

उत्तर प्रदेश UTTAR PRADESH

439679



OFFICE SUB-REGISTRAR, ZONE II, KANPUR NAGAR

1. Date of Presentation : 26/07/2011
2. Date of Execution : 26/07/2011
3. Name of Presenter : SRI ATUL MITTAL son of Sri Shiv
Darsan Lal Agarwal resident
of C/501 Abenjanj Kanpur
Nagar.

12/3/2011 12:00:00 AM

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

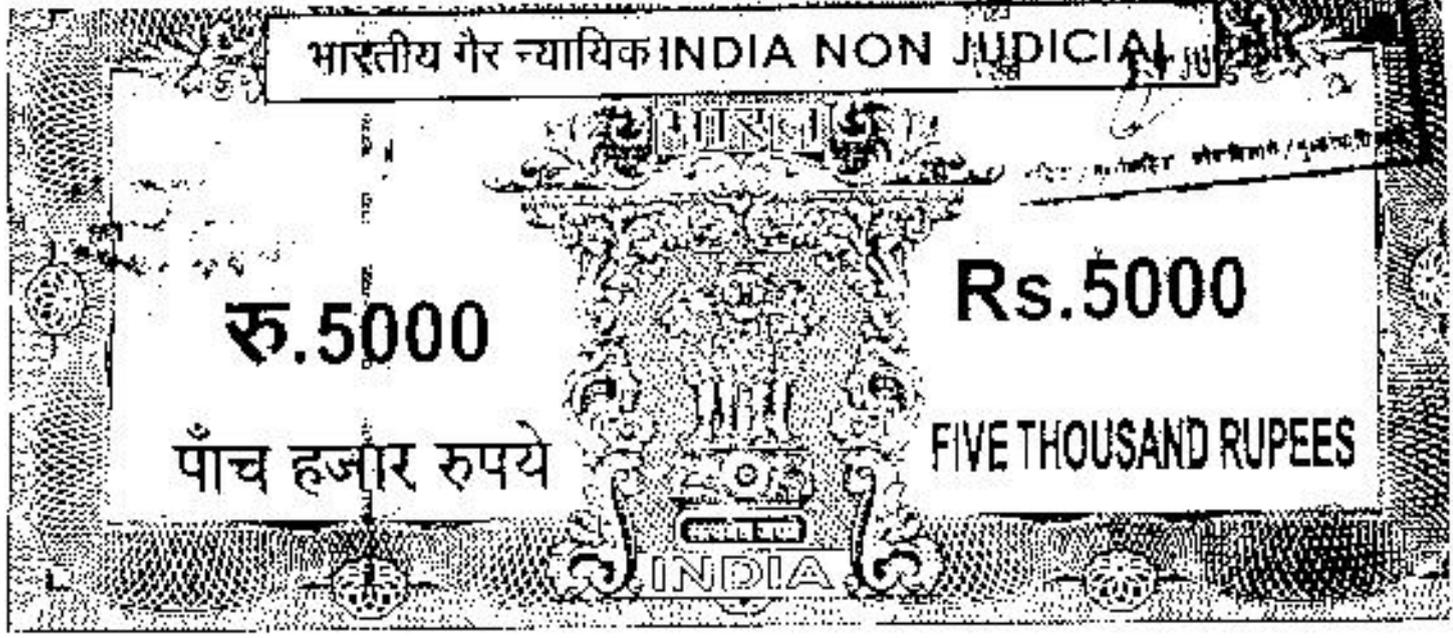
X 439680

4. Type of Document : Sale Deed
5. Sale Consideration : Rs. 2,00,000/-
6. Market Value : Rs. 8,36,160/-
7. Name of Vendors : 1. SRI ATUL MITTAL son of Sri Shlv Darshan Lal Agarwal and 2. SMT. SEEMA AGARWAL wife of Sri Atul Mittal both resident of 10/501 Allenganj, Kanpur Nagar.

