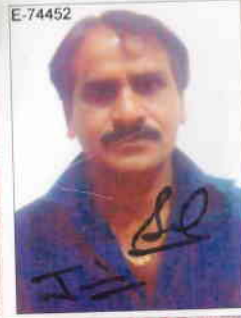


भारतीय गैर न्यायिक



पाँच सौ रुपये



Rs. 500

INDIA NON JUDICIAL

मध्य प्रदेश MADHYA PRADESH

G 476474

1

SALE DEED

SALE CONSIDERATION OF THE PROPERTY Rs. 6,25,000/-
MARKET VALUE FOR STAMP PURPOSE Rs. 6,97,200/-

TOTAL STAMP VALUE

Govt. Stamp Duty	Rs.	34,860.00
Municipal Corporation Duty	Rs.	6,972.00
Panchayat Duty	Rs.	6,972.00
Surcharge	Rs.	1,743.00
Additional	Rs.	53.00
TOTAL	Rs.	50,600.00

SELLER/VENDOR :-

M/s **STC ALARK, Bhopal** a partnership firm through their Partners – 1. Mr. Ravi Taparia adult S/o Mr. Prabhat Kumar Taparia address - A-2 6th floor, Platinum Plaza, Mata Mandir South T.T. Nagar, Bhopal 2. Mr. Shyam Manohar Agrawal S/o Late Shri Narayan Das Agrawal R/o 48, Ramanand Nagar, Bhopal and having their registered office at 48, Ramanand Nagar, Bhopal (M.P.) PAN. ABNFS 6523 N - (DEVELOPER)

AND

1. (a) Mr. Vijay Singh (b) Mr. Babulal (c) Mr. Deendayal all adult & S/o Late Gulji R/o Vill. Pipalner, Tehsil Huzur, Distt. Bhopal Through General Power of Attorney Holder – **1. MR. SANDEEP MOHATA** ADULT S/o. Mr. Ballabh Das Mohata R/o. J-203,, Ansal Lakeveiw, Shyamla Hills, Bhopal & **2. MR. JITENDRA KUMAR PUROHIT** adult S/o Shri Komal Prasad Purohit R/o 515, Ramanand Nagar Colony, Bhopal (M.P.) on dated 19/10/2011 bearing Reg.No. 2019 in Sub-Registrar Office, Bhopal which is valid till date

[Signature]

[Signature]

[Signature]
M/s. **STC ALARK**
Partner

2322e
100

9/3/12

SELLER/VENDOR :-

M/s STC ALARK, Bhopal - (DEVELOPER)

AND

1. (a) Mr. Vijay Singh (b) Mr. Babulal (c) Mr. Deendayal all & S/o Late Gulji R/o Vill. Pipalner, Tehsil Huzur, Distt. Bhopal
2. **Mr. Prabhulal** S/o Mr. Bhanwar Ji R/o R/o Vill. Pipalner, Tehsil Huzur, Distt. Bhopal

Through General Power of Attorney Holder - 1. **MR. SANDEEP MOHATA** S/o. Mr. Ballabh Das Mohata R/o. J-203, Ansal Lakeview, Shyamla Hills, Bhopal & 2. **MR. JITENDRA KUMAR PUROHIT** S/o Shri Komal Prasad Purohit R/o 515, Ramanand Nagar Colony, Bhopal (LAND OWNER)

Sale Deed

PURCHASER/VENDEE:-

M/S ALARK BUILDERS & DEVELOPER, Bhopal

श्री सचिन अमरनाथ शर्मा श्याम मण्डिर
अमरनाथ, मीपल



Signature

620
200
A/C
34,860
6,972
6,972
1,743
53
50,600/-
O/A

6 MAR 2012

(1011) 6400 (8)

