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03DD 221431

:: OM ::

PHOTO SMT. MUNISRA SALEHIA: PHOTO UTTAM RAI



PHOTO ATTESTED
Mohd. Qayyum
Advocate



PHOTO ATTESTED
Mohd. Qayyum
Advocate

KOF
SR

1. OFFICE NAME : SUB REGISTRAR, ZONE- II
KANPUR NAGAR.
2. Date of Presentation : 16.08.2003
3. Date of Execution : 16.08.2003
4. Name of Presentator : SMT. MUNISRA SALEHIA,
adult, wife of Mohd. Hashim
Ansari, resident of House No.

Munisra Salehia



(Signature)



कोशाबाव कोनापुव नवव
जनव

जनबल - कल्याण

कम संख्या (15) स्टाम्प का प्रकार 250000 150000 + 100000 + 100000
न्यूय रू० 566127 शामिल स्टाम्प रू० 22 7 7 7

नाम 01/5 Jagdish Development and Reality Pvt Ltd

पिता/पति का नाम

पता. Dashi Bai Inchee - Estate W. from Ramonchis Jozey Gaon W. Bombay.

दिनांक 16.8.03

$$\begin{array}{r} 2641536 \\ \hline 5010000 \end{array}$$

नि. शु. न. शु. पु. शु. योग मन्त्र दण्ड

৩০০ ৭৮ ৩০৫

श्री सुनीता कर्कर

नियमासी.....

ने यह जितना कहा है, मैंने भी कहा है।

मे. बाज. दिनांक 10/8/23 3/4

वि मुख्य प्रस्तुत किया।

उप निबन्धक-दिल्ली
फालगुन नवमि

muniza Salehi

~~301 2018/2019 2018/2019~~

यह इस लेख पत्र का निष्पादन है

विक्रय धन रु० निम्नी फोटो

प्राप्त करने का

संख्या ५५५

पुल की...

४३३

सूची 1

ना निदेशक-द्वितीय

कानपुर-दरभंगा

16/8/03

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अत्यन्त से
के अंगुष्ठ

४६/८/०३



03DD 221432

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113/158, Swaroop Nagar,

Kampur Nagar.

5. Nature of document : SALE DEED
6. Sale consideration : Rs.26,41,536/-
7. Market Value : Rs.58,10,000/-
8. Name of the Seller : SMT. MUNISRA SALEHIA,
adult, wife of Shri Mohd.
Hashim Ansari, resident of
House No. 113/158 Swaroop
Nagar, Kampur Nagar.

Munisra Salehia



कोषागाव काजपुर नगर

जनरल स्टाम्प

कम संख्या (15) स्टाम्प का प्रकार

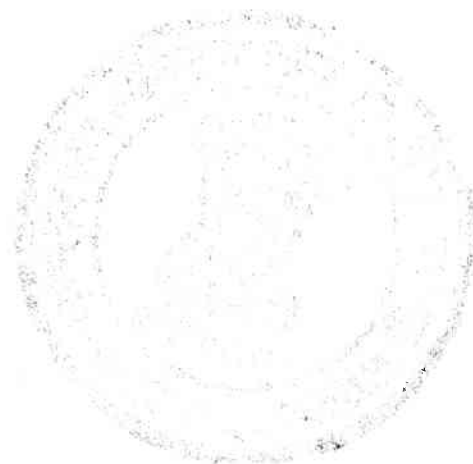
मूल्य रु० 566/- शामिल स्टाम्प रु०

नाम Jayanti Developments Realty P. Ltd.

पिता/पति का नाम

पता Doshi Sai Indus Estate 11/14th Cross Main Road Jaygaon W. Bombay.

दिनांक 16.8.03 हस्ताक्षर





03DD 221433

:: 3 ::

9. Name of Purchaser

: 1. JAYANTI DEVELOPMENT &

REALITY PRIVATE LIMITED,

having its office at

Doshi Bai Industrial Estate,

3rd floor, Ram Mandir Road

Goregaon (W), MUMBAI- 62.

2. JEEVAN DEVELOPMENT &

REALITY PRIVATE LIMITED,

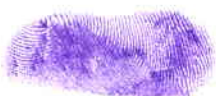
having its office at Ballard

House, 2nd floor, ADI Marzban

Path, Ballard Estate ,

MUMBAI- 38.

