

Stamp Certificate No. IN-UP63143588676943U

Stamp 2,97,500




SALE DEED

DETAILS OF DOCUMENT

V Code No. 141

01.	TYPE OF LAND	:	Residential.
02.	WARD/ PARGANA	:	Pargana Daurala Tehsil Sardhana
03.	MOHALLA/VILLAGE	:	Sheel Kunj Enclave, Village Mukkarabpur Palhera, Lalsana Road, Pargana Daurala, Tehsil Sardhana, District Meerut.
04.	DETAILS OF PROPERTY	:	Plot No. 2010
05.	UNIT OF MEASURE	:	Square Meters
06.	AREA OF PROPERTY	:	178.09 Sq. Mtrs.
07.	POSITION OF ROAD	:	Colony road.
08.	OTHER DETAILS (9 Meter Road/Corner)	:	N.A.
09.	TYPE OF PROPERTY	:	Residential.
10.	TOTAL AREA OF PROPERTY	:	178.09 Sq. Mtrs.
11.	TOTAL COVERED AREA	:	N.A.
12.	STATUS - Finished/Unfinished/ Other	:	N.A.
13.	VALUATION OF TREES	:	N.A.
14.	BORING/WELL/OTHERS	:	N.A.
15.	CONSTRUCTED AREA	:	N.A.
16.	YEAR OF CONSTRUCTION	:	N.A.
17.	CONNECTED TO MEMBER OF SAHKARI AVAS SAMITI	:	N.A.


[Signature]

R-K Duggan
17/3/22




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HARI KISHAN (ADVOCATE)
KUMHANA MERRUT



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HARI KISHAN (ADVOCATE)
KUMHANA MERRUT



18. CONSIDERATION AMOUNT : Rs. 42,50,000/-
19. Circle Rate According Rate List : Rs. 16,500/- per sq. mtr.
20. Number of Seller : One.
Number of Purchaser : One.

Measured and bounded as follows :-

- East : 36 Feet – 3 Inch Then Colony Road, 15M wide
West : 36 Feet – 3.5 Inch Then Others Land
North : 53 Feet – 6 Inch Then Plot No.2011
South : 52 Feet – 0 Inch Others Land

Sale Deed for Rs.: 42,00,000/-

MARKET VALUE for the purpose of stamps Rs. .

Stamp Value Rs. : 42,50,000/-

THIS DEED OF SALE is executed at MEERUT on this 6 Day of Augst In 2022 by **M/s INDUSVALLEY EMPIRES PRIVATE LIMITED** (Formerly known as M/s Gangotri Buildtech (P) Ltd.) (PAN : AAECG9704E & CIN No. U70100DL2012PTC244322 (a Company incorporated under the Indian Companies Act 1956) having its registered office at A-72, Lower Ground Floor, Chitranjan Park, New Delhi-110019 through its director MR. AJAY GUPTA S/O Late Sh. R.K. Gupta R/o A-2, Shastri Nagar, Meerut who is duly authorised by the Board of Directors vide Resolution dated 28.06.2017 (hereinafter called "THE VENDORS"). The expression 'VENDOR' shall mean and include their executors and assigns. This Sale Deed is presented by power attorney holder (under section 33 of Registration Act 1908) MR.DEEPAK SHARMA S/o Late Sh.Ishwar Sharan Sharma resident of Village & Post Phaphunda, Distt. Meerut, which was registered in Book No.6 Volume 37, on Page 185/194 on Serial No.17 on dated 24.07.2021 in office of Sub Registrar-I, Meerut.






R-K Sogam 17/5/22


AND IN FAVOUR OF

SHRI RAVI Kumar SAGAR S/o Sh Om Prakash (PAN : BBXPS8280H) resident of 325, Danish Maidan, Amroha (UP) (hereinafter called "THE VENDEE(s), which express shall, unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, legal representatives and assigns.

WHEREAS the Vendors are the absolute owners of all that land forming out of Khasra nos.643/1 & 643/2 and has purchased the same by the Vendor through registered Sale Deed No's.14342 dated 29.11.2016 & 14358 dated 30.11.2016 both registered with Sub Registrar, Sardhana, District MEERUT (hereinafter mentioned as "the said land").

