

2269



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP05758879685669R
Certificate Issued Date	: 06-Mar-2019 03:34 PM
Account Reference	: SHCIL (FI)/ upshcil01/ ALIGARH/ UP-ALG
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106870093512241R
Purchased by	: MS JADON INFRATECH ALG THRU PAR YOGENDRA PAL SINGH
Description of Document	: Article 40 Mortgage Deed
Property Description	: PROPERTY SITUATED AT CIVIL STATION, MARRIS ROAD NEAR DURGABARI ALIGARH
Consideration Price (Rs.)	:
First Party	: MS JADON INFRATECH ALG THRU PAR YOGENDRA PAL SINGH
Second Party	: ALIGARH DEVELOPMENT AUTHORITY THRU JE VINEET KUMAR
Stamp Duty Paid By	: MS JADON INFRATECH ALG THRU PAR YOGENDRA PAL SINGH
Stamp Duty Amount (Rs.)	: 1,25,000 (One Lakh Twenty Five Thousand only)



Please write or type below this line.



J. Singh



Vineet

विनीत कुमार
अदर काबिलता

VERIFIED BY

LOCKED BY

0011511757

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and on





उत्तर प्रदेश UTTAR PRADESH

CT 263090

2



IN THE OFFICE OF SUB-REGISTRAR-1, ALIGARH

DEED OF MORTGAGE
(Without Possession)

Amount of money secured of ₹1,31,000/-

Stamp duty paid Rs. 1,53,520/- (E-stamp Rs. 1,25,000/- no. IN-UP05758879685669 R date- 06 -March-2019 and general stamp duty cost = Rs. 28,520/- attached with this)

THIS DEED OF MORTGAGE is made the 6th March, 2019 Between M/s Jadon Infotech PAN no: AAOFJ0762C a partnership firm under the Chit Fund Society Act, Register Office F-1 Vikram Colony, Ramghat Road City Aligarh through it's partners Yogendrapal Singh (Aadhar Card no. 7075 9754 5070 , MOB. No.9807062073) son of Mr. Rajpal Singh R/O F-1 Vikram Colony,



5000) ଆଦାନ ହ-ପ୍ରାଣର ରାଜିମ ଆଦାନର 10000 ଲାଭରୁ ମଧ୍ୟମାନରୁ ଆଦାନ
ହେବା ପାଇଁ ନିମ୍ନଲିଖିତ ମାତ୍ରାରେ

06-3-19

राकेश कुमार शर्मा
राम विकेटा ला नं० 63/72
लॉरीन की अवधि 31-3-2019
सिद्धिदाता अलीगढ़





उत्तर प्रदेश UTTAR PRADESH



CT 263091

3

Ramghat Road City Aligarh and Paramjeet Singh (Aadhar no: 5538 3571 0903, : MOB. No. 9358255153)son of Mr. Rubel Singh R/O 3/10 Station Road, Pandariba City Aligarh Authorized Signatory (hereinafter called the Mortgagor/Developer which expression shall whenever the context or meaning so requires or permits be deemed to include its successors and assigns) of the one part.

And

Aligarh Development Authority a body corporate constituted under U.P. Urban Planning and Development Act, 1973 and having its office at Ramghat Road, Aligarh, through its Junior Engineer, Vineet Kumar (Aadhar Card no. 2779 8213 1446 , MOB. No.8449708992) S/o Late. Shri Rohatash Kumar, R/o 9/14 Chiranjeev Vihar, Ghaziabad (U.P.) (hereinafter called the Mortgagee/Development Authority which expression shall wherever the context or meaning so require or permits be deemed to include its successors and assigns) of the other part, Witnesses as under :-







विनीत कुमार
अदर अभिलेख

8222) जोधन इन्डस्ट्रियल एजेंसी ऑफिस F, विन्डरवाली रोड एनएच १०१
 डार पाटनर अमेरिका 101

[Handwritten Signature]