Atul Mittal

Seema Agarwal

Sybil
Director



रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

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8. Name of Purchaser

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M/S GALAXY REAL ESTATE DEVELOPERS AND BUILDERS (P) LTD., having their registered office at 111/98A, Ashok Nagar, Kanpur and corporate office at 619, 8th Floor, Kan Chambers, 14/113, Civil Lines, Kanpur through its Director SRI SANJAY KUMAR JAIN son of Late S. C. Jain

Amittal

S. C. Jain

17/11/2013
17/11
2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 43965

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9. Description of Property	:
1. Place	: Singhpur Kachhar, Kanpur Nagar.
2. Plot No.	: Undivided part of arazi No. 658
3. Area of Land	: 200 Sq. Yds. = 167.22 Sq. Mts.
4. Width of Road	: 60 ft. wide Road
5. Covered Area	: Nil
6. Residential/Semi-Residential/Non-Residential	: Residential
7. House/ land/ Agriculture	: Open Land

Amital

Seema Agarwal

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

1930

₹. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

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(There is no two side road neither park facing)

8. Boundaries of the property hereby Sold:-

North :- Arazi No. 659 & 660
South :- Arazi No. 657
East :- 60 feet road
West :- Arazi No. 656

9. Details: Payment of Stamp :

1. District Magistrate Rate of : Rs. 5,000/- per Sq. Mts.
Land
2. Cost of Land : Rs. 8,36,100/-

Arun Kumar

Arjun Kumar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

X 43965

3.	Total Cost of land	:	Rs. 8,36,100/-
4.	Agreement or prior Stamp Payment	:	Nil
5.	Total Stamp duty payable	:	Rs. 58,527/-
6.	Total Stamp duty Paid	:	Rs. 58,500/-

SALE-DEED

THIS DEED OF SALE is made of 26th day of July Two Thousand Eleven

Amritlal

Sooraa Agarcwal

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

1/11/2011

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BETWEEN

1. SRI ATUL MITTAL son of Sh. Shri Ganshan Lal Agarwal and 2. SMT SEEMA AGARWAL wife of Sh. Atul Mittal both resident of 10/5/11 Alienganj Kanpur Nagar thereinafter for the sake of brevity referred to as the 'First party' Sellers of the One Part;

AND

M/S GALAXY REAL ESTATE DEVELOPERS AND BUILDERS (P) LTD having their registered office at 111/38A Ashok Nagar Kanpur and corporate office at 819, 1st Floor, Kan' Chambers, 14/13 Civil Lines, Kanpur through its Director SRI SANJAY KUMAR JAIN son of Late S. C. Jain hereinafter for the sake of brevity referred to as the 'Second party' purchaser of the other part.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

2018

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

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WHEREAS Arazi No. 658 situated at Village Singhpur Kachhar, Tehsil & District Kanpur Nagar, admeasuring 0.797 Hec. was purchased by First Party from Sri Jai Gopal, Sri Rajesh Vij and Sri Rajeev Vij vide sale deed dated 25/01/2002 which is registered in Book No. 1 Vol. No. 2047 on pages 377 to 404 at serial-No.-263 on 25/01/2002 at the office of Sub-Registrar, Kanpur Nagar.

AND WHEREAS First Party got converted the nature of land use from Agriculture to Non-Agriculture through order dated 28/07/2005 U/s 143 UPZALR Act.

