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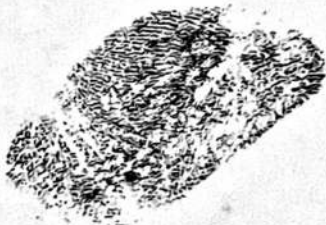


SALE DEED

Stamp Paid- Rs. 140/-
S.R. Ind Mathura.

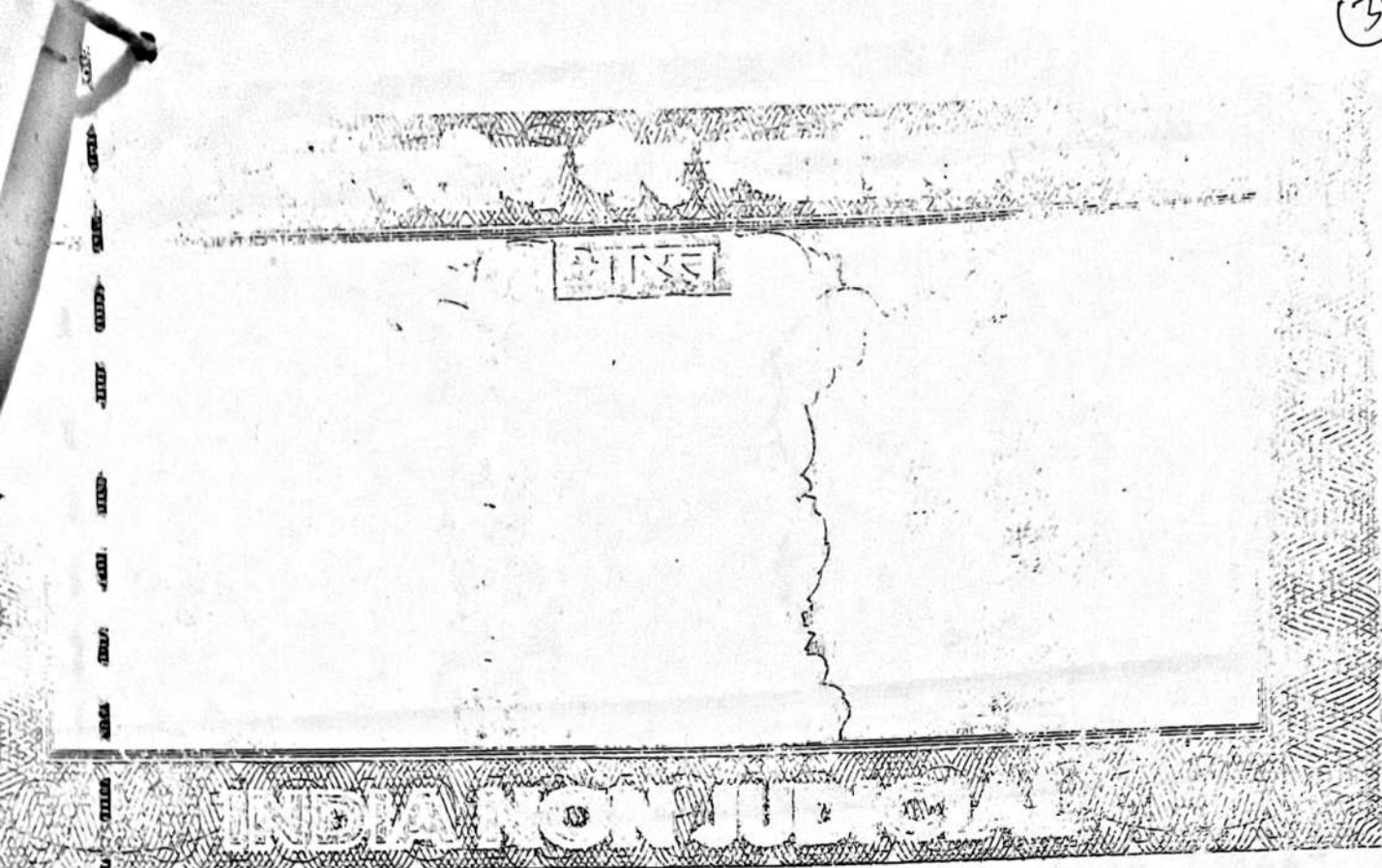
This sale deed is executed at Mathura on this date 15th day of October, 2009 between the **SHIV KUMAR SHARMA S/o SRI R.K. SHARMA E.O. Nagar Palika Parishad, Vrindavan, Mathura**, here-in-after called the "Seller" on the one part and the Governor of Uttar Pradesh through the **AVINASH CHAND MISRA S/o LATE SRI VACHASPATI MISRA R/o 64 Taj Road, Agra**, Assistant Director Tourism, Agra, Department of Tourism, Govt. of Uttar Pradesh here-in-after called the "Purchaser" on the other part whereas the seller has agreed to sell and purchaser has agreed to purchase the land situated at Gram Rajpur Bangar, Khasra No. 183 on Vrindavan Road, Vrindavan, District Mathura having land area 3 acres on the following terms and conditions. Now this deed of sale witness is as under :-