Munisha Salekha



कोठावाव कानपुर नगर

जनक-स्वाम्य

कम संख्या..... (15) स्टम्प का प्रकार.....

मूल्य रु 0..... शामिल स्टम्प रु 0.566142

नाम..... Jayanti Development & Realty P. Ltd.

पिता/पति का नाम.....

पता..... Dashi Bai Indus Estate III floor Ramonahar Road Goregaon W. Bombay

दिनांक..... हस्ताक्षर.....

16.8.03







03DD 221434

:: 4 ::

both through its Authorised
signatory Mr. UTTAM RAI, adult,
son of Shri S.K.Roy, resident
of House No. MIG-64 Indira
Nagar, Kalyanpur, Kanpur Nagar.

DETAILS OF PROPERTY:

1. Place

: NARAMAU BANGAR, TEHSIL,
PARGANA AND DISTRICT KANPUR
NAGAR.

manisra Salehia



कोषागाव कानपुर नगर

जनित-स्टाम्प

कम संख्या 15 स्टाम्प का प्रकार

मूल्य रु० शामिल स्टाम्प रु० 55610

नाम. Regenti Development Realty P. Ltd.

पिता/पति का नाम

पता Doshi Bai Indus Estate III floor Ram Mandir Road Goregaon W. Bombay

दिनांक

16-8-03

हस्ताक्षर

CA





03DD 221435

:: 5 ::

2. Present Khata No. : Khata No. 55

3. Areaji No & Area: Areaji No. Area in Hectare.

43 0.061 Hec.

44 0.071 Hec.

57/1(Min.) 3.003 Hec.