06-03-19

रमेश कुमार शर्मा
 राज्य प्रकृत ला १०८३/१२
 नॉडरस की अवधि ३१-३-२०१९
 सिविल कोर्ट अलीगढ़



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

CT 263907

4

WHEAREAS the said property vide Khasra Number. 520, Begpur Kanjola, Nagar Nigam Number. Old 2/91 and New No. 3/332 (Block No. 4 Part) area 4498 sq. mt. situated at Civil Station, Marris Road Near Durgabari City Aligarh, Project Name Vaishno Crystal is within development area as defined in urban planning and development Act 1973:

AND WHEREAS the owner / developer has applied to the Vice Chairman, Aligarh Development Authority of permission U/s 15 of U.P. Urban Planning and Development Act, 1973 to develop the said land as Apartment and to provide amenities in accordance with the Master Plan, Permission, Approval and to provide the sanction of the Vice Chairman or any officer authorized by him and also in accordance him provisions of U.P. Urban Planning and Development Act, 1973 (hereinafter referred to as the Act) and Bye-laws, framed there under the Aligarh Development Authority has agreed subject however, to fulfillment for certain conditions, out development of the land (the details of which are in Annexure A to this deed).

WHEREAS the Aligarh Development Authority has agreed to grant permission to the first party to carry out and undertake development of the land (detailed in Annexure-A) as per the following

निमित्त कुमार
अदर आवक

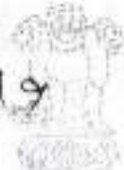
७।

5000) जोधन इ. कार्टेक राजी शांतिरु F। विष्णु आर्षा/ राधिका रीत आरुणिक-
पाटीर २०१३ पास १८८

0000

श्रीश

०६-३-१७



पुनर्विचार आयोग
९
विशेष कार्य विभाग

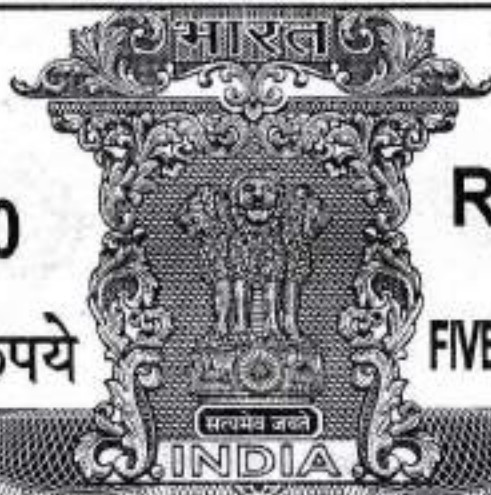


भारतीय गैर न्यायिक INDIA NON JUDICIAL



रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

राजकीय कोषागार
उत्तर प्रदेश UTTAR PRADESH

CT 263905

06/01 MAR 2019 06

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002

अलोगद **TERMS AND CONDITIONS.**

- The developer /owner shall develop the land (the detail of which are given in Annexure-A to this deed) as a apartment and to provide amenities in accordance with the Master Plan, permission approval and sanction of the Vice Chairman of an officer authorized by him and also in accordance with provision of U.P. Urban Planning and Development Act 1973 (hereinafter referred as the Act) and Bye-laws framed hereunder.
- That the Developer shall commence the internal development work of the land (detailed are described in Annexure A to this Deed) within six calendar months from the date of permission and shall complete all the work within three years from the date of permission. The estimated expenditure of the proposed internal development work (specified in Annexure A to this deed) is Rs. 61,31,000/- (Sixty one Lac Thirty one Thousand only) in reference of demand Letter against the online Map No. 201800827122614640.
- That the developer / owner shall complete the total development within three years from the date of permission and shall proceed with the work of development in accordance with



निर्वाह सुम्बर
अदर चालिसवा

02
 (577) जादीन इ-प्रवर्क एल्लो डॉक्यूमेंट F। विन्डर कालाँरी रामदास एल्लो जादीन
 एल्लो पाटीर एल्लो डॉक्यूमेंट 11