1- That the seller has got clear title over the land property and is competent to sell the same.



Photocopy Attested

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उत्तर प्रदेश UTTAR PRADESH

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2- That the land property under sale is free from encumbrances, is a freehold and the seller has unfettered powers and rights to sell the property.

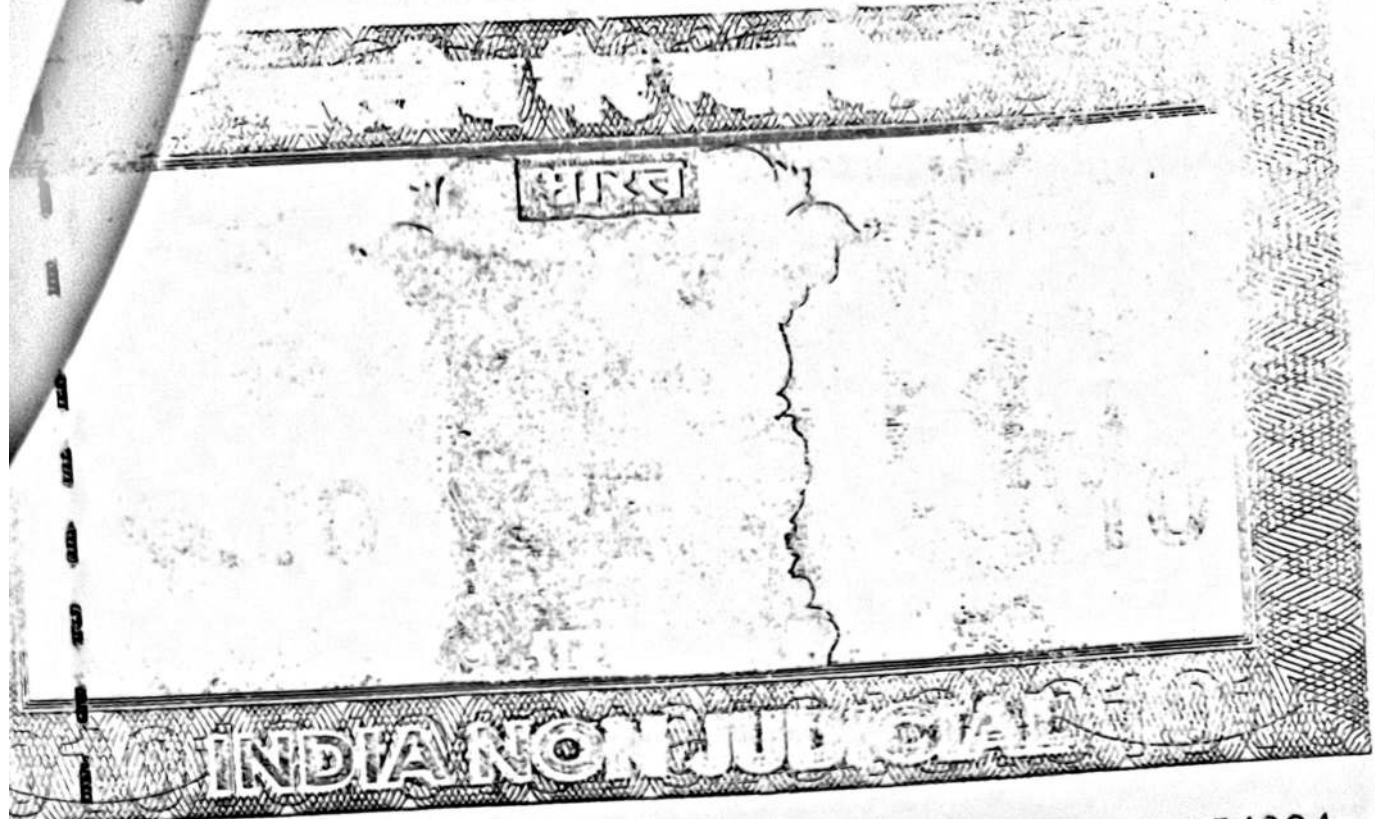
3- That all the rights of easement, light, air etc. here to, for possessed and enjoyed by the seller shall now vest in the purchaser and he shall be entitled to enjoy the same in any manner peacefully. The seller, E.O. Nagar Palika Parishad, Vrindavan will have no right or claim over any matter in respect of land property under sale. The seller shall not disturb, interfere, dispute or claim any interest or right in respect of this land property which shall exclusively and absolutely vest in the purchaser.

