

510 2-2809/12



244

उत्तराखण्ड UTTARAKHAND

(1)

176675

30/1450 (11-12)
दि 15-06-2012
गोखाल स्वीकृत

Sale Deed Rs - 1,08,83,000/-

Vijay Kumar

A. Kumar

Arsh



Arshad Siddiqui
Advocate
(U.S. Nagar)
UK 2543/04, UP-2007/94

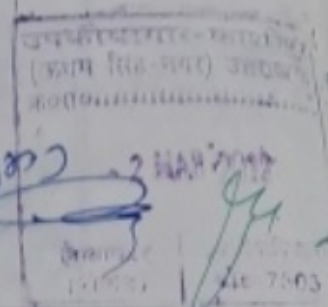


Arshad Siddiqui
Advocate
KASHIPUR (U.S. Nagar)
UK 2543/04, UP-2007/94



Arshad Siddiqui
Advocate
KASHIPUR (U.S. Nagar)
UK 2543/04, UP-2007/94

रकम 28 लाख,
मक कुहा पाकर दफा हुआ
मदुमिस्ट्री करि, काशीपुर



प्रलेख सं 2,809 बही 1

विक्रय पत्र (अचल सम्पत्ति)			प्रतिफल रु०	मानियत रु०
विक्रय पत्र			10,883,000.00	5,536,000.00
रजिस्ट्रेशन शुल्क	प्रतिनिधि शुल्क	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	कुल योग	शब्द लगभग
10,000.00	10.00	420.00	10,430.00	1000
श्री / श्रीमती / कुमारी	एम./एस. सिध्दाय ले. एन. इन्फ्रा. लि. द्वारा मे.			
पुत्र / पुत्री / पत्नी श्री	अनील कुमार			
पेशा	सर्विस			
निवासी	काजीबाग काशीपुर			
ने आज दिनांक	06/03/2012 समय 1:59 pm			
को कार्यालय उपनिबन्धक	काशीपुर			
मे प्रस्तुत किया				

उपनिबन्धक काशीपुर
06/03/2012

तहरीर व तकजील दस्तावेज से व वसूलयावी प्रलेखानुसार
10,883,000.00 रु नकद / पूर्व प्राप्त कर श्री / श्रीमती

M/s जिन्दल होलीडेज प्रा. लि. द्वारा डा. विजय कुमार जिन्दल s/o चिव कुमार, रामनगर रोड काशीपुर।

ने निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री
एम./एस. सिध्दाय ले. एन. इन्फ्रा. लि. द्वारा मे. अनील कुमार s/o किशन लाल, काजीबाग काशीपुर। एम/एस. गुप्ता
पावर इन्फ्रा. लि. द्वारा सह. प्र. अमिलाय कमानी s/o अशोक कुमार कमोनी, गुप्ता अपार्टमेंट अलीगंज रोड काशीपुर।

ने भी स्वीकार किया। जिनकी पहचान

श्री सुभाष चन्द्र
पुत्र श्री रामकिशन
पेशा सर्विस
निवासी काशीपुर
व श्री फिरोज
पुत्र श्री मो. शफिक
पेशा सर्विस
निवासी थानासाधिक
ने की।



उपनिबन्धक काशीपुर
06/03/2012



उत्तराखण्ड UTTARAKHAND

(2)

176676

Total Stamp

Vijay Kumar

A. Kumar

Ahsan



29/03/2012

उपनिबन्धक
(समय विभाग)
काशीपुर
29/03/2012

Book No. 1

Registration Year 2012

Registration No 2,809



My 7 Kumar

A. Kumar

Abha

Sunil Chandra

M/s जिन्दल होलीडेज
प्रा. लि. द्वारा डा.
विजय कुमार जिन्दल

एम.एस. सिन्ध्याय
से. एन. इन्फ्रान्ति
द्वारा मे. अनील
कुमार

एम/एस. गुप्ता पावर
इफ. लि. द्वारा
सह. प्र. अभिलाष
कमानी

सुभाष चन्द्र



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुलि चिह्न नियमानुसार लिये गये हैं।