Amit

Seema Agarwal

S/2018

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

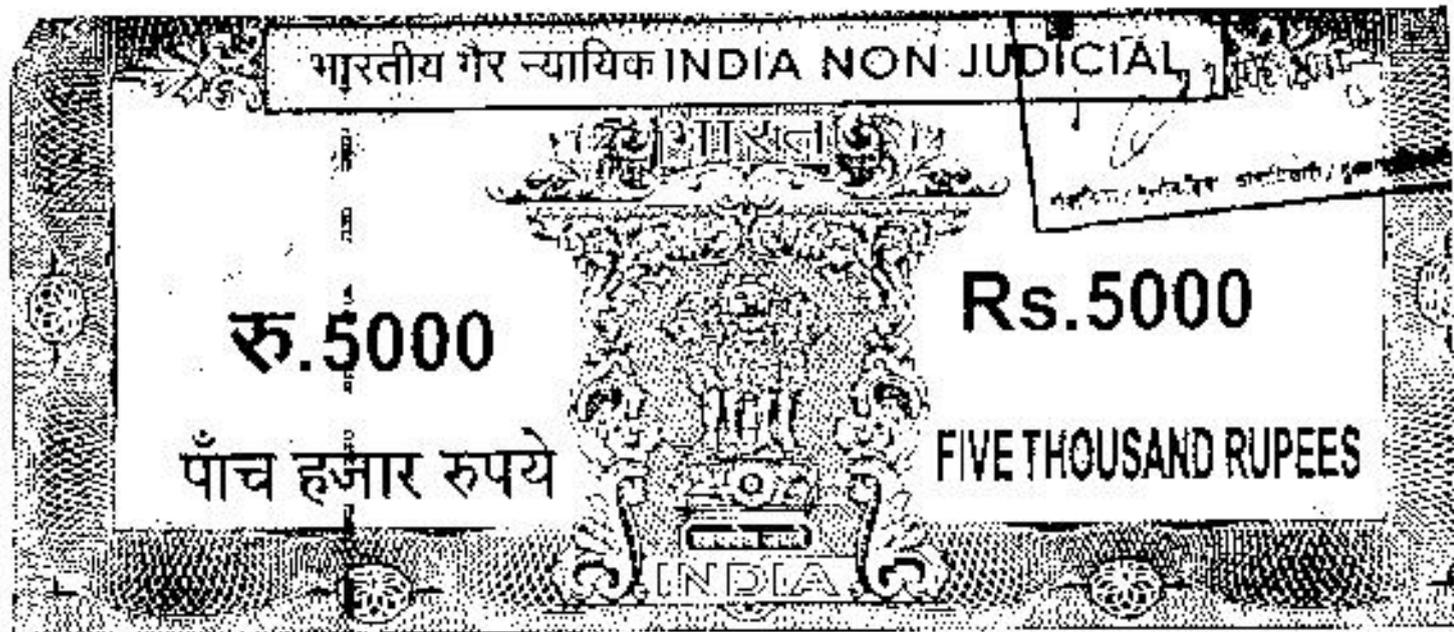
उत्तर प्रदेश UTTAR PRADESH

1969

AND WHEREAS previously the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 admeasuring 13 Biswa 8 Biswansi and 658 admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi was owned by Sri. Jhaboo son of Gaya Prasad.

AND WHEREAS Sri Jhaboo son of Gaya Prasad sold the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 admeasuring 13 Biswa 8 Biswansi and 658 admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Niranjan Sharma vide sale deed dated 19/08/1969 which is

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उत्तर प्रदेश UTTAR-PRADESH

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4 Registered in Book No. 1 Vol. No. 2660 on pages 174 to 177 at serial No. 2583 along with its duplicate No. 2584 on 19/08/1969 at the office of Sub-Registrar, Kanpur Nagar.

5 AND WHEREAS Sri Niranjan Sharma sold the arazi Nos. 1000, 1001, 1002, 1003 and 1013 now numbered as 658 v admeasuring 13 Biswa 8 Biswansi and 658 o admeasuring 3 Bigha 4 Biswa 7 Biswansi total admeasuring 3 Bigha 17 Biswa 15 Biswansi to Sri Jai Gopal, Sri Rajesh Vij and Sri Rajeev Vij vide sale deed dated 26/03/1982 which is registered in Book No. 1 Vol. No. 3750 on pages 378 to 382 at serial No. 4144 along with its duplicate Nos. 4145 and 4146 on 14/05/1982 at the office of Sub-Registrar, Kanpur Nagar.