AND WHEREAS the Vendors formed a scheme of development of above mentioned land into colony being residential and commercial named and hereinafter referred to as "SHEEL KUNJ ENCLAVE", Village Mukkarabpur Palehra, Lalsana Road, Meerut which is approved by Layout Plan no. 11/2016 from Meerut Development Authority, Meerut (M.D.A.) for the development of "the said land".

AND WHEREAS "the said land" is free from all kinds of encumbrances, third party claims and lien of any kind upto this day and the Vendors have got full rights and powers to transfer the same in favour of Vendee;

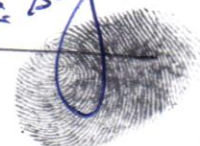
AND WHEREAS as per the said colony formulated, the common access roads and common areas for the colony are not part of the Schedule "A" herein below and same shall remain the property of the Vendors herein. The Vendee will have no objection whatsoever for the Vendors using the said roads as access roads for any future and previous development adjoining land to "the said land" on their sole discretion;

AND WHEREAS the Vendee have examined all the documents relating to the title and ownership of "the said land" held by the Vendors, the scheme formulated by the Vendors









and the sanctioned plans. The Vendee herein being satisfied **himself** regarding the saleable rights, title and interest in the said land of the Vendors, the Vendee hereby agrees not to raise any disputes regarding the title of the Vendors and right to transfer through a registered instrument of sale in favour of the Vendee and that **he** have fully understood all limitations and obligations in respect of it.

AND WHEREAS the Vendee(s) have approached the Vendors herein and requested to sale a Plot No. 2010 measuring 178.09 sq. mts. or there about hereinafter mentioned as "the said Plot", bounded as above in Schedule "A" for a settled and mutually agreed sum of **Rs.42,50,000/-**(Rupees Forty Two Lacs & Fifty Thousand only) in "SHEEL KUNJ ENCLAVE", Village Mukkarabpur Palhera, Lalsana Road, Pargana Daurala, Tehsil Sardhana, District Meerut on the terms & conditions and subject covenants set-forth hereinafter;


NOW, THEREFORE, THIS DEED OF CONVEYANCE WITNESSETH AS UNDER :

1. That for a consideration of **Rs.42,50,000/-**(Rupees Forty Two Lacs & Fifty Thousand only), the receipt of which is hereby acknowledged, the Vendors do hereby transfer and convey, subject to the terms and conditions and covenants mutually agreed, all their ownership rights in the "said Plot No". 2010 admeasuring area 178.09 Sq.mts. or there about, to the Vendee alongwith all rights, title and interest etc. in all respect of the "the said Plot". The detailed boundaries of "the said Plot" are given in the attached site plan and Schedule 'A' mentioned below, herewith situated at "SHEEL KUNJ ENCLAVE", Village Mukkarabpur Palhera, Lalsana Road, Pargana Daurala, District Meerut. The details of payments made by the Vendee are given hereinunder in Schedule "B", of this sale deed.

2. That all the taxes and levies whether leived or leivable now or in future on the land and building as the case may be from the date of agreement / allotment i.e. 30.12.2020 shall be paid/borne by the Vendee only and the Vendors shall not be liable for payment of any tax, cess, GST and/or levy in respect of "the said-Plot".









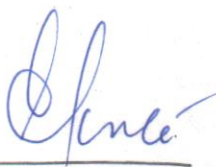
3. That the possession of "the said Plot" No.2010 has been delivered to the Vendee on the execution of this sale deed and the Vendee hereby confirms taking over the possession of the "the said plot" from the Vendors, after full satisfaction as plot area, dimensions, measurements, calculations of the area and its location, etc and the area of "the said plot" was found to be total area 178.09 Sq.mts (approx).

4. That the Vendee has undertaken to abide by all prevailing laws rules and regulations or any other laws, as may be made applicable to "the said Plot".

5. That the Vendee shall **only** commence the construction of **his** house on "the said plot" of land, hereto sold, after getting the building plan, duly approved, from the Meerut Development Authority, Meerut. The Vendee shall submit the copy of MDA approved sanctioned plan of house on "the said plot" at the Vendors office, before commencing the construction on "the said plot". The Vendee shall complete the construction, as per approved plan only, within three years, from the date of this conveyance deed. In case, the Vendee fails to commence the said construction within the period stipulated herein the Vendee shall approach the Vendors for extension in the period, for the aforesaid construction.

