction on the said plot and the said property is not situated on corner or two sided road.
- 10- THAT, the above said property is situated 100.mts. away from Raibareilly Road, Lucknow.

M/s. FUTECH SHELTERS PVT. LTD.

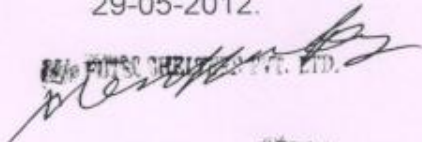
Director

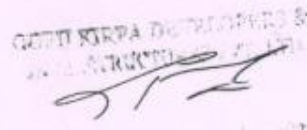
GURU KIRPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.

Director

11- THAT, the said property is measuring **5723.01 sq.mt.** the circle rate of the area is fixed at **Rs.10,000/-** per sq.mts. by the Collector, Lucknow that the valuation of measuring **1000 sq.mt.** as per rule comes to **Rs.1,00,00,000/-** (@ **Rs.10,000/-** per sq. mt.) and rest area of said property comes to measuring **4723.01 sq.mt.** the valuation comes to after deduction 30% **Rs.3,30,61,070/-** (@ **Rs.7,000/-** per sq.mt as per rule) Thus the total valuation of said property comes to **Rs.4,30,61,070/-** and the said property is situated on 24 mt. wide road, therefore by adding 25% to this valuation comes to **Rs.1,07,65,267/-** ., as such valuation of said property comes to **Rs.5,38,26,337/-**. But the sale consideration is higher on which stamp duty of **Rs.49,00,000/-** is being paid @ 70/- per thousand, by purchaser vide G.O.No.-S.Vi.K.Ni-5-2756/11-2008-500(165)/2007 dated 30-06-2008.

12- THAT an agreement to sale in respect of the said property has been executed between the seller and purchaser on 25-04-2012 duly registered in the office of Sub-Registrar (First), Lucknow on 25-04-2012 in book no.1 vol.no.14134 on pages 109 to 224 at sl.no.7797 in which stamp duty of **Rs.14,00,000/-** And rest amount **Rs.35,00,000/-** is being paid with this sale deed through stamp certificated dated 29-05-2012.

  
 SELLER: **SHRI CHITRA PVT. LTD.**

  
 BUYER: **SHRI KIRPA DEVELOPERS & CONSTRUCTORS PVT. LTD.**



**SCHEDULE I****DETAILS OF PROPERTY**

Group Housing plot of land no.4A/GH-5 measuring 5723.01 sq.mt. situated at Vrindavan Scheme, Sector-4, Raibareilly road, Lucknow, and bounded as under :-

EAST	-	Boundary of Seechai Vibhag
WEST	-	24.00 mts. wide road
NORTH	-	Park
SOUTH	-	Group Housing Plot No.4A/GH-4

**SCHEDULE OF PAYMENT**

1. Rupees-25,00,000/- through RTGS dated 13/03/2012 Indian Bank, Lucknow, at the time of registered agreement
2. Rupees-32,40,000/- through RTGS by cheque no.001752 dated 26/03/2012 Bank of India, Lucknow, at the time of registered agreement
3. Rupees-30,00,000/- through RTGS by cheque no.069268 dated 26/03/2012 Bank of India, Lucknow, at the time of registered agreement
4. Rupees-59,80,000/- through RTGS dated 26/03/2012 HSBC Bank, Lucknow, at the time of registered agreement
5. Rupees-18,80,000/- through RTGS dated 26/03/2012 Indian Bank, Lucknow, at the time of registered agreement

M/s FUTURE SHELTERS PVT. LTD.

Director

GURU KIRPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.