4- That, the taxes due or payable by the seller to the town area committee or any other authority/Body till the date of registration of this deed shall be paid by the seller. Such liabilities occurring or arising after the date of registration of this sale deed shall be paid by purchaser. If any bill or tax relating to the period prior to the date of sale is recieved by the purchaser after execution of this deed, the seller hereby undertakes to pay the same without any hitch or objection.

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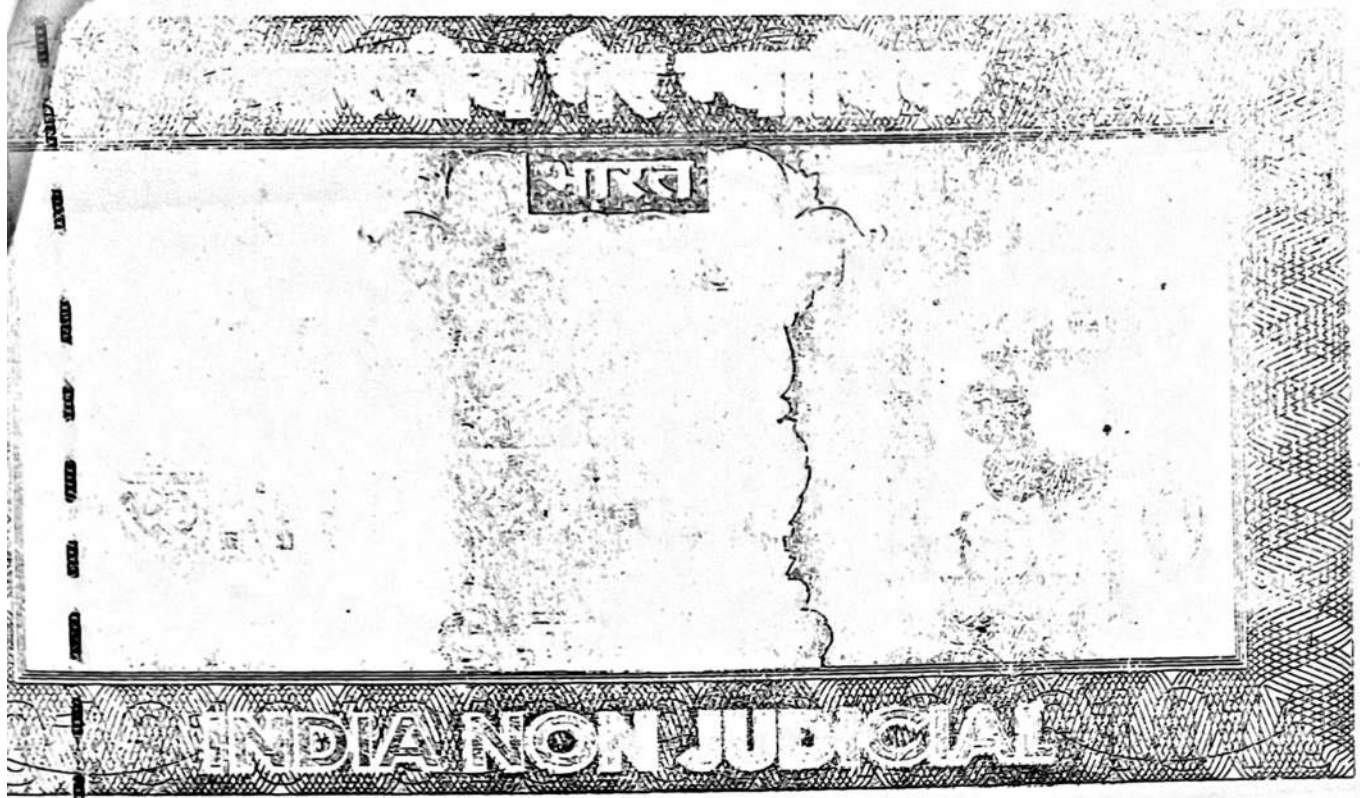
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- 5- That, immediately after the execution of this deed, the seller shall hand over the possession of the said land property to the purchaser as owner.
- 6- That if under any law it is necessary for the seller to sign any paper document or deed etc. for any mutation of the property in the name of purchaser or for any other purpose, the seller shall be bound to do so but the expenses, if any, shall be borne by the purchaser.
- 7- That the purchaser has agreed to pay and the seller has agreed to receive the consideration in respect of the above Rs. 15.00 lacs (Rupees Fifteen Lacs Only). The above sale price has been worked out on the market rate, prescribed by the Collector, Mathura @ Rs. 5.00 Lacs per acres for measuring 3 acre of land. The consideration paid by the purchaser is reasonable.
- 8- That the Government of Uttar Pradesh has sanctioned the required sum to purchase the said land vide G.O. No. 772/41-98-58/98 dated 08.05.1998 and the Joint Director Tourism, Agra has been directed to take necessary steps and handed over bank draft of Rs. 15.00 lacs vide Director General Tourism, Govt. of Uttar Pradesh, Lucknow office order No. 3805/6.1.1 (Lucknow) vikas/98 dated 27.06.1998.



Photo copy Attestee

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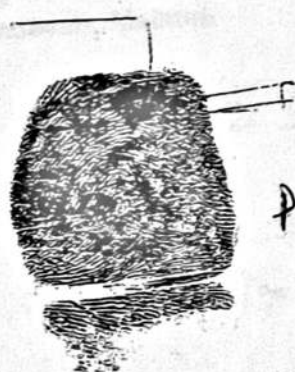
INDIA NON JUDICIAL