3 Nos. 3.135 Hec.

4. Lagan of the land : Rs.45.90 p.

5. Nature of use : Agriculture

6. Sources of water : Natural rain.

7. Nature of land : Dumat

Munirze Salehia



कोशाबाब कानपुर नगर

जमखत - स्वाम्य

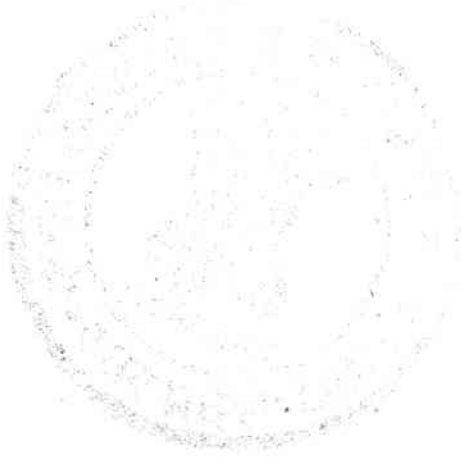
कम संख्या 15 रदाम्य का प्रकार

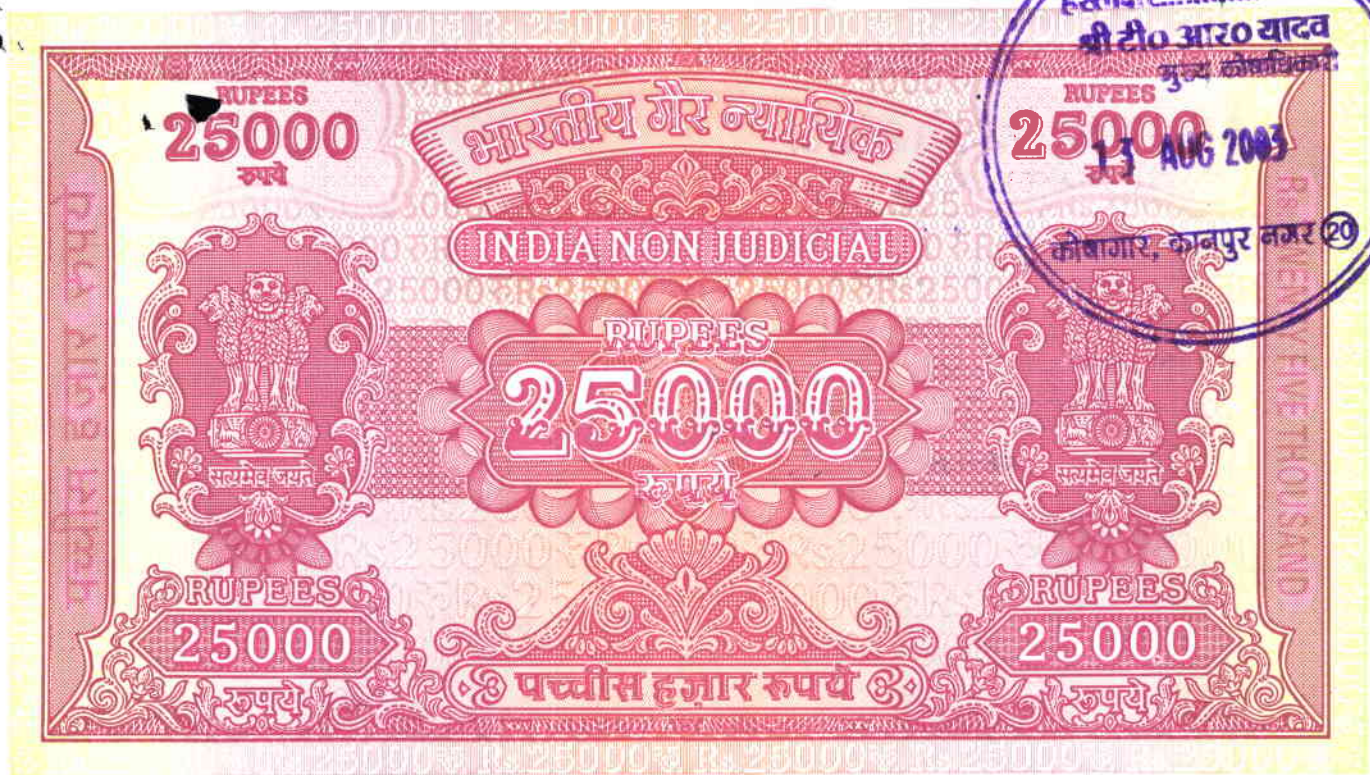
मूल्य रु० शामिल रदाम्य रु० 566100/-

नाम Jayanti Development & Realty P. Ltd.

पिता/पति का नाम Dashi Bai Andei Estate III floor km Mandir Road Gorey gaon W. Bombay.

दिनांक 16-8-03 करतार





03DD 221436

:: 6 ::

8. Details of Road

: There is no Road/ link mark,

Janpadiya Marg, Rajya/Rashtriya

Marg around the field.

9. Boundaries of land/
Arajies.

: NORTH : Other land of Naramau
Kachhar.

SOUTH : Araj No.57/5, 57/4 and
57/3.

EAST : Araj No.57/2 and 57/3

WEST : Araj No.57/3,57/5,58,
60 and 61.

Munisse Saleha



कोशाबाय कानपुर नवाब

जन्म - स्वाम्य

कम संख्या..... 15..... रजम का प्रकार.....

मूल्य रु०..... शामिल रजम रु० 566/00

नाम..... Suganti Developments Realty P. Ltd.

पिता/पति का नाम

पता..... Dashi Bai Indles Estate 11/100 Rammandir Road Goregaon W. Bombay.

दिनांक..... हस्ताक्षर.....

16.8.03





03DD 221437

:: 7 ::

NOTE : The Vendor does not belong to Schedule Caste or Schedule Tribe. The land is not attached in Abadi land and not attached with Nagar Nigam, Kanpur, nor comes within the area of Nagar Nigam Kanpur. The land is not of Patta land and Bhudhan Land. The land does not belong to Gram Samaj. The land is neither acquired, nor any compensation is granted. The land is purely agricultural land and is purchased for agriculture purpose. There is no well, Tree , on the land. It is recorded as Agriculture land

Murisse Salehi



(Signature)



कोशाबाव कानपुर नगर

जनसंख्या - स्थायी

प्लॉट नं० 15 स्टाप्स का प्रकार

प्लॉट नं० शामिल स्टाप्स नं० 566/107

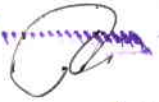
नाम Jayanti Development & Realty P. Ltd.