01

श्रीश
 06-3-19

श्रीश
 06-3-19



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

संजकाय कावागार
उत्तर प्रदेश UTTAR PRADESH

CT 263906

6

002

- the time schedule as stipulated in Annexure to this agreement, parks and other public utility need as shown in the approved / sanctioned layout plan.
4. That the developer / owner shall carry internal development in accordance with the specification and design in Annexure A to this Deed to Agreement.
5. That the Development Authority shall be authorized and at liberty to make inspections regarding the progress of the development, quality of material being used by the developer / owner and see whether the development is being carried out in accordance with the sanctioned layout, time schedule and design given in Annexure-A to this Deed. If the authority, after holding local inquiry upon report from any of its officers or other information in its possession, is satisfied that the development is not in accordance with the provision of U.P. Urban Planning & Development Act 1973 sanctioned layout, time schedule (Annexure-C) or the design given in Annexure-A or the material used of. Substandard quality it may after affording the owner / developer of the land reasonable opportunity at show cause by order require him to carry out the required development and or to remove the defects within such time as many are specified in the order. There upon, the developer shall immediately comply with the order.
6. That on being satisfied of the development of the apartment as per the stipulations made in the Deed of Agreement and its Annexure. The



निनीत कुमार
अदर जमिंदार

03

ਸਰਕਾਰੀ ਆਦਿਨ ਰਾਸ਼ਟਰੀ ਦਲਿਤ ਭਾਈਚਾਰੇ F. 1 ਭਾਈਚਾਰੇ ਆਦਿਨ ਰਾਸ਼ਟਰੀ ਦਲਿਤ ਭਾਈਚਾਰੇ
ਦੁਆਰਾ ਪਾਏ ਗਏ ਮਹਾਂਨਿਸ਼ਾਨ 14

01

ਸ਼੍ਰੋਮਣੀ
06-3-19

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उत्तर प्रदेश UTTAR PRADESH

BG 654364

7

developer / owner shall transfer the app. including the amenities to the Municipal Corporation in accordance with the instruction of the Development Authority.

7. That while transferring the land or part thereof by way sale lease gift, mortgage otherwise or entering into an agreement or transfer the developer / owner shall incorporate all the terms and conditions laid down by the Development / Authority in the transfer Deed.

8. (a) That notwithstanding anything to the contrary the developer / owner shall be bound by the provision of U.P. Urban planning and Development Act 1973, Bye and Laws framed hereunder, Master Plan and the sanctioned layout plan.

(b) That if any amenity is not provided or any such development is not carried out within the stipulated time or such other extended time (if any then the Development Authority may itself provide the amenity to carry out the development or have it provided or carryout through such agency as it deems fit). All expensed incurred by the Authority or the agency employed by it in providing the amenity or carrying out the development together with interest from the date when a demand for the expenses is made until payment may be recovered by the Authority from the developer / owner of the land providing or responsible for.

(c) That in order to secure the proper development of the apartment as per

1000)

45

जादीन इन्फ़ारेम बीज. इन्फ़ारेम ए. निम्न कालीनी सामग्री के
अन्तर्गत द्वारा पार्श्व में प्रेषित किया गया है

0001

रवि कुमार शर्मा
05/03/19

स्टाम्प विज्ञान ला0न0.74/82
लाइसेन्स की अवधि 31-3-2018
सिविल कोर्ट, अलीगढ़



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजकीय कावागार

उत्तर प्रदेश UTTAR PRADESH

BG 654365

8

the layout plan and in accordance with the Annexure A, B & C of the Agreement the developer / owner agreed to mortgage the flat (marked in layout plan) in the name of Development Authority till the internal development is complete the developer / owner shall not sell the flat till then. In case the developer / owner is not able to complete the internal development within stipulated time the Development Authority will have the right to sell the property to meet the expenditure incurred in the internal development.