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- 9- That in consequence of this sale deed, the purchaser has paid full consideration.
- 10- That, the seller and Purchaser have finalized this deed after the deliberations and in full sense without any pressure, influence, coercion, fraud or misrepresentation.
- 11- That after having received full consideration from the purchaser as specified above through bank Draft No. A.B.C.D./M.H.C.A./2-216796 dated 14.03.2000 for Rs. 15.00 Lacs (Rupees Fifteen Lacs Only) in favour of E.O. Chairman, Nagar Palika Parishad, Vrindavan this sale deed is being executed before the Sub-Registrar, Mathura. The seller from this day shall have no right, title or interest left in the land above said which he hereby acknowledges and binds Nagar Palika.
- 12- The seller further acknowledges that rights, title and interest which hitherto vest in the seller shall now belong and vest in the purchaser absolutely and exclusively, schedule of land of sewerage farm acquired by E.O. Nagar Palika Parishad at Rajpur Bangar Khasra No. 183 Area 18.154 Hectare a part of 3 acres land sold to Purchaser. Which site plan is enclosed. It is hereby made clear that possession was already handed

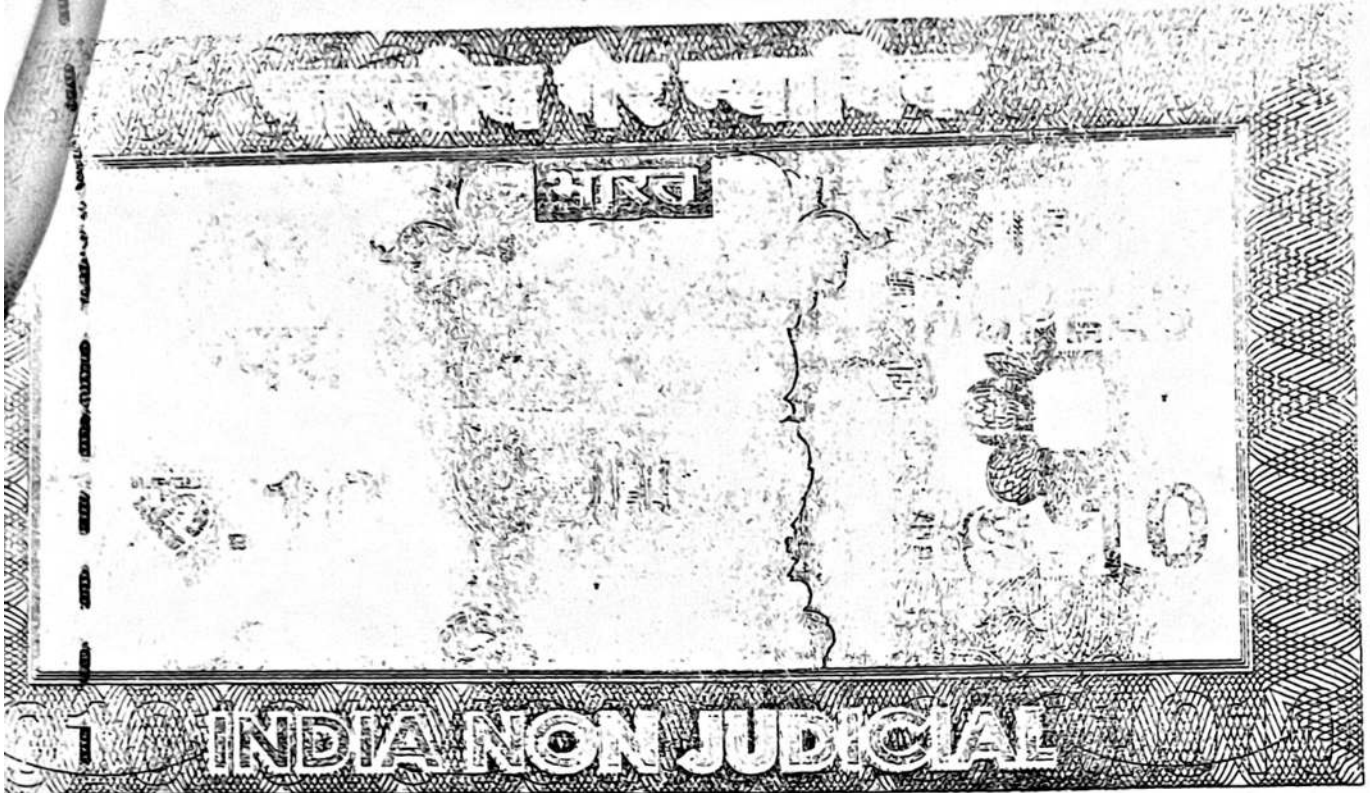


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[Signature]