6. That the Vendee may transfer "the said plot" by sale, gift, exchange or otherwise or in any manner, after obtaining a "No Objection" from the Vendors, as regards clearance/payments of outstanding maintenance charges or any other kind of dues payable by the Vendee to the Vendors or the Maintenance Agency concerned with maintenance of common areas, facilities and services in the said scheme. In case, where the Vendee transfers the said plot by sale, gift, exchange or otherwise or in any manner, **without** obtaining a "No Objection" from the Vendors, the Vendee shall be sole liable for all consequences arising there from.

7. That the Vendee shall not carry out 'Fragmentation/Sub division/ Amalgamation of the said plot of land, under any circumstances failing which, the Vendee shall be sole liable for all consequences arising there from.







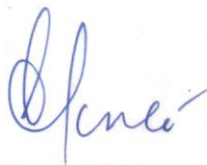


8. That the Vendee after getting the plans approved/sanctioned from the competent authorities and before starting the construction on the said plot will get verified the layout/foundation of the house to built, on the said plot, from the Vendors. If at all the Vendees has to construct a ramp on the said plot connecting the road on which said plot is situated, the ramps should not be raised, as it may cause obstruction and hindrance connecting to the main road, pathways or pavements and the Vendors shall be free to initiate legal proceedings against the Vendee.

9. That the Vendee shall not use or permit "the said plot" to be used for purpose other than residential purpose or for any purpose which may cause nuisance or annoyance to occupiers of other units in the colony or for any illegal or immoral purpose or to cause anything to be done in or around "the said plot" which tend to cause damage to any residential premises adjacent to his residential premises or any manner interfere with the use thereof or of space, areas, passages or amenities available for common use.

10. That the Vendee has agreed that, save and except in respect of the said residential plot, he will have no claim, right, title or interest of any nature or kind whatsoever except right of ingress and egress over in respect of land of open spaces and all or any of the common areas.

11. That the Vendee, in case, rents/leases/licenses out "the said plot", or after constructing the house on "the said plot", will obtain a 'police verification' certificate from the respective Police Station before handing over the possession to the respective person/s. The 'police verification' certificate shall be obtained/issued in favour of the persons who is/are taking "the said plot", or house built on "the said plot", on rent/lease/license, and the copy of the 'police verification' certificate shall be submitted at the Vendors office. The Vendee shall be held responsible for all the acts of the person/s that is/are taking the property on rent/lease/license, which violates the harmony of the other fellow residents, residing inside the scheme, failing which, the Vendee shall be sole liable for all consequences arising there from.









20. That Vendor and the Vendee shall be bound by the terms and conditions of the Allotment/Agreement and all the relevant terms thereof and shall be deemed to be incorporated in this Sale Deed and to constitute to be integral part thereof.

21. That in case if any provision of this sale deed be adjudged to be void or unenforceable under any applicable Law, such provision shall be deemed amended or deleted in so far as reasonably consistent with this purpose of sale deed and to extend necessary to conform to applicable law and remaining provision of this Conveyance Deed shall remain and enforceable in accordance with its terms.

22. That all expenses towards Stamp duty, registration charges, legal charges, GST, service tax, cess, etc. and other all incidental charges required for execution and registration of this deed, shall be borne solely by the Vendee.

SCHEDULE 'A'

Plot No. 2010 Area 178.09 Sq. mts. or there about in the residential colony known as "SHEEL KUNJ ENCLAVE", situated at Village Mukkarabpur Palhera, Lalsana Road, Pargana Daurala, Tehsil Sardhana, District Meerut.