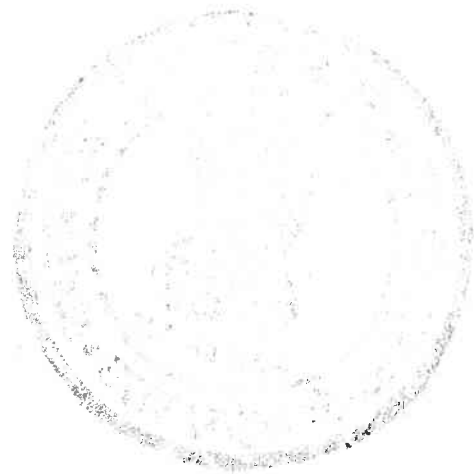
पिता/पति का नाम

पता Daskibai Indus Estate III floor Ramnandikar Gorygaon W. Bombay

दिनांक 16.8.03 सत्याक्षर

16.8.03







03DD 221438

:: 8 ::

in the Tehsil record. The aforesaid land is not being sold in different part and/or on the plot basis . A map of the aforesaid land is being annexed with this Sale Deed.

DETAILS OF PAYMENT OF STAMP DUTY.

1. Fixed land rate	: Rs.7,50,000/- per Acre.
2. Value of land	: Rs.58,10,000/-
3. Stamp payable	: Rs.5,81,000/-
4. Stamp paid	: Rs.5,81,100/-

Munisa Salehia



कोशाबाव कानपुर नगर

जन्म - स्त्री

कम संख्या..... (13) स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० 500/-

नाम, Sayanti Development & Realty P. Ltd.

पिता/पति का नाम

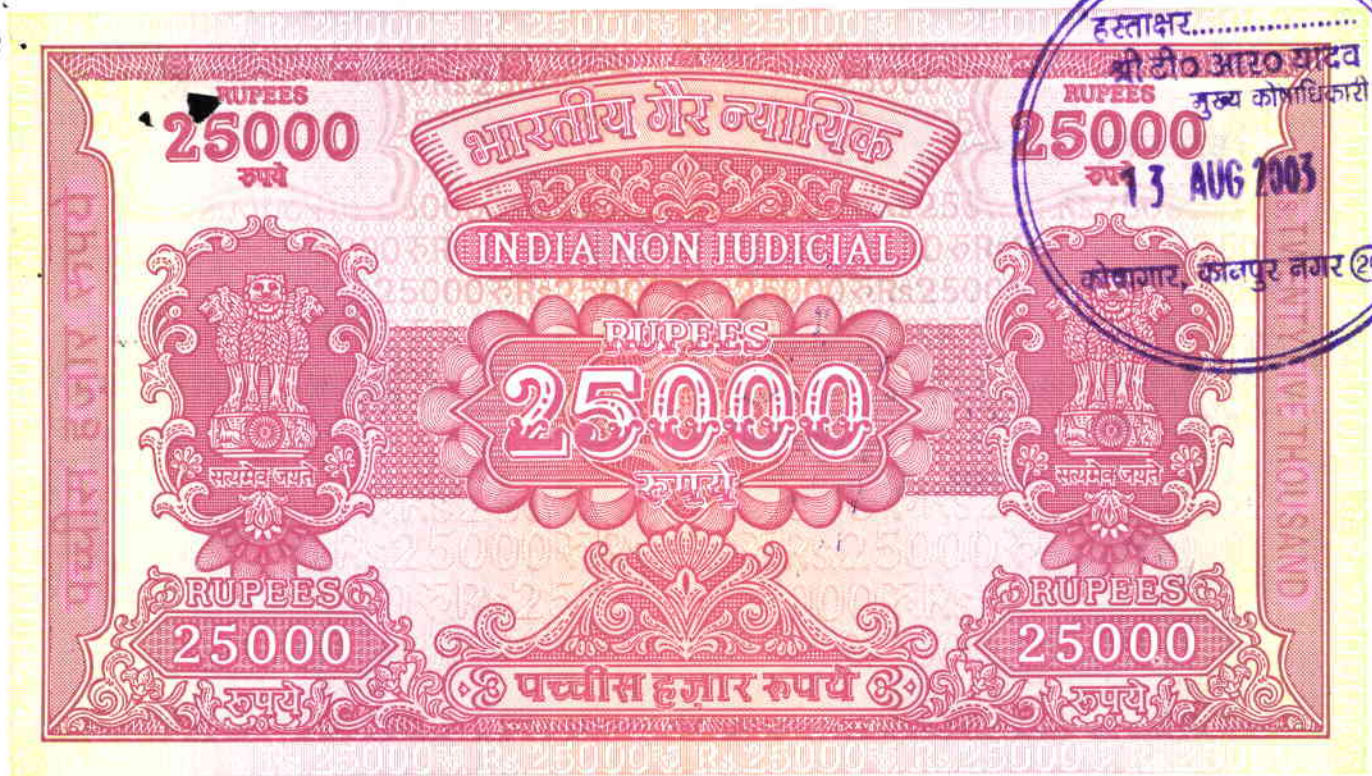
पता, Doshi Bai Indus Estate III floor Ramnagar Road Gorey gaon W. Bombay

