

NAME OF OFFICE : SUB REGISTRAR ZONE NO II, KANPUR NAGAR

1. Date of Presentation :
2. Date of Execution :
3. Nature of Document : **SALE DEED**
4. Name of Presenter : **Anup Mehrotra, Director,
M/s. M.G. Infraestates Pvt. Ltd.,
20/201-A, Dwarika Dhish Road,
Kanpur Nagar – 208 001**
5. Sale Consideration : Rs.
(Rs. only)
6. Market Value : Rs.
(Rs. only)
7. Name and Address of the Seller : **M/s. M.G. Infraestates Pvt. Ltd.,
through its Director Anup Mehrotra S/o
Late Jagat Narain Mehrotra having its
registered office at 20/201-A, Dwarika
Dhish Road, Kanpur Nagar – 208 001
PAN- AADCM4085H
CIN-U70100UP1990PTC012099**
8. Name & Address of the Purchaser : **Shri
S/o
R/o
PAN-
D.O.B.
MOB.NO.**

DETAILS OF THE PROPERTY

1. Place : Village-Singhpur Kachhar, Tehsil, Pargana
& District-Kanpur Nagar
2. Khata No : Khata No. 00139
3. Area of Arazi Lands : 3.572 Hectares.
4. Width of Road : 80 Ft. wide

Boundaries of Arazi Nos. as detailed above.

- | | | |
|-------|---|---|
| North | : | Chak Road thereafter Arazi No. 352 & part of Arazi No.401 |
| South | : | Arazi Nos. 419, 420 and part of Arazi No. 396 |
| East | : | Arazi No. 412 & Kalyanpur-Bithoor Road |
| West | : | Arazi Nos. 396, 401 and 404. |

DETAILS OF PAYMENT OF STAMP DUTY

- | | | |
|------------------------------|---|-----------------------|
| 1. Fixed Circle Rate of Land | : | Rs. Per Sq. Mtr. |
| 2. Value of Land (.....) | : | Rs. |
| 3. Total Value | : | Rs. |
| 4. Sale Consideration | : | Rs. |
| 5. Stamp duty payable | : | Rs. |
| 6. Total Stamp duty paid | : | Rs. |

SALE DEED

THIS DEED OF SALE is made on this.....day of the month of and year

BY

M/s M.G. Infraestates Pvt. Ltd., a company duly incorporated under the Companies Act, 1956 having its Registered Office at 20/201-A Dwarika Dhis Road, Kanpur through its Director **Anup Mehrotra**, adult S/o Late Jagat Narain Mehrotra R/o House No. 1/301-A, Nawabganj, Kanpur Nagar who has been duly authorised to execute the sale deed vide Board Resolution dated hereinafter referred to as 'the **VENDOR**' which expression unless repugnant to the context shall mean and include its, successors, legal representatives and assigns of the First Part. A Registered Authenticated Power of Attorney dated executed vide resolution dated and duly registered in Book No....., Volume on pages to at Serial No..... registered on in the Office of Sub-Registrar, Zone No.2, Kanpur Nagar in favour of Shri **Kailash Narain Tripathi** S/o Late Shiv Ratan Tripathi R/o 38-G, New Basti, Kheora, Nawabganj, Kanpur for presentation of document before Sub-Registrar Zone-II, Kanpur.

AND

Shri S/o Shri
R/o.....

hereinafter referred to as 'the **VENDEE**' which expression unless repugnant to the context shall mean and include his heirs, successors, legal representatives and assigns of the **Second part**;

WHEREAS one Shri Dalip Kapur purchased some arazi lands bearing no.410 admeasuring 0.531 hectare, 407 admeasuring 0.054 hectare, 408 admeasuring 0.051 hectare, 409 admeasuring 0.130 hectare total admeasuring 0.766 hectare all arazies situated at Singhpur Kachhar, Kanpur Nagar from Shri Vijay Mehrotra S/o Shri Rameshwar Lal Mehrotra R/o 117/H-1/124, Pandu Nagar, Kanpur Nagar vide sale deed dated 30th March, 1991 which was registered in the office of Sub

Registrar, Kanpur Nagar in Book No. Volume 867 pages 153 to 188 at serial no.13200 on 30th March, 1991.

WHEREAS the said Shri Dalip Kapur also purchased some arazi lands bearing no.400 min. admeasuring 0.426 hectare, 406-A admeasuring 1.683 hectare, 406-B, admeasuring 0.584 hectare, 411 admeasuring 0.113 hectare total admeasuring 2.806 hectare all arazies situated at Singhpur Kaehhar, Kanpur Nagar from Smt. Neena Mehrotra W/o Shri Vijay Mehrotra R/o 117/H-1/ 124 Pandu Nagar, Kanpur vide sale deed dated 30th March, 1991 which was registered with the office of sub registrar, Kanpur Nagar in book no.1 volume 867 pages 225 to 292 at serial no.13202 on 30th March, 1991.

AND WHEREAS by virtue of these sale deeds the said Shri Dalip Kapur became the sole and absolute owner of Arazies No.406-A-406B, 411, 408, 409, 400 min, 407 and 410 total admeasuring 3.572 hectares situated at Village Singhpur Kachhar, Tehsil Pargana and District Kanpure Nagar and his name has been mutated over the aforesaid Arazi Lands as Sankramaniya Bhumidhar with transferable rights in the Revenue records in the office of Tehsildar, Kanpur since then seller the party of party of the first part is exercising his exclusive rights as owner thereof, free from all sort of encumbrances, charges, attachments in any acquisition proceedings without any hindrance or obstruction of any person in any manner whatsoever.