PHOTOGRAPH OF PLOT

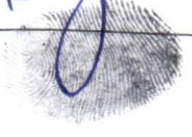


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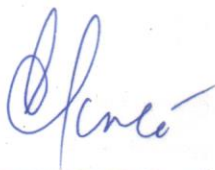


16. That the Vendee shall have ownership rights only in respect of the Said Plot No.2010 hereby sold and shall have no rights of any type on any road, parks and other common facilities except to use them and the Vendee and other occupants and purchasers of other plots shall have no right to put any gate or hindrance or divide the colony without the written permission of Vendors and in case of Corner/two road sided plot, the Vendee shall have right only to put any gate/window/exhaust on the said plot's front side road, only. The Vendee shall have no right to put any gate/window/exhaust on any other roads except the said plot's front side, in any manner whatsoever. It is further specifically clarified that the Vendee shall not be entitled to put any gate/door or opening for entry or exit on the back or rear side of said plot and shall not Amalgamate the said plot of land with any other land, outside the boundary walls or layout plan of the colony, in any manner whatsoever.

17. That the Vendors does hereby covenant with the purchaser that the Vendor shall and will at all times indemnify and keep indemnified and save harmless Vendee against all claims and demands whatsoever in respect of "the said plot" hereto sold. The Vendee does hereby covenant to keep the Vendors indemnified from any future claims for not carrying any work/construction/development.

18. That the Vendee shall pay **his** share of proportionate charges for the installation of transformers or any other facility to be provided by the Vendor. All connections like electricity, water, sewerage, etc. shall be taken from the competent authorities, solely by the Vendee **himself** and at **his** cost and the Vendee shall reimburse to the Vendors such charges, as may be, demanded separately, for making arrangements for providing sewerage and water connection from the mains laid along the road serving the plots.

19. That it is hereby agreed between Vendor and Vendee that as and when the Vendor required or desired to extend the said colony "SHEEL KUNJ ENCLAVE", after the present boundaries then the Vendor shall be fully permissible, as per their own discretion to extend the said colony upto any extent. The Vendee shall have no right to object in such extension, it is agreed that the Vendor shall be free to extend the boundary walls, of "the said colony" in all directions.









दिन सं०: 202200732017735

विक्रय पत्र

सं०: 1

रजिस्ट्रेशन सं०: 15635

वर्ष: 2022

शुल्क- 4200000 स्टाम्प शुल्क- 297500 बाजारी मूल्य- 4250000 पंजीकरण शुल्क - 42500 प्रतिलिपिकरण शुल्क - 80 योग : 42580

मैसर्स इण्डसवैली एम्पायर्स प्रा०लि० द्वारा
 दीपक शर्मा मुख्तार आम,
 श्री ईश्वर शरण शर्मा
 साय : अन्य
 पत्नी: ग्राम फफूंडा जिला मेरठ



दीपक शर्मा मुख्तार
 आम

मैसर्स इण्डसवैली एम्पायर्स प्रा०लि० द्वारा

यह लेखपत्र इस कार्यालय में दिनांक 17/08/2022 एवं 11:18:41

बजे

पुष्टि हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

उप निबंधक :सरधना

मेरठ

17/08/2022

नवीन कुमार गुप्ता

निबंधक लिपिक

17/08/2022

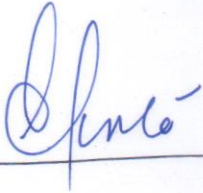


SCHEDULE "B"
DETAILS OF PAYMENT

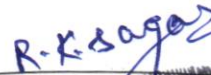
1. Rs. 1,00,000/- Received By Ch.No.713982 dated 24.08.2020 drawn on State Bank of India, Nawab Gate, Rampur.
2. Rs. 6,00,000/- Received By Ch.No.713986 dated 01.01.2021 drawn on State Bank of India, Nawab Gate, Rampur
3. Rs. 31,85,000/- Received By Loan Transferred from Union Bank of India, Main Branch, Meerut on dated 25.02.2021.
4. Rs.1,65,000/- Received By Ch.No.713991 on dated 23.07.2021 drawn on State Bank of India, Nawab Gate, Rampur.
5. Rs.1,50,000/- Received By Ch.No.713993 on dated 17.11.2021 drawn on State Bank of India, Nawab Gate, Rampur
6. Rs. 50,000/- Received By Ch.No.713994 on dated 22.12.2021 drawn on State Bank of India, Nawab Gate, Rampur

TOTAL CONSIDERATION RS. Rs.42,50,000/-(Rupees Forty Two Lacs & Fifty Thousand only)

OTHER DETAILS:









आवेदन सं०: 202200732017735

बही सं०: 1

रजिस्ट्रेशन सं०: 15635

वर्ष: 2022

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

ने की

श्री मैसर्स इण्डसर्वैली एम्पायर्स प्रा०लि० के द्वारा दीपक शर्मा, पुत्र
श्री ईश्वर शरण शर्मा

निवासी: ग्राम फफूंडा जिला मेरठ

व्यवसाय: अन्य

पहचानकर्ता: 1



श्री रवि कुमार सागर, पुत्र श्री योग प्रकाश

निवासी: 325 दानिश मैदान अमरोहा

व्यवसाय: अन्य

ने निष्पादन एकीकरण किया। निम्नकी पहचान

पहचानकर्ता: 1



श्री सुनील कुमार, पुत्र श्री ऋषिपाल सिंह

निवासी: 1/2 गुरुकुल स्कूल गेट के सामने मेरठ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री कैलाश चन्द पाल,

निवासी: तहसील कम्पाउण्ड सरधना जिला मेरठ

व्यवसाय: दस्तावेज लेखक



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक : सरधना

मेरठ

17/08/2022

नवीन कुमार गुप्ता

निबंधक लिपिक मेरठ

17/08/2022

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।


टिप्पणी:

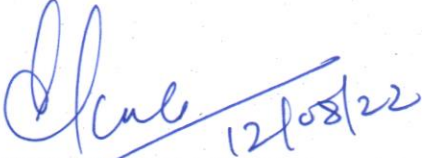
प्रिंट करें

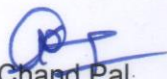
1. That the Plot sold through this sale deed is a residential property.
2. That the Circle rate of said Land is fixed by Collector, Meerut is Rs. 16500/- per Sq. mts
3. There is no construction over the sold Plot.
4. That the abovesaid plot is situated at a distance of more than 200 meter from main road.
4. That the Plot is situated with in the Municipal Limits.


IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
EXECUTED THIS DEED OF SALE EXECUTED ON THIS 6 Day of August in 2022 AT MEERUT.

WITNESSES:

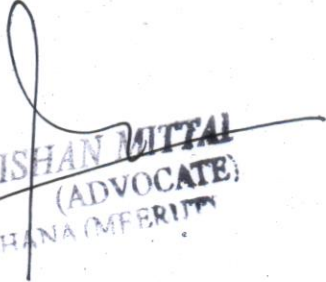

(1) Sunil Kumar S/o Rishipal
In front of Gurkul School
Gate. Roorkee Road,
Meerut Cantt., Meerut.


M/S INDUSVALLEY EMPIRES PRIVATE LIMITED
Through its Director SH. AJAY GUPTA
(VENDOR)


(2) Kailsh Chand Pal
Document Writer, Tehsil
Compound, Sardhana,
Meerut.


(Ravi Kumar Sagar)
(VENDEE)

DRAFTED BY : Harikishan Mittal, Advocate, Sardhana, Meerut


HARI KISHAN MITTAL
(ADVOCATE)
SARDHANA (MEERUT)

संकेत संख्या: 202200732017735

संख्या 1 जिल्द संख्या 10993 के पृष्ठ 237 से 262 तक क्रमांक
पर दिनांक 17/08/2022 को रजिस्ट्रीकृत किया गया।

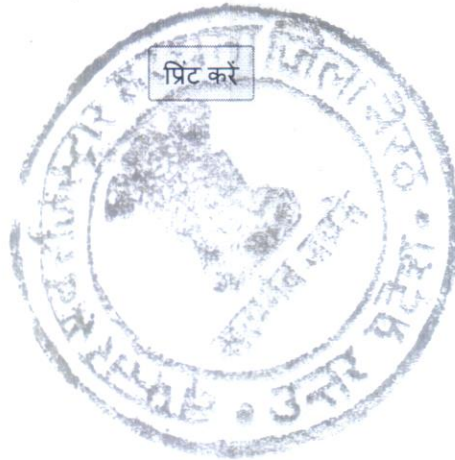
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रजिस्ट्री