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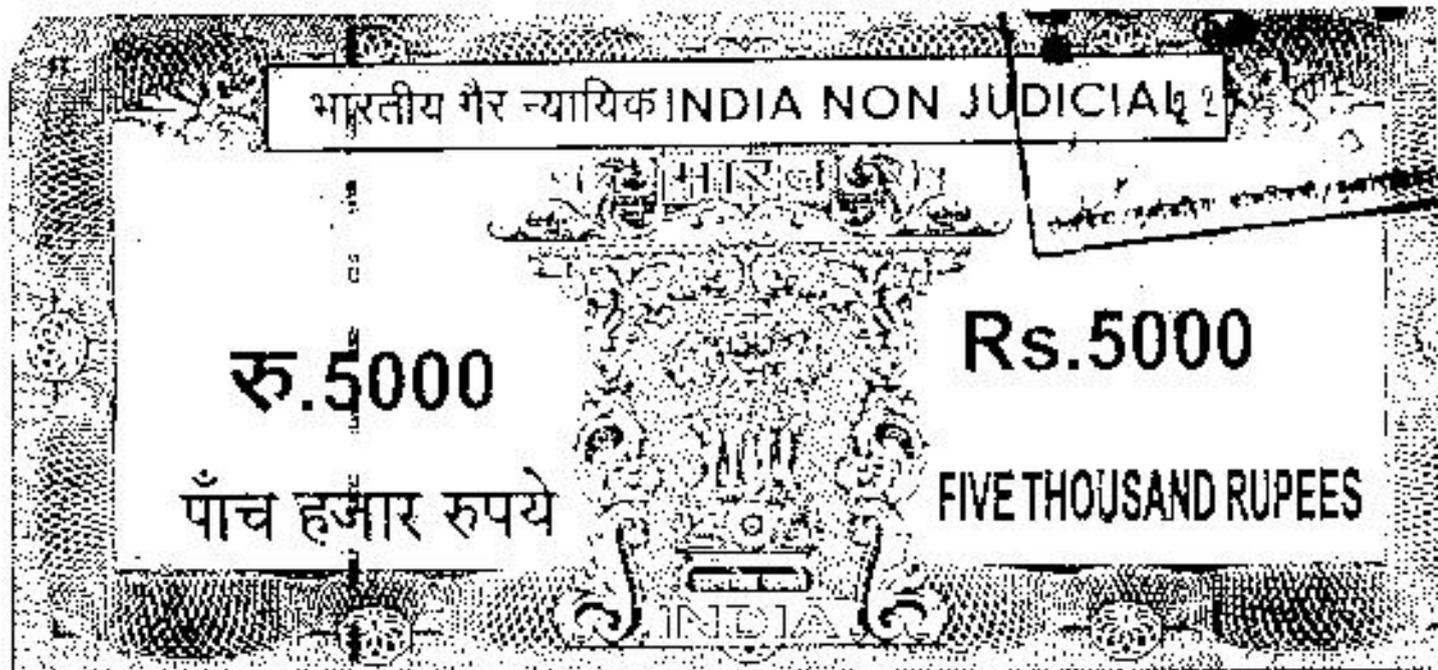
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Attested

Deemed Agreement

14/05/1982

6/11/82



उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the property aforementioned is free from all encumbrances and charges and the first party is not restrained to enter into any agreement or transfer the property by any Court or Competent Authority nor there is any charge lien or it is attached to any judicial or non-judicial proceedings.