उपनिबन्धक काशीपुर
06/03/2012

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

(3)

Duty - Rs 410,600/-

176677

Vijay Kumar

A. Kumar

Shah



40/2809

28 MAR 2012

Book No. 1

Registration Year 2012

Registration No 2,809



F. Khanna

फिरोज



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

उपनिबन्धक काशीपुर
06/03/2012



उत्तराखण्ड UTTARAKHAND

(4)

176678

Executed By.

Vijay Kumar

A. Kumar

Shah



प्रलेख सं 2,809 बही 1

विक्रय पत्र(अचल सम्पत्ति)

प्रतिफल ₹0
10,883,000.00

मालियत ₹0
5,536,000.00

विक्रय पत्र

रजिस्ट्रेशन शुल्क

प्रतिनिधि शुल्क

इलेक्ट्रॉनिक प्रोसेसिंग शुल्क

कुल योग

सम्पत्ति मूल्य

10,000.00

10.00

420.00

10,430.00

1000

श्री / श्रीमती / कुमारी म. गुप्ता पॉवर

पुत्र / पुत्री / पत्नी श्री इन्फ्रा0लि0दा0सह.प्र.अमिताभ कमानी

पेशा व्यापार

निवासी 405.406 गनपति अपार्टमेंट काशीपुर

ने आज दिनांक 06/03/2012 समय 2:20 pm

को कार्यालय उपनिबन्धक काशीपुर

में प्रस्तुत किया

म. गुप्ता
पॉवर
इन्फ्रा0लि0
दा0सह.प्र.
अमिताभ
कमानी

उपनिबन्धक काशीपुर

06/03/2012

तहरीर व तकमील दस्तावेज से व वसूलयायी प्रलेखानुसार

10,883,000.00

रु नकद / पूर्व प्राप्त कर श्री / श्रीमती

म. जिन्दल होलीडेज प्रा.लि.दा.इयरे.विजय कुमार जिन्दल s/o शिव कुमार जिन्दल, रामनगर रोड काशीपुर /
म. सिद्धार्थ लेटेक्स एन रोट0प्रा.लि.दा0अनिल कुमार s/o किरान ताल, काजीबाग काशीपुर /

ने निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन केला श्री

म. गुप्ता पॉवर इन्फ्रा0लि0दा0सह.प्र.अमिताभ कमानी s/o अशोक कुमार, 405.406 गनपति अपार्टमेंट काशीपुर /

ने भी स्वीकार किया। जिनकी पहचान

श्री सुभाष चन्द्र

पुत्र श्री रामकिशन

पेशा व्यापार

निवासी किला काशीपुर

व श्री फिरोज खान

पुत्र श्री मौ0 शफीक

पेशा व्यापार

निवासी खाना साधिक काशीपुर

ने की।



उपनिबन्धक काशीपुर

06/03/2012



उत्तराखण्ड UTTARAKHAND

(5)

176679

M/s Jindal Holidays Pvt. Ltd.

Vijay Kumar

A. Kumar

Shafiq



42 Casos

10 MAR 2012

Book No. 1

Registration Year 2012

Registration No 2,809



Vijay Kumar

A. Kumar

Sh. G. P. Singh

S. Chandra

मै. जिन्दल होनीडेज
प्रा. लि. दा. डयरे. व
जिय. कुमार जिन्दल

मै. सिद्धार्थ
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रोटो प्रा. लि. दा. अन
िल कुमार

मै. गुमा पौवर
इन्फ्रा. लि. दा. सह
प्र. अभिलाष कमान्नी

सुभाष चन्द्र



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

उपनिबन्धक
06/03/2012
काशीपुर



उत्तराखण्ड UTTARAKHAND

(6)

176680

Through Its Director

Vijay Kumar

A. Kumar

Shaf



43 (25000)