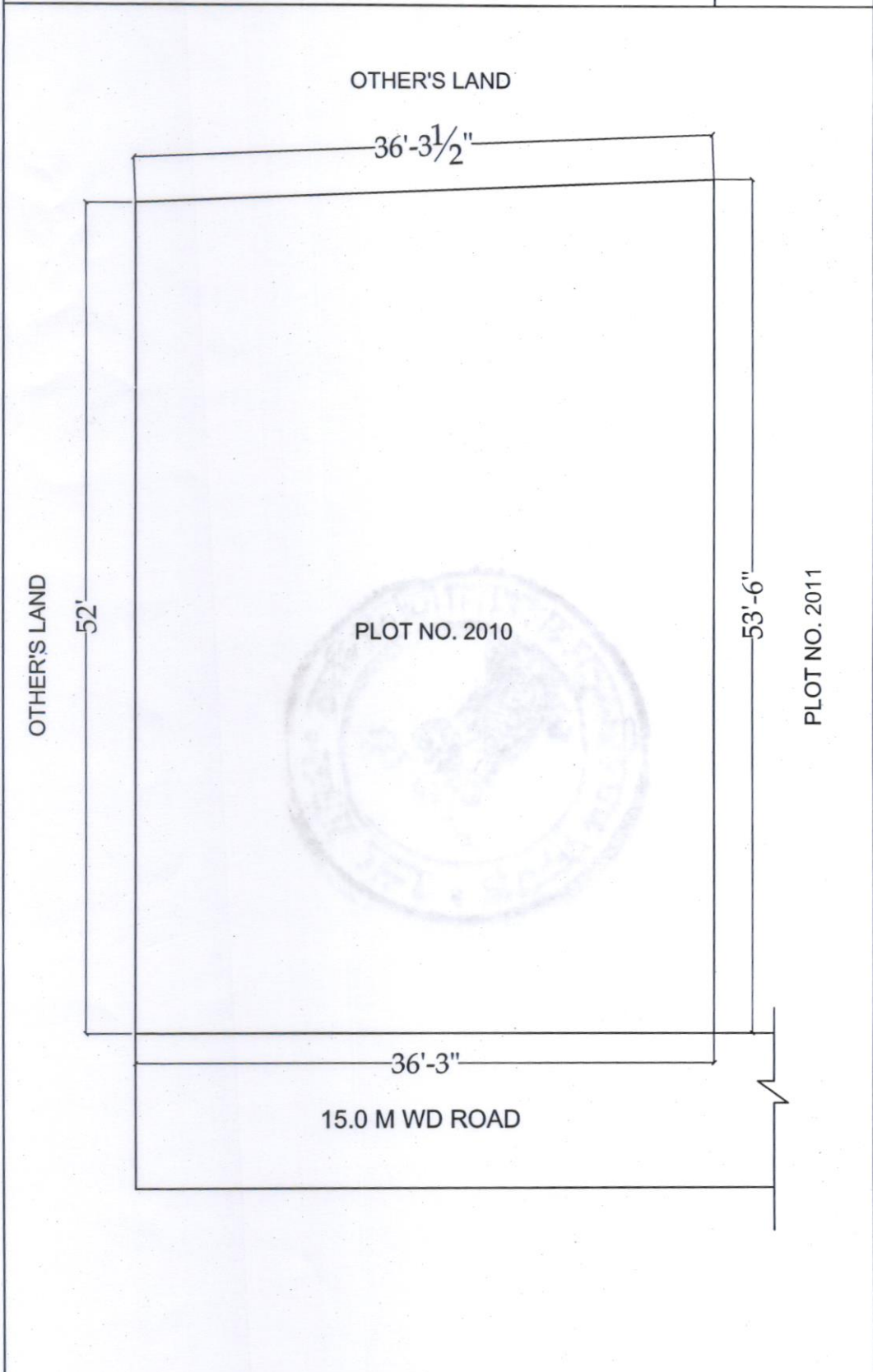
उप निबंधक : सरधना

मेरठ

17/08/2022



SITE PLAN OF PLOT NO.- 2010
SITUATED AT SHEEL KUNJ ENCLAVE
ROORKEE ROAD , MEERUT.
TOTAL PLOT AREA :- 178.09 SQ.M. OR 213.00 SQ.YDS. (APPROX)
SCALE :- 1" =8'-0"



[Signature]
VENDOR (S)

[Signature]
VENDEE (S)