सह-उप निदेशक दफ्तर
महाराष्ट्र सरकार, अहमदाबाद





उत्तर प्रदेश UTTAR PRADESH

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over to the purchaser on 17-08-2000 and is handed over today as owner only. Before the Sub-Registrar, Mathura both parties have today signed this sale deed.

Seller Sign
Witness -1

Sri Rishipal Singh (J.E.)
Nagar Palika Parishad,
Vrindavan, Mathura

Witness-2
Sri D.K. Sharma (T.O.)
U.P. Tourism, Mathura

Trained by self.

15/8/00

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71. 13-10-69 100/-

श्री अविनाश चन्द मिश्र जी का वाचस्पति मिश्र
सहायक निदेशक पद - आगरा

गिरधर मिश्र



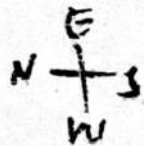
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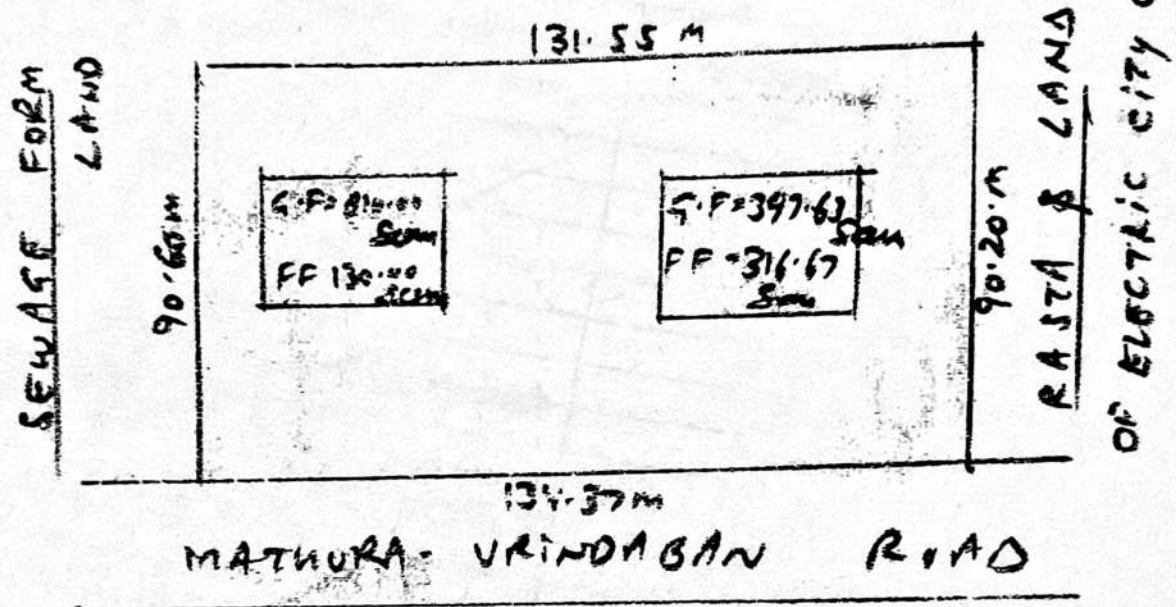
SITE PLAN OF PROP. AT SITUATED AT-
MAUSA RATPUR BANGAR KH-N 103. MATHURA

OWNER: NAGAR PALIKA PARISHAD

TOTAL AREA = 8.00 Acre TOTAL COV = 1654.30 Sqm



LAND OF ELECTRIC CITY CORP.



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