4 रसीद दस्तावेज वगैरह 8894

दफ्तर मुकाम

केस को दी गई	दस्तावेज की तफसील, तारीख व कीमत या दस्तखत की तारीख या किस्म जो मुहरबंद लिफाफा लिया गया हो जिसके बाबत फीस दाखिल हुई हो उसके ऊपर लिखी हुई इबारत	तादाद फीस (अगर हो तो) दाखल शुदा	रजिस्ट्री के ओहदेदार के छोटे दस्तखत
1	2	3	4
	Sachin Agrawal Sale deed 6,97,200	5760	

6/3/12 उप-पंजीयक

2

2. **Mr. Prabhulal S/o Mr. Bhanwar Ji R/o R/o Vill. Pipalner, Tehsil Huzur, Distt. Bhopal (M.P.)** Through General Power of Attorney Holder – **1. MR. SANDEEP MOHATA ADULT S/o. Mr. Ballabh Das Mohata R/o. J-203,, Ansal Lakeveiw, Shyamla Hills, Bhopal & 2. MR. JITENDRA KUMAR PUROHIT adult S/o Shri Komal Prasad Purohit R/o 515, Ramanand Nagar Colony, Bhopal (M.P.)** on dated 22/10/2011 bearing Reg.No. 2090 in Sub-Registrar Office, Bhopal which is valid till date (LAND OWNER)

PURCHASER/VENDEE:-

M/S ALARK BUILDERS & DEVELOPER a partnership firm through their Partner – **Mr. Sachin Agrawal adult S/o Mr. Shyam Manohar Agrawal** and having their registered office at 48, Ramanand Nagar, Near Gufa Mandir Lalghati, Bhopal (M.P.) Nationality-India PAN – AASFA 7239 F

DETAILS OF THE PROPERTY :-

One Residential Plot situated on **Plot No. 62** which is part of khasra nos. 51/1,59, 60/1, 61/1,67/2, 15/1, 16, 18, 60/2, 61/2, 62 & 17 "SIGNATURE PARK" at Gram Pipalner, Patwari Halka No. 4 Revenue Circle condition No. 1 Tehsil Huzur, District, Bhopal in Municipal Ward No. 01, admeasuring **15.25 Mtr. X 7.62 Mtr.** Total area of **116.20 Sq.Mtr.** and surrounded by the following boundaries and enclosed alongwith this deed and is also a part of this sale deed.

EAST BY :- **Plot No. 67**
WEST BY :- **Campus Road**
NORTH BY :- **Plot No. 61**
SOUTH BY :- **Plot No. 63**

M/s. **STC ALARK**

Sharma
Partner

Sachin

Ji

श्री संदीप मोहंते s/o श्री निरंजन दास मोहंते
 s/o J-203, इंडियन लेक विन्, श्यामला हिल्स,
 मोहाल एवं श्री निरंजन कुमार पुरोहित s/o श्री
 कोमल प्रसाद पुरोहित s/o S15, रामानंद नगर कालोनी
 मोहाल द्वारा वादोसित डामिप्रमाणित मु.आम. श्री
 सीव तापारिया, श्री श्याम मनोहर डाम्नाल, श्री
 निरंजन सी.ए. श्री वाक्लम, श्री दीनदयाल, श्री
 प्रमलाल



श्री व. वाक्लम एवं श्री वाक्लम
 श्री वाक्लम श्री वाक्लम
 10.4.
 का विधायक किया गया वाक्लम प्रमाणित
 के पुरे/नॉटिक 6, 37, 200
 (वकील व नॉटरी के)
 श्री वाक्लम श्री वाक्लम
 श्री वाक्लम श्री वाक्लम

दां. लारव संहतानवे
 द्वाार दौ सौ

1. श्री शंकरलाल s/o श्री धरंशम
 नि. इम्राईमगंज, मोहाल
2. विपिन शर्मा s/o श्री विरवनाथ शर्मा
 75 CJ- 4 कि विन्,
 अमरनाथ कालोनी, मोहाल