दिनांक

16 8 03







03DD 221439

:: 9 ::

THIS SALE DEED IS MADE AND EXECUTED AT KANPUR NAGAR.

B E T W E E N

SMT. MUNISHRA SALEHIA, adult, wife of Shri Mohd.

Hashim Ansari, resident of House No. 113/158,

Swaroop Nagar, Kanpur Nagar; hereinafter for the

sake of brevity referred to as the 'SELLER' (which

expression shall mean and include unless repugnant to

Munisha Salehia



कोहाणाव कोनापुर नगर

जन्मस्थान - जन्म

जन्म संख्या..... (15) स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० 566/00

नाम..... Jayant Developments Realty P. Ltd.

पिता/पति का नाम.....

पता..... Dashi Bai Indus Estate III floor Ramnagar Road Goregaon W. Bombay

दिनांक..... 16.8.03..... हस्ताक्षर.....





03DD 221440

:: 10 ::

thecontext, her heirs, successors, legal represen-
tatives, executors, and assigns etc.) of the FIRST
PART.

A N D

1. JAYANTI DEVELOPMENT & REALITY PRIVATE LIMITED,

situated at Dosibai Industrial Estate, 3rd floor,

Ram Mandir Road, Goregaon (W), MUMBAI- 62 ;

&
Munisse Salehia



कोलकाता का नगर

जनरल - स्टांप

कम संख्या: 15 स्टांप का प्रकार:

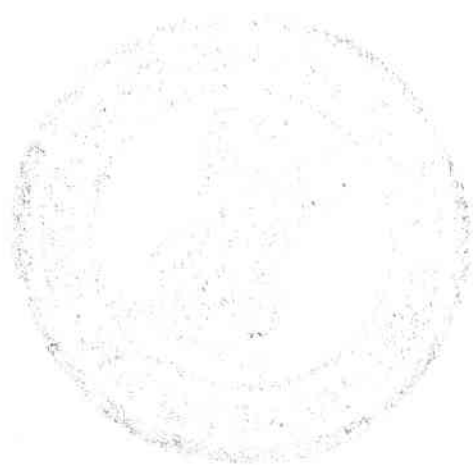
मूल्य रु०: शामिल स्टांप रु० 566/00

नाम: Jayanti Development & Realty P. Ltd.

पिता/पति का नाम:

पता: Deshi Bai Indes Estate 111 floor Ram mandir Road Goregaon W. Bombay.

दिनांक: 16.8.03 हस्ताक्षर:





03DD 221441

:: 11 ::

2. JEEVAN DEVELOPMENT & REALITY PRIVATE LIMITED,

having its office at Ballard House, 2nd floor,

ADI Marzban Path, Ballard Estate, Mumbai-38

Both are the private limited company, duly registe-red

under Indian Companies Act 1956; both through its

authorised signatory Mr. UTTAM RAI, adult, son of

Late S.K.Roy, resident of MIG 64 Indra Nagar, Kalyanpur,

Munirae Salehi



काठागार काठपुर नगर

जन्म - स्टाम्प

कम संख्या 15 स्टाम्प का प्रकार

मूल्य रु० शामिल स्टाम्प रु० 500 रु०

नाम Jayanti Development & Realty P. Ltd.