AND WHEREAS the first party Vendors are in need of money and they decided to sell their property under reference and the Purchaser/second party offered to pay Rs. 2,00,000/- (Rupees Two Lacs Only) for the same. The amount offered by Purchaser Second Party is most reasonable and no other is agree to pay more price in the present

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उत्तर प्रदेश UTTAR PRADESH

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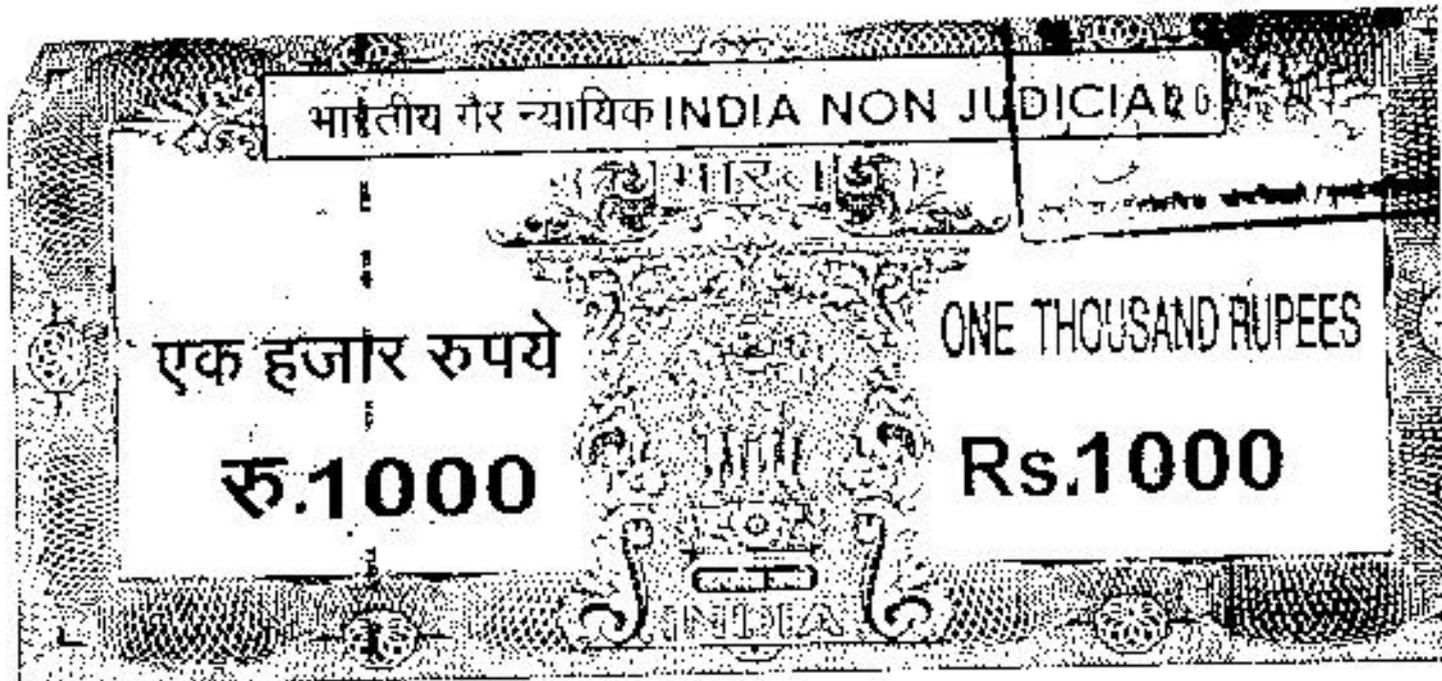
situation and the first party/ Vendors agreed to sell the property on the said sale consideration. The first party/Vendors are alone and exclusive owners of the property contracted for sale. No other person is/are owner/s in the said property in any manner what so ever.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS :-

1. That in consideration of the sum of Rs. 2,00,000/- (Rupees Two Lacs Only) paid by the purchaser/second party to the Vendors/ first party as per details given at the foot of this deed receipt where of the Vendors/first party do hereby admit and acknowledge, the Vendors/first party hereby convey, transfer and sell to purchaser, undivided portion of arazi No. 658, Village Singhpur Kachhar, Kanpur

Amittal

Deena Agarwal



उत्तर प्रदेश UTTAR PRADESH

14020

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Nagar, admeasuring 200 Sq. Yds. detailed and bounded at the foot of this deed with all easements and appurtenances available to the Vendors;first party.