श्री वाक्लम श्री वाक्लम
 श्री वाक्लम श्री वाक्लम
 6 MAR 2012

OTHER DETAILS:-

1. That the Seller is a partnership firm and does the business of Development of the lands Real Estate and building Construction thereon and in this process they have they have executed joint venture agreement of said land and taken possession of the same from various sellers and having acquired the lawful right on the said pieces of land.
2. That the Seller has thereafter developed the land and completing a project called **"SIGNATURE PARK"**.
3. That the Land Owner is the registered lawful owners of the land in question and are represented through their registered power of attorney holder and by virtue of a joint venture agreement executed between the Seller and the Land Owner on 21.03.2011 & registered on 24.05.2011, the Land Owner have permitted the Seller to make use of their land for the construction and development of the said land and also permitted to sell the same to prospective consumers/buyers and receive due consideration for the sale from the buyers directly towards their respective share/proportion in terms of the Joint venture Agreement.
4. That the Land Owner has acquired the land situated at khasra No. 51/1 admeasuring area of 1.30 acres out of 3.00 acres, khasra No. 59 admeasuring area of 1.00 acre out of 1.31 acres, khasra No. 60/1 admeasuring area of 0.12 acres, Khasra No. 61/1 admeasuring area of 0.30 acres, Khasra No. 67/2 admeasuring area of 0.31 acres, Khasra No. 15/1 admeasuring area of 1.64 acres, Khasra No. 16 admeasuring area of 0.61 acres, Khasra No. 18 admeasuring area of 0.28 acres, Khasra No. 60/2 admeasuring area of 0.22 acres, Khasra No. 61/1 admeasuring area of 0.10 acres, Khasra No. 62 admeasuring area of 0.72 acres (total admeasuring area : 6.60 acres) situated at Village Pipalner, Patwari Halka No.4 Revenue Circle Condition No. 2 Tehsil Huzur, District Bhopal, by way of revenue records & vide registered sale deeds, details as under:

M/s. STC ALARK





 Partner



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परिवार विभागाधीन/पालक अभिरक्षक
अभिनेता पुरोहित के अंगूठे का निष्पत्ति
को राज्य विभागाधीन के अंगूठे का निष्पत्ति
को लिया गया।

6 MAR 2012
AN
जय रवीन्द्र, बोकारो



LO



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परिवार विभागाधीन/पालक अभिरक्षक
संवाप शोधाती के अंगूठे का निष्पत्ति
को राज्य विभागाधीन के अंगूठे का निष्पत्ति
को लिया गया।

AN
जय रवीन्द्र, बोकारो

21

इं

Land Owner	Khasra No.	Area in acres	Registration Date	Registration No
1. (a) Mr. Vijay Singh (b) Mr. Babulal (c) Mr. Deendayal all adult & S/o Late Gulji R/o Vill. Pipalner, Tehsil Huzur, Distt. Bhopal	51/1 59 60/1 61/1 67/2	1.30 1.00 0.12 0.30 0.31	Revenue records	-
2. Mr. Prabhulal	15/1 16 18 60/2 61/2 62	1.64 0.61 0.28 0.22 0.10 0.72	Revenue Records	-
M/s. STC Alark	51/1 59 17 51/1	0.69 0.31 2.99 1.01	24/05/2011 24/05/2011 09/11/2011	1079/8 1081/8 4858/8

And the Land Owner & Seller has lawful right to secure the said land and do the development over the same after obtaining due necessary permissions from the competent authorities in respect of the said land. The Land Owner has also acquired the right of selling of the said property to the prospective buyers and get the sale deed executed in their name by virtue of the said Power Of Attorney .