2 MAR 2012

Book No. 1

Registration Year 2012

Registration No 2,809



फिरोज खान

फिरोज खान



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

उपनिबन्धक काराशीपुर
06/03/2012



उत्तराखण्ड UTTARAKHAND

(7)

176681

Vijay Kumar Jindal

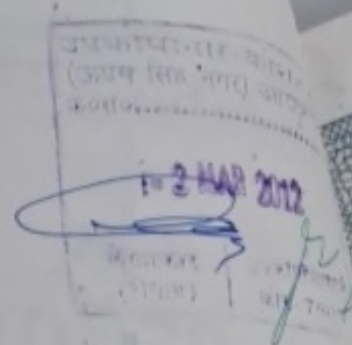
Vijay Kumar

A. Kumar

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Adh (25000)





उत्तराखण्ड UTTARAKHAND

(B)

176682

and M/s Siddharth Latex & Routers

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A. Kumar

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उपकोषा-भार-कोषा
(ऊषा लिई नगर) उपकोषा
कोषा-भार-कोषा

2 MAR 2012

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कोषा-भार-कोषा

(8)

कोषा-भार-कोषा (ऊषा लिई नगर) उपकोषा-भार-कोषा 2/10 125000.





उत्तराखण्ड UTTARAKHAND

(9)

176683

Art. LTD Through Its Manager

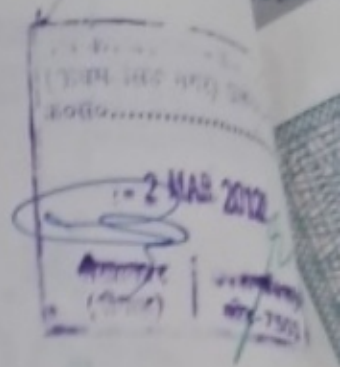
Vij Kumar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
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पच्चीस हजार रुपये



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

(10)

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Anil Kumar

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1-2 MAY 2022





उत्तराखण्ड UTTARAKHAND

(11)

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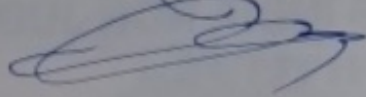
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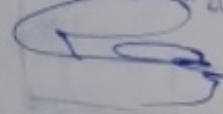
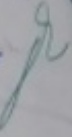
Vijay Kumar

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18 (2000),


2 MAY 2012





भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



Rs.
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TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

(12)

176686

M/s Gupta Power Infrastructure Ltd.

Vijay Kumar

A. Kumar

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At Vasoo.

31-01-2012
i-2 MAR 2012





उत्तराखण्ड UTTARAKHAND

(13)

176687

Through Its Authorised

Vijay Kumar

A. Kumar

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50/12000

Office

2 MAR 2012



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

(14)

176688

Representative

Vijay Kumar

A. Kumar

Shah



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उपस्थिति-सर्व-कार्य-वाला
(जयम लिंग गण) उपस्थिति
2010.....
- 2 MAR 2012
7503



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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पच्चीस हजार रुपये



INDIA

Rs.

25000

TWENTY FIVE THOUSAND RUPEES

उत्तराखण्ड UTTARAKHAND

(15)

176689

Abhilash Kamani

Vijay Kumar

A - Kumar

Abhilash



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संविधान-संशोधन
(समिति) अधिनियम
2 MAR 2012
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उत्तराखण्ड UTTARAKHAND

(16)

Date

176690

Vijay Kumar

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71 MAR 2012





उत्तरांचल UTTARANCHAL

(17)

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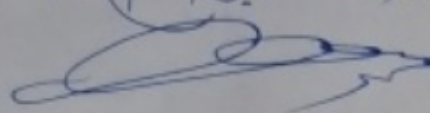
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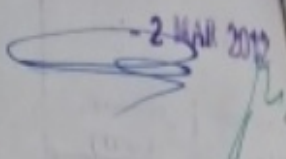
Vijay Kumar