Director



70,000,000.00 / 53,826,337.00 विक्रय पत्र 10,000.00 40 10,040.00 2,000

प्रतिफल मालिखत  
मे. फ्यटेक साईटर्स प्रा. लि. निदेशक मनोज कुमार राय  
पुत्र श्री एन. पी. राय  
व्यवसाय व्यापार

निवासी आर-19 थर्ड फ्लोर नियर शंकर पुर लक्ष्मी नगर विकास नगर नई दिल्ली  
अपवादी पना  
ने यह लेनपत्र इस कार्यालय में दिनांक 11/7/2012 समय 3:20PM  
वज्र निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह  
उप निबन्धक (प्रथम)

लखनऊ

11/7/2012

निष्पादन लेनपत्र बाद सुनने व समझने मजमून व समझने अनुराशि रू. प्रलेखानुसार उक्त  
विक्रेता केता

मे. फ्यटेक साईटर्स प्रा. लि. निदेशक मनोज कुमार राय  
पुत्र श्री एन. पी. राय  
पेशा व्यापार  
निवासी आर-19 थर्ड फ्लोर नियर शंकर पुर लक्ष्मी नगर विकास नगर नई दिल्ली



श्री मे. गुरु कृपा डेव, एन्ड इन्फ्रा. प्रा. लि. निदेशक तेजपाल सिंह स्याल  
पुत्र श्री बलवीर सिंह स्याल  
पेशा व्यापार  
निवासी 10 जी. बी. मार्ग, लखनऊ



ने निष्पादन ग्रीकार किया।

जिनकी पहचान - श्री पवन कुमार गुप्ता  
पुत्र श्री श्री राम कुमार गुप्ता  
पेशा व्यापार

for kur...

निवासी 3/239, विराम खण्ड गौमती नगर, लखनऊ

व श्री मुकेश कुमार राय  
पुत्र श्री मैनजर राय  
पेशा व्यापार

निवासी सी-1/41 मंगल अपार्टमेंट बसुन्धरा इन्क्लेव नई दिल्ली

ने की।

पन्धन: भट्ट मालिकों के निजान अगुटे निबन्धानुसार लिखे गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बी. सी. सिंह  
उप निबन्धक (प्रथम)

लखनऊ

11/7/2012

6. **Rupees-42,00,000/-** through RTGS dated 26/03/2012 Bank of India, Lucknow, at the time of registered agreement
7. **Rupees-2,08,36,010/-** through DD No.367939 dated 25-04-2012 Indian Bank, Lucknow in favour of Uttar Pradesh Awas Avam Vikas Parishad
8. **Rupees-37,44,160/-** through DD No.367940 dated 25-04-2012 Indian Bank, Lucknow in favour of Uttar Pradesh Awas Avam Vikas Parishad
9. **Rupees-7,10,700/-** through DD No.367941 dated 25-04-2012 Indian Bank, Lucknow in favour of Uttar Pradesh Awas Avam Vikas Parishad
10. **Rupees-35,000/-** through DD No.367988 dated 16-05-2012 Indian Bank, Lucknow in favour of Uttar Pradesh Awas Avam Vikas Parishad
11. **Rupees-6,08,000/-** through Cheque No.047805 dated 16-05-2012 Indian Bank, Lucknow in favour of Seller
12. **Rupees-2,32,66,130/-** through DD No.514593 dated 07-07-2012 Indian Bank, Lucknow in favour of Seller

**Total Sale consideration Rupees 7,00,00,000/- (Rupees Seven Crore Only)** is paid by the purchaser to the seller.

10/6/2012  
FUTSCE SHELTERS PVT. LTD.  
*[Signature]*

GURU KIRPA DEVELOPERS &  
INFRASTRUCTURES PVT. LTD.  
*[Signature]*  
Director

विक्रेता

Registration No.: 13214

Year: 2,012

Book No.: I

0101 मे.फयटेक शाईटर्स प्रा.लि.द्रा.निदेशक मनोज कुमार राय

एन.पी.राय

आर-19 बर्ड फ्लोर नियर शंकर पुर लक्ष्मी नगर विकास नगर नई

व्यापार





IN WITNESS WHEREOF the seller has executed this deed of sale in his sound disposition of mind without any pressure, undue influence, coercion & compulsion from anyone whomsoever in favour of the purchaser on the date, month and year mentioned first above in the presence of following witnesses at Lucknow.

### Witnesses

1- Name Pawan Kumar Gupta

Son of - Sri Ram Kumar Gupta

Add. - 3/239, Vistram  
Khand, Grooti Nagan  
Lucknow

### Seller

(Manoj Kumar Ray)

Director M/s Futech Shelters Pvt. Ltd.