That the order of diversion has also obtained from the Office of S.D.M Bairagarh (circle), Nazul, Tehsil Huzur Distt. Bhopal to convert the said use of land from agricultural purpose to the residential/ commercial purposes detailed as under :

S. No.	Case No.	Order Date	Area in acres	Khasra No.
1.	5/A-2/2009-10	18/12/09	6.56	15/1, 16, 17, 18, 60/2, 61/2, 62
2.	6/A-2/2009-10	18/12/09	5.04	51/1, 59, 60/1, 61/1, 67/2

[Signature]

[Signature]

M/s. STC ALARK

[Signature]

That the Nazul NOC has also obtained from the office of the Collector (Nazul) Distt. Bhopal, detailed as under:

S. No.	Case No.	Order Dated	Area in Acres	Khasra No.
1.	15/Nazul-B/121/09-10	17/12/2009	11.60	15/1, 16, 17, 18, 60/2, 61/2, 62, 51/1, 59, 60/1, 61/1, 67/2

5. That the Seller has obtained due permission from the Town and Country Planning vide letter No. 584/LP-11/29/JIKA/NGRANI/2009 dt. 26.09.2009 of area of 20.18 acres and also obtained colony development permission No. 581 dt. 17.05.2010 for area of 11.60 acres from Municipal Corporation for the development of a Colony. That the Seller has also obtained the Permission from Airport Authority.
6. That the Seller has developed the said land and named the said project as "SIGNATURE PARK", wherein it is agreed as per the Allotment & Acceptance Letter executed between the parties that the Seller has already provided for the inspection all the requisite documents, copy of the No Objection Certificate, copy of the permission issued by Town and Country Planning, copy of the diversion order and other related documents authorizing the Seller to complete the development without any hindrance and after having satisfied with the title of the property and the right of construction and development of the project, the Purchaser has consented to enter into an Allotment Letter/Acceptance Letter for the purchase of residential plot, the purchaser has agreed to purchase the said residential Plot.

M/s. STC ALARK

Se. C

Ji. A. Shrivastava
Partner

7. That the purchaser has already paid a sum of **Rs. 6,25,000/- (Rupees Six Lacs Twenty Five only)** detail as under:-

Rs. 6,25,000/- By Cheque No. 024655 Date 02-04-2012
Bank – HDFC Bank Lalghati, Bhopal

towards the total sale consideration of the said Plot as on the date of execution of this sale deed and the Seller has also received the total sale consideration in respect of the said plot and nothing remains to be received towards the cost of the plot except the amount said forth in this sale deed.

8. That the purchaser will also make the payment as per **Allotment & Acceptance Letter dated 05-03-2011** on the schedule date and in case the Purchaser fails to make the payment of the aforesaid amount at the stipulated period of time, then terms and condition of the said Allotment & Acceptance Letter would be applicable and the Seller would also be entitled to invoke the relevant provisions of the said Allotment & Acceptance Letter.
9. That the said land/plot is also free from all encumbrances, charge, mortgage and the said property is not under any dispute in any court of law and there is no suit or proceedings pending in any court of law in respect of the said plot. The property is also not under any guarantee or kept as security in any court of law.
10. That the purchaser shall have full right on the said plot purchased but the purchaser would have no right of ownership on the common amenities viz, roads, Parks and other common facilities provided by the Seller for all the inhabitants of the said Colony.

M/s. STC ALARK

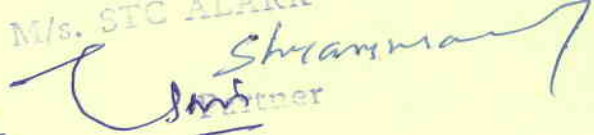
[Signature]

[Signature]

[Signature]
Partner

11. That as the Seller is developing a colony titled "**SIGNATURE PARK**" and therefore for the upkeep and maintenance of the said colony, all the purchaser would have to share the equal responsibility and after completion of the project, the Purchaser would have to be a part of the Society, which would be constituted for the future maintenance of the Society by the inhabitant of the society and the Purchaser will also be required to pay his share of monthly contribution as may be fixed by the said Society and the Purchaser will have to further abide by laws of the said society. It is clear that maintenance of colony is liability of owner of the property. Seller is not liable from maintenance of colony.
12. That in case any change either in the said colony or in the said unit, is required to be made due to any amendment in law or due to any directions of Competent Authority, the same shall be binding on the Purchaser.
13. That it shall be the responsibility of the Seller to pay all the taxes including property tax, revenue tax, mutation tax, service tax or any other tax prior to execution of this sale deed and after the execution of this sale deed, it shall be the responsibility of the Purchaser to bear the same.
14. That having received the total sale consideration, the Vendors have sold all its/their rights, title and interest over the aforesaid plot in favour of the Vendee of this Deed on the date of this Deed itself however the development work is not complete and may take some time even after the registration of the Sale Deed. As and when the development work will be completed the Vendor vide a written intimation inform the Vendee and then after the clearance of all the dues shall handover the possession of the plot/house to the Vendees.