A. Kumar

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2 MAR 2012






उत्तरांचल UTTARANCHAL

(18)

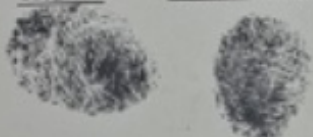
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Part One's Left hand
Thumb Index Finger



Middle Finger



Ring Finger



Little Finger



Part One's Right hand
Thumb Index Finger



Middle Finger



Ring Finger



Little Finger



Part Two's Left hand
Thumb Index Finger



Middle Finger



Ring Finger



Little Finger



Part Two's Right hand
Thumb Index Finger



Middle Finger



Ring Finger



Little Finger



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उत्तराखण्ड UTTARAKHAND

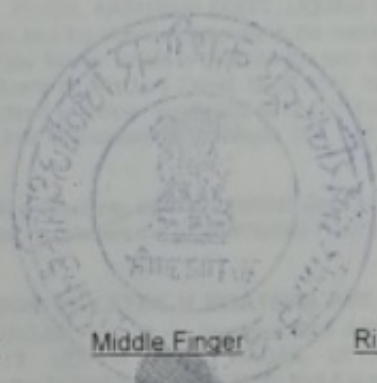
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Last Part's Left hand

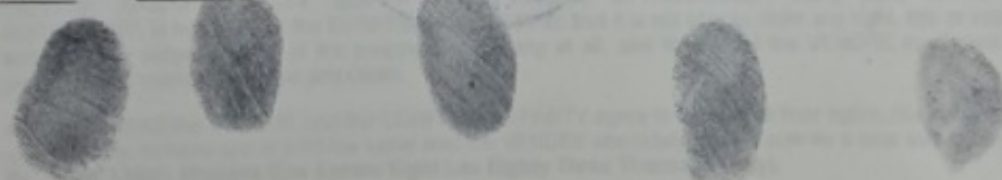
Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger



Last Part's Right hand

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger



56/11/12.

उत्पत्तिपत्र-कानून	
(कानून संहिता) कानून	
कानून	
- 2 MAR 2012	
लेखक	उत्पत्तिपत्र
(सिपाई)	कानून-7500



SALE DEED Rs. 1,08,83,000.00

Total Stamp Duty Rs. 4,10,600-00,

Govt. Valuation Rs. 55,35,128-00

NOTE :- The above mentioned Govt. rates are assessed by respected District Magistrate Schedule in (Industrial area) Forma- 146/5 Stamp/Valuation/2008-2009 Page No. 105 Sl. No. 2-2 accordingly Rs. 81,37,500.00 per hectare has being given at this time, which is effected on dated 01-11-2009.

THIS INDENTURE OF SALE is made and executed at Kashipur on this 06th day of March, 2012.

AMONGST

M/s JINDAL HOLIDAYS PVT. LTD., VILLAGE MAHUWAKHERA GANJ KASHIPUR DISTT. UDHAM SINGH NAGAR, through its Director **Shri VIJAY KUMAR JINDAL** S/o Late SHIV KUMAR JINDAL R/o RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND hereinafter referred to as **VENDOR** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.), of the part one;

AND

M/s SIDDHARTH LATEX N ROATERS PVT. LTD., RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR, through its Manager **Shri ANIL KUMAR** S/o Shri Kishan Lal R/o Mohalla Qazibagh, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND, hereinafter called the **CONFIRMING PARTY** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.) of the part two;

IN FAVOR OF

M/s GUPTA POWER INFRASTRUCTURE LIMITED, CUTTACK PURI ROAD, BHUBANESHWAR, ORISSA through its Authorised representative **Shri ABHILASH KAMANI** S/o Shri Ashok kumar kamani R/o C-405, 406 Ganpati Apartment, Aligang Road, Kashipur Distt. Udham singh Nagar hereinafter called the **VENDEE** (which expression shall mean and include his legal heirs, executors, legal representatives, successors-in-interest, administrators and assigns etc.) of the last part;