पिता/पति का नाम

पता Doshi Bai Indus Estate III floor Remmancher Road Gorey gaon W. Bombay

दिनांक 16-8-63 हस्ताक्षर





03DD 221442

:: 12 ::

Kanpur Nagar, vide resolution dated 27th June,

2003; hereinafter for the sake of brevity referred

to as the " PURCHASER " (which expression shall

mean and include unless repugnant to the context,

its successors, successors-in-interest, administrators,

and assigns etc.) of the SECOND PART;

Murissa Salehia



(Signature)



कोशानाब कानपुर नगर

जनसंख्या - स्वास्थ्य

कम संख्या..... (15) स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० 566102

नाम..... Reganti Development & Realty P. Ltd.

पिता/पति का नाम.....

पता..... Doshi Bai Indus Estate III floor Ram Manohar Road Gorey gaon W. Bombay.

दिनांक..... 16-8-03 कस्तादार.....





03DD 221443

:: 13 ::

WHEREAS the Seller is the recorded

Bhumidhar and absolute owner in possession of

Agricultural land bearing present Kh ata No.

55, and Arajhi No. 43 area 0.061 Hec., Arajhi No.

44 area 0.071 Hec. and Arajhi No. 57/1 area 3.003

Hec. all situated at Village Naramau Bangar,

munisse Salehi



कोशागाव कानपुर नगर

जमखस - स्टाम्प

कम संख्या..... (15) स्टाम्प का प्रकार.....

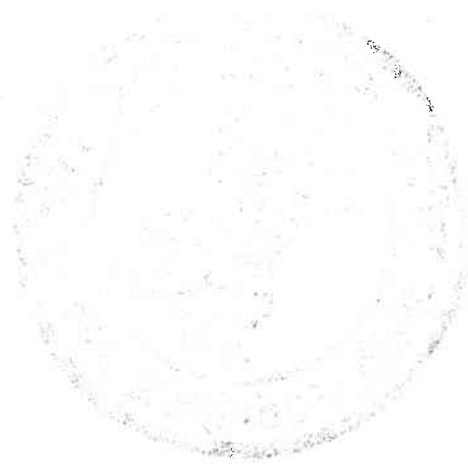
मूल्य रु०..... शामिल स्टाम्प रु० 566/12

नाम..... Tajanti Development & Realty P. Ltd.

पिता/पति का नाम.....

पता..... Doshi Bai Indus Estate 111 floor Rammanoli, Goseygaon W. Bombay

दिनांक..... 16.8.03 हस्ताक्षर.....





03DD 221444

:: 14 ::

Tehsil , Pargana and District Kanpur total area

3.135 Hectare equallent to 7.7465 Acres,(hereinafter

referred to as the ' SAID PROPERTY') which is

free from all types of encumbrances, charges,

liens, of every description and type of litigation

etc., and the Seller has full and absolute title

to the said property with the right to transfer

Munisa Salehie



कोशागाव कानपुर नगर

जन्म - स्थापना

कम संख्या

15

स्टाम्प का प्रकार

मूल्य रु०

शामिल स्टांम्प रु०

566/00

नाम

Jyanti Development & Realty P. Ltd.

पिता/पति का नाम

पता

Devi Ben's Estate 11 floor Ram mandir Gorey Gaon W. Bombay

दिनांक

16.8.03

संख्या २२२

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03DD 221445

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the same in favour of the Purchasers.

AND WHEREAS the Seller has agreed to

sell and the Purchasers have agreed to purchase

the said property for a total consideration

of Rs.26,41,536/- (Rupees Twenty Six Lakhs Fourty

One Thousand Five Hundred Thirty Six only).

Munissa Salehia

कोशागाव कानपुर नगर

जनसंख्या - स्टाम्प

कम संख्या..... (15) स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० 566/00 ✓

नाम..... Jayanti Developments Realty P. Ltd.

पिता/पति का नाम.....