M/s. STC ALARK

J. 
Partner

15. That the Vendees have purchased the above plot after being fully satisfied in connection with the legal title of the land and particularly the plot purchased by him. The Vendee has also verified all statutory permission obtained in connection with the colony "SIGNATURE PARK".
16. That the Vendor shall make arrangements of providing Electricity in the entire colony and shall provide electricity upto the nearby pole of the plot agreed to be sold in favour of the Vendee. However the Vendee shall pay for all expenses towards taking electricity connection from the pole to his/her plot and shall also pay the Electricity Meter charges, security amount, strengthening charges etc. as per the demand made by the Vendor (Developer), on the basis of the demand made by the Electricity Supplying Authority, which will be in addition to the cost of the plot referred to above.
18. That it is also made clear that the Vendor shall make arrangements of electrical system i.e. (Transformer, electricity poles) but the actual connection shall be take up by the Vendee at his/her own costs and shall also pay the charges as per bill preferred by MPSEB.
19. That water will be made available through the tube well boring, (which is the only source of water) wherefrom on point of water connection will also be provided to this Plot. However the Vendors shall not be responsible for the quality, quantity and time of such supply and for which Vendee shall also liable to pay the amount of Bills thereof to the Vendors/Society/Association of the plot owners.
20. That the plot has been sold by the Vendors in favour of the Vendee with the specific condition that Vendee shall use the same only for residential purposes.
21. That it is also made very clear that the Vendors have sold the plot only and the Vendee shall have no right over the common areas like roads, gardens, open space etc., in any manner and he shall be entitled to use them commonly along with the other plot owners. However no construction of any kind shall be made by the individual plot owners or association of the plot owners on such common areas.

Sent

Ji



22. That in the eventuality of construction a building over the said plot the Vendee shall have to obtain No Dues Certificate and "NOC" from the Vendor prior to the date of submitting application for obtaining building permission.
23. That on the basis of this sale deed, the Purchaser can get the title mutated in respect of the said property in all the revenue records or official records and the Seller shall co-operate with the Purchaser in this regard. All the expenses for the said transfer would have to be borne in by the Purchaser.
24. I/We, the vendor declare, that the property which is being sold by me/us through the attached instrument, has not been sold or transferred in any manner by way of sale, mortgage, or gift etc. by me/us, my/our co owner or my/our attorney till date. I/We shall be fully responsible for the consequences, If it is so found, I/We am/are not committing any breach of Section 22 Indian Registration Act. 1908.
25. I/We the purchaser of the above property declare that I/We am/are purchasing the property after fully satisfying my/our self by inspection of Original Title Deeds of the property in possession of the vendor and affidavit of the vendor that he has not transferred the property in any manner till date.
26. That Seller and Purchaser both are aware of Rule 36 of M.P. Panjiyan Niyam, 1939 and according to Section 55 Transfer of Property Act the title of property has been inspected by the Purchaser.

Send

Ji

27. That all the parties to this sale deed have read this deed and after having carefully gone through the contents of this deed have put their respective signatures by fully understanding the contents of this deed in Bhopal in presence of witness on the date : 06-03-12

WITNESS :-

1.   
 M/s. STC ALARK SELLER/VENDOR
 Partner Partner
 1. (Ravi Taparia) 2. (Shyam Manohar Agrawal)
 Developers
2.   
 Vipin Sharma (Sandeep Kumar Mohata) (Jitendra Kumar Purohit)
 S/o Vishwanath Sharma both Regd. Power of Attorney Holder of – 1. a. Vijay Singh
 75, C.I. Parkveiw b. Babulal c. Deendayal 2. Prabhulal (LAND OWNERS)
 Amarnath Colony, Bhopal

PURCHASER

Drafted on the basis of documents &
 Information given by both the parties
 Executants were identified by the
 Witnesses.