2. TO HAVE and TO HOLD the same UNTO the Vendee is absolute owner of the property free from all encumbrances.

3. That the Vendors;first party hereby covenant with the purchaser that the purchaser may at all times here in after possess and enjoy the said property hereby sold and conveyed to her without any obstruction or hindrance from the side of the Vendors or any person claiming under or through her or anybody else.

[Handwritten signatures and text at the bottom of the page, including names like 'Anand' and 'Suresh' and some illegible text.]



उत्तर प्रदेश UTTAR PRADESH

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4. That the Vendors/first party are not in any manner prohibited by any court of law or revenue or other authorities from selling/transferring the said property, nor it is under any scheme of acquisition. The property is free from all encumbrances, lien and charges and the Vendors/ first party have full right to sell and transfer the same. The Vendors/ first party alone are the owners of the property hereby sold and there is no one else to claim any right title or interest in the demised property. In case anything contrary to above is found the Vendors/ first party hereby undertakes to keep the purchaser/second party duly indemnified against all losses etc.

Accepted

Terms Agreed

2/10/20

भारतीय गैर न्यायिक
भारत INDIA

कोषाध्यक्ष कार्यालय
7 JUL 2011
भारतीय न्यायिक न्यायिक न्यायिक

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

P 872563

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suffered or incurred by it. Any liabilities or dues of any department prior to the date of this deed shall be the sole responsibility of the Vendors/first party to pay with which purchaser/second party have nothing to do nor are it responsible in any manner what so ever.

5. That the Vendors/ first party and all persons claiming through her shall at the request and cost of the Purchaser/second party do and execute all such acts and deeds as may be reasonably required for more effectively securing the property hereby sold the Vendee/Second party.

Amittal

Sec. Ma. Agrawal

2011

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

AU 516/04

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6. That the Vendors/ first party has handed over vacant and peaceful possession of the said property to the Vendee / Purchaser/ second party and the vendee is now the full and absolute owner of the same with all rights and title in respect thereof. The Vendee is authorised and empowered to get its name mutated in the relevant records of Municipal Authorities and other records as owner of the said property at its own expenses. If required the Vendors shall furnish in writing to the competent Authority in favour of purchaser/second party. The Vendee/second party shall be entitled to sell, mortgage or assign or otherwise deal with the property hereby sold as absolute owner thereof and the Vendors/ first party have no objection of any sort in respect thereof.

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7. That the stamp duty registration charges and all other expenses and contingencies about the said deed is borne and paid by the purchaser/second party only.

Mode of Payment of Total Sale Consideration Rs 2,00,000/-

1. Rs. 2,00,000/- paid cash on deferent dates

Finger Prints of Seller Sri Atul Mittal PAN No. ADJPM2343N

Right :

Thumb

Index

Middle

Ring

Small



Left :

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Index

Middle

Ring

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Atul Mittal

Seema Agarwal

Witness

S. K. S.
20/05/20

Finger Prints of Seller Smt. Seema Agarwal PAN NO. ADZPA0443P

Right :

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Finger Prints of Purchaser Sri Sanjay Kumar Jain (PAN No. AACCG5726G)

Right :

Thumb Index Middle Ring Small



Admitted

Seema Agarwal

Smt. Seema Agarwal

Left:

Thumb

Index

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year first above mentioned.

WITNESSES

1. *Suresh Chandra*
Ad

Arun
Suresh Agarwal
First party / Vendors

2. *Sriyash Gulwadi*
Ad

Siddhi
Siddhi
Second party / Vendee

Drafted by me & typed in my Office.

(BHARAT BHATNAGAR)

ADVOCATE

BH