पता..... Doshi Bai Indus Estate 17 floor Ramnagar gasey gaon W. Bombay

दिनांक..... 16.8.03

बहालदार

✓





03DD 221446

:: 16 ::

AND WHEREAS the Seller is being paid by
the Purchasers the agreed sale consideration of
Rs.26,41,536/- (Rupees Twenty Six Lakhs Fourty One
Thousand Five Hundred Thirty six only) at the
time of execution of this Sale Deed in respect of
the said property, as per details given at the foot
of this Sale Deed, the receipt thereof is being

Munibor Saleh



(Signature)



कोल्हागाव काजपुर नगर

जमखस-स्टाम्प

कम संख्या..... १५ स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० ५६६/००

नाम..... Jayanti Development & Realty P. Ltd.

पिता/पति का नाम.....

पता..... Doshi Bai Indus Estate 17 Hoodamondling gerygaon W. Bombay.

दिनांक..... 16.8.83 हस्ताक्षर.....





03DD 221447

:: 17 ::

acknowledged by the Seller.

NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER.

1. That having received the said consideration amount in the manner detailed at the foot of this Sale Deed, the Seller doth hereby sell, conveys and assigns absolutely to the Purchasers the said

Munise Salehie



कोशागाव कावपुव नगर

जनसंख्या - स्टाम्प

कम संख्या

15

स्टाम्प का प्रकार

मूल्य रु०

शामिल स्टाम्प न०

SGG1072

नाम

Sajanti Development & Realty P. Ltd.

पिता/पति का नाम

पता

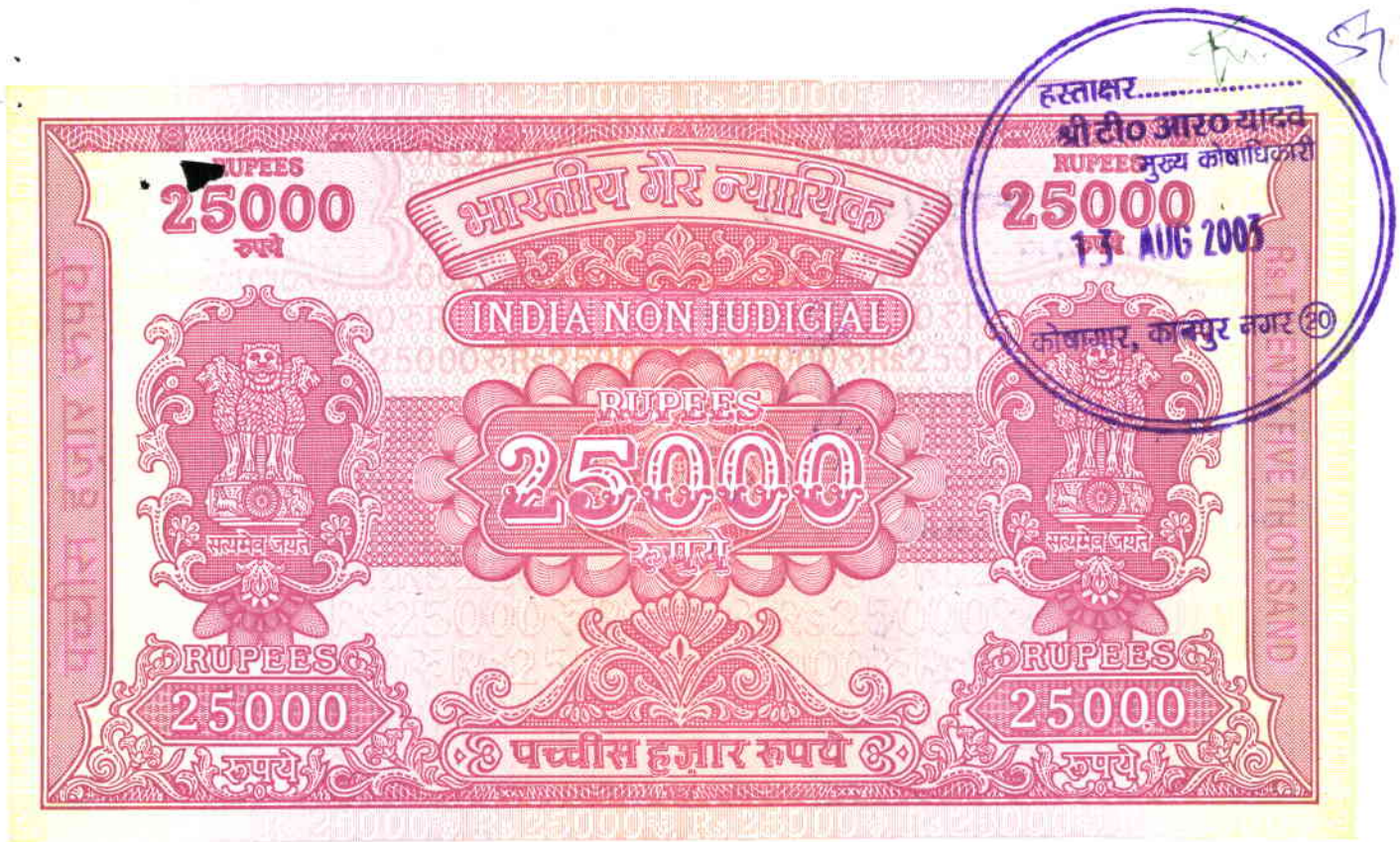
Doshi Sai Indus Estate 111/112 Ram Mandir W. Bombay