 (SACHIN AGRAWAL)
 Partner

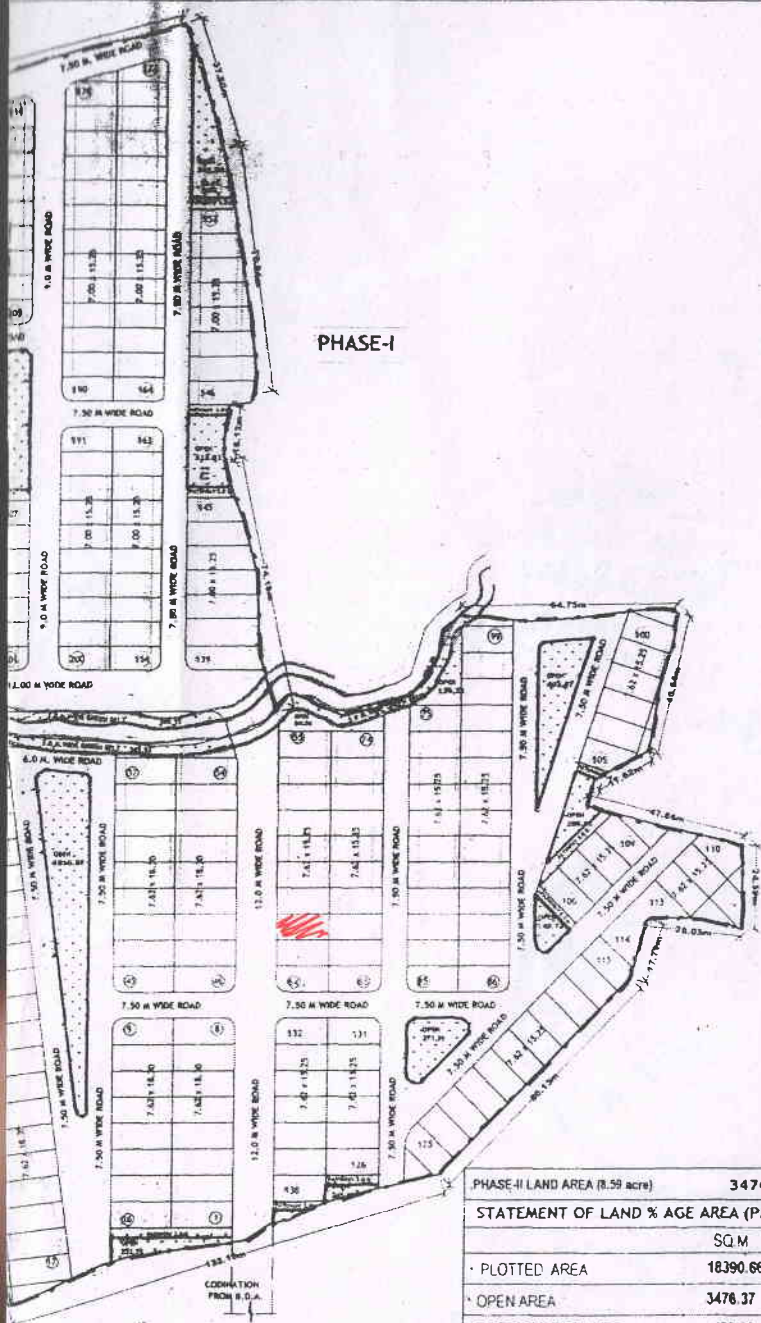
M/S ALARK BUILDERS & DEVELOPER


 [Naresh Banthia]

Advocate

M/s. STC ALARK
 Partner


 Note: There is no cutting in this document.