WHEREAS the **VENDOR** is the owner of the land admeasuring 0.6802 Hectare (Khasra No. 1219 Min) situated at Vill. MAHUWAKHERA GANJ, TEHSIL KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND (hereinafter referred to as the said Property) and the Vendor Company at the meeting of Board of Directors Dated 15-07-2008 has authorised its Directors Shri Vijay Kumar Jindal to Execute the sale deed of below mentioned land and the Vendee Company at the meeting of Board of Directors Dated 12-02-2007 has authorised its representative Shri Abhilash Kamani to Execute the sale deed of below mentioned land and the confirming party at the meeting of Board of Directors Dated 15-02-2012 has authorised its Manager Shri Anil Kumar to Execute the sale deed of below mentioned land.

AND WHEREAS the **VENDOR** entered into an **AGREEMENT** with the **CONFIRMING PARTY** on 15th April 2011 and WHEREAS in terms of the said Agreement the **CONFIRMING PARTY**, got the right to execute the sale deed of the Scheduled property.

AND WHEREAS **M/s SIDDHARTH LATEX N ROATERS PVT. LTD., RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM SINGH NAGAR**, through its Manager **Shri ANIL KUMAR** S/o Shri Kishan Lal R/o Mohalla Qazibagh, KASHIPUR DISTT. UDHAM SINGH NAGAR, UTTARAKHAND, being party to the aforesaid **AGREEMENT**, is being made the **CONFIRMING PARTY** so that it is not able to claim any right, title or interest in the said property subject matter of the present deed, if any at all, and the title of the **VENDEE** in respect thereof is perfect, legal, marketable, clear and clean.

AND WHEREAS the **VENDOR** and the **CONFIRMING PARTY** agree to transfer all their rights, title and interest in the said property, to have and to hold the same unto the **VENDEE** absolutely and for ever for a total sale consideration of **Rs. 1,08,83,000/- (Rupees One Carore Eight Lac Eighty Three Thousand Only)**.

DETAIL OF PAYMENT

19-08-2011	Canra Bank kashipur	Cheque	308011	20,00,000/-
16-01-2011	Canra Bank kashipur	Cheque	987623	25,00,000/-
05-03-2012	Canra Bank kashipur	Cheque	987883	9,40,000/-
06-03-2012	Canra Bank Kashipur	Cheque	987884	54,43,000/-
			Total	1,08,83,000/-

AND WHEREAS the **PURCHASER** has confirmed that he is purchasing the "SCHEDULE PROPERTY" with the full knowledge of the laws, rules, regulations, notifications etc. applicable to the said land in general and the said plot in particular and the terms and conditions contained in this Deed, and also that it has clearly understood their rights, duties, responsibilities, obligations under each of all the clauses of this Deed and agreed to abide by the General Industrial Development Control Regulation of 2007 of the Industrial Development Authority of Uttarakhand.