(d) The moneys recoverable by the Development Authority under this Agreement shall be recovered from the Developer / owner as arrears of land revenue. If in future, the Development Authority decides to lay the sewer line near the apartment, the developer will have to bear the cost of the line with in his scheme and join it is to the main line.

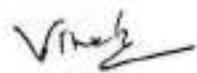
(e) That in case of any dispute between the parties to the Agreement regarding the agreement of any dispute arising out of the said agreement the decision of the Vice Chairman shall be final and binding on the parties and no civil suit shall lie.

(f) That developer has agreed to mortgage the following flat with the Development Authority. That area and estimated cost of the flat is as under,









विशेष कुमार
अद्वैत रामचन्द्र

1000/1000 नमूने रजि. नं. 46
राज्य पत्रिका केन्द्र, दिल्ली



क्र. 45 के अधिनियम

Ravi Kumar Sharma
05/03/19
रवी कुमार शर्मा
स्टाम्प विभाग लाहौर 074/82
लाइसेंस की अवधि 31-3-2019
सिविल कोर्ट, अलीगढ़



भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

9

65AD 304408

CIRCLE RATE LAND: Rs.55,000/-per Sq.M. (As specified on Page No. 26

V Code No. 0053 **CIRCLE RATE FLAT:** Rs.18000/- per Sq.M.

Flat Area 109.58 Sq.Mtr

Plot Area of the Residential Building: 4498 Sq.M.

Total Covered Area of the Residential Floors: 8766.59 Sq.M.

Undivided Part = (Plot Area x Flat Area)/Total Covered Area

= (4498 x 109.58)/8766.59 = 56.22 Sq. Mtr.

Construction Component, A = 109.58 x 18000 /- = 19,73,000/-

Undivided Part Component, B = 56.22 x 55000/- = 30,93,000/-

Sub Total of A + B = 50,66,000/-

Additional 10% Built-up Area, C = 5,07,000/-

Additional 4% car parking & 3% lift

Total Valuation = 5,58,000/-










विनोद कुमार
अवर अधिकारी

10) जॉर्ज इन्फ्रारेड रजि. ऑफिस- F-1 विष्णु कालोती शंभरमाहरेड
 अलीगढ़ द्वारा जॉर्ज (मोड-5) पोलिटेड

राकेश कुमार शर्मा

स्टाम्प दिनांक नं० 83/72

लाइसेंस नं० 31-3-2019

रिजिस्ट्रार अलीगढ़



भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

10

65AD 304413

Flat to be Mortgage on Eighth Floor:

Flat BHK No.	of Units	* Cost of Unit	= Value of Units
5BHK	01	61,31,000/-	61,31,000/-

The Development Authority shall release the mortgaged Flat/housed in proportion to the internal development done at the site.

In Witness where of the said developer/owner and the said development authority through its vice Chairman had here to sign at Aligarh the day and the year above written.

विनीत कुमार
अवर अध्यक्ष

10) श्री जे.एन. इन्फ्राटेक रजि. फर्म द्वारा पार्ट० योगेन्द्र पाल सिंह द्वारा
बही सं०: 1. 3रा पॉल (भेरेबल) रजि. फर्म द्वारा

प्रतिफल- 0 स्टाम्प शुल्क- 153520 बाजारी मूल्य- 0 फंजीकरण शुल्क- 20000 प्रतिनिधिकरण शुल्क- 80 योग- 60080
राकेश कुमार शर्मा

श्री जादौन इन्फ्राटेक पार्ट० फर्म द्वारा पार्ट० योगेन्द्र पाल सिंह द्वारा
योगेन्द्र पाल सिंह अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री राजपाल सिंह
व्यवसाय: अन्य
निवासी: एफ-1 विक्रम कालौनी रामघाट रोड शहर अलीगढ़

राज्य शांति का की 82/72

राज्य शांति का की 82/72



श्री जादौन इन्फ्राटेक पार्ट० फर्म द्वारा पार्ट० योगेन्द्र पाल योगेन्द्र पाल सिंह अधिकृत
सिंह द्वारा पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/03/2019