PHASE-I

**PROPOSED LAYOUT PLAN ON KHASRA NO.-
15/1,16,17,18,60/2,61/2,62,59,60/1,67/2,
25 AT VILLAGE PIPLANAI BHOPAL.**

KHASRA NO.	AREA ACRE	AREA HECT.	OWNER NAME
15/1	1.64	0.664	PRASHANT S/O BHAWSEN
16	0.61	0.247	-DO-
17	2.99	1.210	-DO-
18	0.28	0.113	-DO-
60/2	0.72	0.089	-DO-
61/2	0.10	0.041	-DO-
52	0.72	0.291	-DO-
51/1	3	1.214	VIJAY SINGH, BABULAL, DEENDAYAL ALL S/O LATE SHRI GULJI SAHODARI BAL RAMCHAND BAI BOM D/O LATE SHRI GULJI ANANDRAO W/O GULJI
59	1.31	0.530	-DO-
60/1	0.12	0.049	-DO-
61/1	0.3	0.121	-DO-
67/2	0.31	0.125	-DO-
11.61 ACRE (4.799 HECT.) PHASE-I			
25	10.43	4.22	VIJAY SINGH, PHASE-II BABULAL, DEENDAYAL ALL S/O LATE SHRI GULJI
TOTAL 22.04 ACRE (6.919 HECT.) PHASE-IGII			

COLONISER LISE. NO. -231
DATE - 13-11-2006
M/S ALARK ENTERPRISES

ONE DWELLING UNIT / PLOT

STATEMENT OF AREA

TOTAL LAND AREA (22.04 acre)	89195.88 SQ.M
PHASE-I LAND AREA (11.61 acre)	46985.67 SQ.M
PHASE-II LAND AREA (8.59 acre)	34763.73 SQ.M
AVAILABLE LAND AREA (20.20 acre)	81749.40 SQ.M

PHASE-II LAND AREA (8.59 acre) 34763.73 SQ.M			PHASE-I LAND AREA (11.61 acre) 46985.67 SQ.M		
STATEMENT OF LAND % AGE AREA (PHASE-II)			STATEMENT OF LAND % AGE AREA (PHASE-I)		
	SQ.M	%		SQ.M	%
• PLOTTED AREA	18390.66	52.90	• PLOTTED AREA	30742.54	65.43
• OPEN AREA	3476.37	10.00	• OPEN AREA	4698.56	10.00
• OPEN FOR SERVICES	478.59	1.37	• OPEN FOR SERVICES	835.27	1.77
• ROAD AREA	10804.80	31.10	• ROAD AREA	9591.59	20.42
• INFORMAL SECTOR AREA	815.65	2.34	• INFORMAL SECTOR AREA	1117.71	2.38
• SCHOOL AREA	797.66	2.29			
• TOTAL AREA	34763.73	100	• TOTAL AREA	46985.67	100
INFORMAL SECTOR			INFORMAL SECTOR		
	SQ.M			SQ.M	
NET PLANING AREA	34763.73		NET PLANING AREA	46985.67	
AREA REQ. FOR INFORMAL SECTOR 15%	5214.55		AREA REQ. FOR INFORMAL SECTOR 15%	7047.85	
BUILT UP AREA REQUIRED (5214.55 x 0.6 x 0.25)	782.18		BUILT UP AREA REQUIRED (7047.85 x 0.6 x 0.25)	1057.17	
PLOT AREA REQUIRED WITH G+2 BUILDING	528.00		PLOT AREA REQUIRED WITH G+2 BUILDING	76.35	
BLUP AREA OF EACH UNIT	24.00		BLUP AREA OF EACH UNIT	24.00	
TOTAL NO.OF UNITS	33 nos		TOTAL NO.OF UNITS	44 nos	

OWNER:

ABHINAV

38563

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8802



Handwritten signature and official stamp of the Registrar, Patna.

प्रश्न 30

NOTES

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