Vijay Kumar

Anil Kumar

Abhilash Kamani

NOW, THEREFORE, THIS DEED WITNESSETH as follows:-

1. That in consideration of Rs. 1,08,83,000/- (Rupees One Carore Eight Lac Eighty Three Thousand Only) having been paid by the VENDEE to the VENDOR & CONFIRMING PARTY as detailed above, being the full sale price of the "SCHEDULE PROPERTY", the VENDOR hereby conveys and transfer all the right, title and interest in the "SCHEDULE PROPERTY", to the VENDEE by way of sale, and to hold and enjoy the same as absolute owner thereof free from all encumbrances.
2. That the VENDOR through CONFIRMING PARTY has delivered the peaceful possession of the "SCHEDULE PROPERTY" hereby to the VENDEE with all its rights and privileges attached thereto so far held and enjoyed by the VENDEE to hold and enjoy the same forever.
3. That the VENDOR or whomsoever claiming through or under it shall hereinafter have no claims over the "SCHEDULE PROPERTY" which hereby sold and the VENDEE, shall hereinafter be the lawful and absolute owner of the "SCHEDULE PROPERTY".
4. That the VENDEE can get its name mutated in respect of the "SCHEDULE PROPERTY" in the records of Tehsil of Kashipur, in the Distt. Udham Singh Nagar.
5. That VENDOR AND CONFIRMING PARTY hereby indemnify the PURCHASER against all claims respect to the "SCHEDULE PROPERTY".
6. That the VENDOR AND CONFIRMING PARTY assure and represent to the VENDEE that the "SCHEDULE PROPERTY" is free from all and every encumbrances, litigations & acquisition proceeding in respect of the "SCHEDULE PROPERTY". The "SCHEDULE PROPERTY" is not effected Urban Land Ceiling and Regulation Act, 1976.

SCHEDULE PROPERTY :- ALL THAT PIECE AND PARCEL OF THE INDUSTRIAL LAND Plot No. 145 Nand Nagar Industrial Estate Phase-II, bearing **Khasra No. 1219 Min Area 0.6802 Hect. Village Mahuwakhera Ganj Tehsil Kashipur Distt. Udham Singh Nagar.**

Boundad as:

EAST	:	ROAD (Nand Nagar Industrial Estate Phase-II)
WEST	:	GREEN BELT & LAND OF OTHER PERSON
NORTH	:	J.H. MANUFACTURING
SOUTH	:	ROAD (Nand Nagar Industrial Estate Phase-II)

The Schedule property has declared as an industrial land under section 143 vide case no. 22/368 (2006-07) dated 06-09-2007 issued by Assistant Collector First Class/Sub Distt. Magistrate, Tehsil Kashipur, Distt. Udham Singh Nagar, Uttarakhand.

IN WITNESS WHEREOF, the VENDOR, the CONFIRMING PARTY and the VENDEE have executed this Sale Deed at the place, date, month & year first mentioned hereinabove.
The sold land is under town area Mahuwakhera Ganj so provision of Uttarakhand act 29, 2003/2007 has not allowed on the sold land.
PAN No. of Vendor is **AAACJ3738K**. PAN No. of Confirming Party is **AAOC50274R**.
PAN No. of Vendee is **AAACG9210B**

VENDOR
M/s JINDAL HOLIDAYS PVT. LTD.,
VILLAGE MAHUWAKHERA GANJ KASHIPUR
DISTT. UDHAM SINGH NAGAR, through its
Director Shri VIJAY KUMAR JINDAL

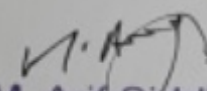
CONFIRMING PARTY

M/s SIDDHARTH LATEX AND ROATERS PVT. LTD.,
RAMNAGAR ROAD, KASHIPUR DISTT. UDHAM
SINGH NAGAR, through its Manager Shri ANIL KUMAR

VENDEE

M/s GUPTA POWER INFRASTRUCTURE LIMITED
CUTTACK PURI ROAD, BHUBANESHWAR, ORISSA
through its Authorised representative Shri ABHILASH
KAMANI

Drafted by – M. Arif Advocate, Kashipur.


M. Arif Siddiqui
Advocate
KASHIPUR (U.S. Nagar)
UL 2543/04. UP-2007/94

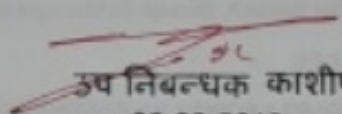
WITNESS:

1- M. Zubair Advocate Kashipur.

2- M. Arif Advocate Kashipur.

आज दिनांक 06-Mar-2012 2:20 pm को
के पृष्ठ 1 से 42 में नम्बर 2,809

वही न० 1 इलेक्ट्रोस्टेट जिल्द न० 2,866
पर रजिस्ट्रीकृत किया गया।


उप निबन्धक काशीपुर
06-03-2012