~~PAN~~

2- Name Mukesh Kumar Ray

Son of - Sri Hanagar Ray

Add. - C-1/41 Mangal  
Apartment, Vasundra  
Enclave, New Delhi

### Purchaser

(Tejpal Singh Sial)

Director M/s Guru Kripa

Developers & Infrastructures Pvt. Ltd.

PAN- ACQPS 1855D

Typed by

(M. Hasan)  
Collectorate, Lucknow

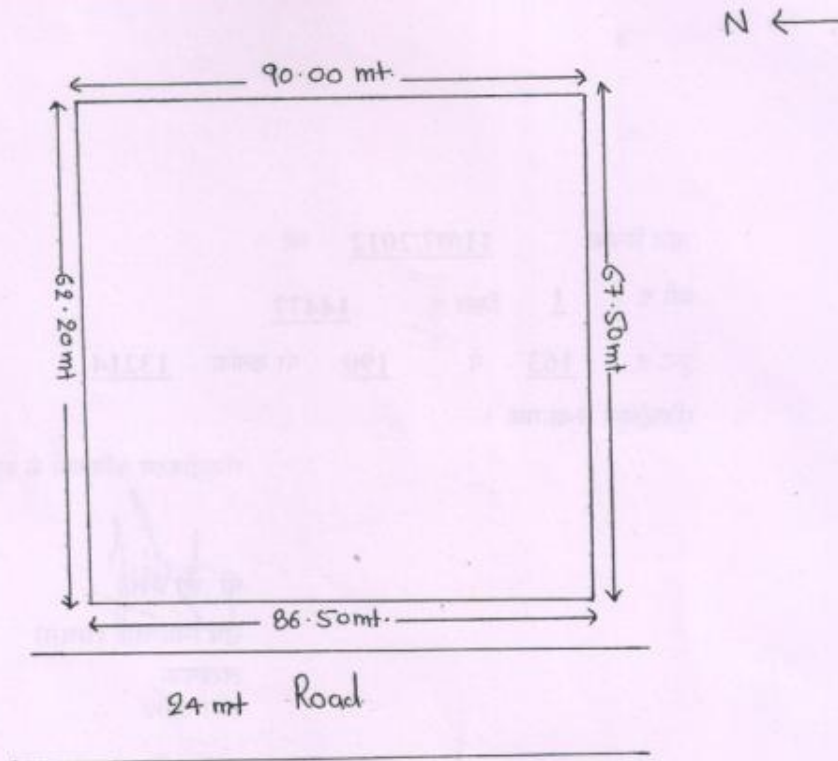
Drafted by

(Mayank Agarwal)  
Advocate  
Civil Court, Lucknow  
Mob. 9450461126

## MAP

Group Housing Plot of Land No.4A/GH-5, Measuring 5723.01 sq.mtr. Situated at-Vrindavan Scheme, Sector-4, Raibareilly Road, Lucknow, Bounded as below:-

East	:	Boundary of Seechai Vibhag
West	:	24.00 mts. wide road
North	:	Park
South	:	Group Housing Plot No.4A/GH-4



M/s FOTEC SHELTERS PVT. LTD.

SIGNATURE OF SELLER

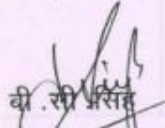
SIGNATURE OF PURCHASER

MAP

Group Housing Plot No. 14477-4, Measuring 8723.01 sq.m. Situated at Vardaan Scheme, Sector-4, Noida, Road, Lucknow, bounded as below:-  
East: Boundary of Sector 4 Vardaan  
West: 25.00 m wide road  
North: Park  
South: Group Housing Plot No. 14477-4

आज दिनांक 11/07/2012 को  
वही सं. 1 जिल्द सं. 14477  
पृष्ठ सं. 163 से 190 पर क्रमांक 13214  
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
वी. सी. सिंह  
उप निबन्धक (प्रथम)

लखनऊ  
11/7/2012

  
रजिस्ट्रार लखनऊ

SIGNATURE OF PURCHASER

SIGNATURE OF SELLER