AND WHEREAS the said agricultural land is free from all sort of encumbrances, charges, liens, claims, demands and it has not been acquired by the land acquisition officer or Kanpur Development Authority nor attached with any Government or Semi Government Department, nor acquired by the Urban Land Ceiling Department, nor is under auction under any order or decree of any court whatsoever whether Civil, Revenue or Criminal nor Seller the party of the first part has been restrained by any order of any court from transferring, alienating, assigning or selling the said land/plot nor Seller the party of the first part has entered into any agreement to sell with any third party/person prior to the execution of Sale with the purchaser. The said land is free from all latest and patent defects.

AND WHEREAS there is no adequate benefit from the said property and seller the party of the first part is also in need of funds for smooth running of his business therefore he has decided to sell/dispose off the aforesaid property with the consultation of his entire family members and made negotiations with various persons. Ultimately Purchaser the party of the second part has proposed to purchase the aforesaid Arazi lands, detailed as mentioned aforesaid situated at Village Singhpur Kachhar District Kanpur Nagar total admeasuring 3.572 hectares alongwith some old existing constructions thereon for a total sale consideration of Rs.....(Rupees.....) and the said offer of Purchaser the party of the second part is most reasonable and fair market value and no body else has offered the said price. As such Seller the party of the first part has accepted the offer of Purchaser.

NOW THEREFORE THIS SALE DEED WITNESSETH AS HERE UNDER:

1. That in pursuance of the agreement and in consideration of Rs..... (Rs.....) paid by the purchaser the party of the second part to seller the party of the first part as per details given at the foot of this sale deed, the receipt of which seller the party of the first part hereby acknowledge and confirm before the Sub- Registrar Zone-II, Kanpur Nagar the seller party of the first part as full and absolute owner hereby sell, convey and assign to the purchaser party of the second part by way of an absolute sale of aforesaid plot bearing private No..... admeasuring..... situated at Village Singhpur Kachhar, Tehsil, Pargana and District Kanpur Nagar fully detailed and bounded as given at the top of the sale deed and more particularly delineated and shown in the map annexed herewith together with all rights and privileges etc. in the said land belonging to or appurtenant to or usually held and enjoyed therewith or reported to, or belong to the said land/plot hereby sold along with all rights, title and interest, whatsoever the seller party of the first part has in the said land/plot and free from all charges and encumbrances TO HOLD the same UNTO and to use and enjoy by the purchaser the party of the second part forever as absolute owner thereof without any let or hindrance.

2. That the Seller the party of the First Part has this handed over vacant and peaceful possession of the entire said plot bearing private No..... as mentioned herein above hereby demised and conveyed to the purchaser the party of the second part, without retaining or reserving any right, title or possession in the said agricultural land.
3. That the purchaser the party of the Second Part being the absolute owner of the said plot has right to use and utilize the said plot as per their requirements and further has right to sell, mortgage and assign the said plot in the manner it likes.
4. That the purchaser the party of the second part being owner of the said plot has right to get its name mutated in the relevant records of Tehsil Kanpur Nagar etc. in place of the seller party of the first part for which the consent of the Seller the party of the first part shall be deemed sufficient by these presents.
5. That the seller the party of the first part and all person claiming through him shall at the request and cost of the purchaser the party of the second part do execute all such acts, and deeds as may be reasonably required for more effectively to transfer and secure the property hereby sold to the purchaser the party of the second part.
6. That the said plot shall be quietly entered upon held and enjoyed by the purchaser the party of the second part without any interruption or disturbance, whatsoever by the seller the party of the first part, his heirs, successors, legal representatives or assigns or any person claiming through or under him.
7. That the purchaser the party of the Second Part have full and absolute power to sell the aforesaid property hereby conveyed and demised and is lawfully and absolutely seized and possessed of and fully entitled to the property described herein above and to every part hereof.
8. That the said plot/property hereby demised and conveyed is free from every and all encumbrances and charges of any kind and that there is no impediment legal or otherwise to the sale and conveyance of the property hereby conveyed and it is free from lespondens.

9. That the Seller the party of the first part has paid and cleared all rates, taxes, cess payable in respect to the said plot upto date. The taxes of the said plot from today shall be paid by the purchaser the party of the second part alone and the purchaser the party of the second part shall not be responsible for any dues prior to the date of these presents.
10. That the seller the party of the first part hereby covenants with the purchaser the party of the second part that no material fact is concealed and in case any deposition made above is found erroneous or incase due to any defect in the title of the seller the party of the first part the said plot or its part is taken away from the possession of the purchaser the party of the second part or the purchaser the party of the second part has to pay any old dues the purchaser the party of the second part shall have right to recover full or part damages with full costs from the seller the party of the first part and the seller the party of the first part shall be bound to reimburse and indemnify the purchaser the party of the second part with all such damages and costs.
11. That entire expenses of this sale deed including Stamps, Registration, Counsel fee and other miscellaneous expenses etc. are being borne by the purchaser the party of the second part alone.

SCHEDULE "A"

DETAIL OF PAYMENT

Amount	Cheque No.	Date	Name of Bank

IN WITNESS WHEREOF the Parties to this agreement to sell have put in their hands and signature in their sound health and mind without any undue pressure or coercion on the day, month and year mentioned herein above.

WITNESS:

(Seller the party of the First Part)

For M/s. M.G. Infraestates Pvt. Ltd.

1.

(DIRECTOR)

(Purchaser the party of the Second part)

2.

()