एवं 11:35:04 AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

रईसउद्दीन (प्रभारी)

उप निबंधक: सदर प्रथम

अलीगढ़

07/03/2019

वीरेंद्र कुमार वशिष्ठ

कनिष्ठ सहायक (निबंधन) - नियमित



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

INDIA



उत्तर प्रदेश UTTAR PRADESH

BG 654366

11

AUTHORISED SIGNATORY

ALIGARH DEVELOPMENT AUTHORITY
MORTGAGEE



(Jadon Infratech)
MORTGAGOR/DEVELOPER

निर्मल कुमार
अध्यक्ष

1000) श्री जादौन इन्फांटेक सर्वेक्षण फर्म निष्ठा अलौगढ़
वही सं०: 1 द्वारा वीरेंद्र कुमार सिंह 2069 वर्ष 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखानुसार उक्त

बंधकी: 1

Ravi Kumar Sharma

श्री अलौगढ़ डबलपमेंट ओथरिटी जूनियर इन्फांटेक मार शर्मा
कुमार, पुत्र श्री स्व० रोहताश कुमार रतन शर्मा लखनऊ

निवासी: 9/14 चिरंजीवी विहार गजियाबाद यू०पी०
व्यवसाय: अन्य

बंधक कर्ता: 1



श्री जादौन इन्फांटेक पार्ट० फर्म द्वारा पार्ट० योगेन्द्र पात सिंह के
द्वारा योगेन्द्र पात सिंह, पुत्र श्री राजपाल सिंह

निवासी: एफ-1 विक्रम कालौनी रामघाट रोड शहर अलीगढ़

व्यवसाय: अन्य

बंधक कर्ता: 2



श्री जादौन इन्फांटेक पार्ट० फर्म द्वारा पार्ट० परमजीत सिंह के
द्वारा परमजीत सिंह, पुत्र श्री रूबेल सिंह

निवासी: 3/10 स्टेशन रोड पानधरीबा शहर अलीगढ़

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री मुकेश कुमार गुप्ता, पुत्र श्री स्व० मुरारी लाल गुप्ता

निवासी: गूलर रोड अलीगढ़

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री सुरेन्द्र पात, पुत्र श्री बाबूलाल

निवासी: 2/49 होती चौक किरानपुर अलीगढ़

व्यवसाय: अन्य



ने की। प्रत्यक्ष व दूर साक्षियों के निष्ठा अनुसार
लिख गए हैं।
टिप्पणी:



रजिस्ट्रार अधिकारी के हस्ताक्षर

रईसउद्दीन (पधारी)
उप निबंधक: सदर प्र० ग
अलीगढ़

वीरेंद्र कुमार वशिष्ठ
कनिष्ठ सहायक (निबंधन) - नियमित



उत्तर प्रदेश UTTAR PRADESH

12

AC 634982

Witness-1:- Mukesh Kumar Gupta S/O Late. Shree Murari Lal Gupta
R/O Goolar Road Aligarh MOB No. 9837013151



Witness-2:- Surendra Pal S/O Shri Babulal
R/O 2/49 Holi Chowk Kishanpur Aligarh
MOB No. 8923631044



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]



विनोद कुमार
14/07/2024

आवेदन सं०: 201900755010572

500) जाँचें इन्फ्रारेड रजि कार्ड्स F-1 निम्न मालकी सम्पत्ति रोड जालीखर
वही संख्या 211 जिल्हा संख्या 135/2019 के सह 192 से 118 तक क्रमांक
2269 पर दिनांक 07/03/2019 को रजिस्ट्रीकृत किया गया।

नं. 45 के द्वारा 07/03/2019

Ravi Kumar Sharma
5/3/19
रवी कुमार शर्मा
स्टाम्प विभाग आवेदन 74/2019
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
Ravi Kumar Sharma
रईसउद्दीन (प्रभारी)
उप निबंधक : सदर प्रथम
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