दिनांक

16-8-83

हस्ताक्षर





03DD 221448

:: 18 ::

property and all that it has including all

rights of easement and appurtenances attached

thereto TO HOLD and possess the same UNTO and

use and enjoy the same as absolute owner thereof.

2. That the Seller has handedover the vacant

and peaceful physical possession of the said

Munissa Salehie



काकागाव कावपुत्र नगर

जन्मल-स्टाम्प

क्रम संख्या.....(15).....स्टाम्प का प्रकार.....

मूल्य रु०.....शामिल स्टाम्प रु० 566/00

नाम.....Jyoti Development & Realty P. Ltd.

पिता/पति का नाम

पता.....Doshi Bhai Indles Estate II floor Ramnagar Goreygaonki. Bombay.

दिनांक.....16-8-03.....हस्ताक्षर.....





03DD 221449

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property to the Purchasers with all rights and

privileges so far held and enjoyed by the

Sellers TO HOLD and enjoy the same forever ,

free from all encumbrances whatsoever by the

Purchasers.

3. That if any person claims through the

Munisse Salehie



(Signature)



कोशागाव कोनपुर नगर

जनकल-स्टाम्प

कम संख्या..... (15) स्टाम्प का प्रकार.....

भुज्य रु०..... शामिल स्टाम्प रु० 500/-

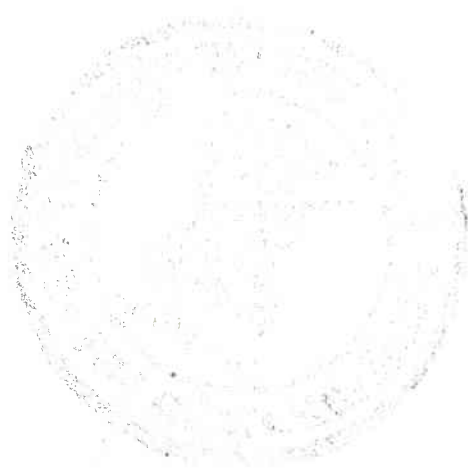
नाम..... Tejanti Development & Realty P. Ltd.

पिता/पति का नाम.....

पता Dashi Bai Indus Estate 11 floor Ramnagar Gurgaon H. Bombay

दिनांक..... हस्ताक्षर.....

16-8-03





03DD 221450

:: 20 ::

Seller , any rights or privileges in respect of

the said property , it shall be rendered illegal

and void by virtue of the present Sale Deed and if

the Purchasers are deprived of the said property

or any part thereof or any proprietary rights

manisze Salehie



कोशीवाँर कानपुर नगर

जन्मल - स्टाम्प

संख्या..... 15 स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु०.....

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक.....

16.8.03

बनाइए.....





03DD 221451

:: 21 ::

therein by reason of any defect in
the title, the Seller undertakes to
indemnify the Purchasers to the extent
of such loss or losses as the case may
be from other movable and immovable
property of the Seller wherever found in

Munisa Salehi



कोणागर कामपुर नगर
उजवेल-स्टाम्प

कम संख्या..... 12 स्टाम्प का प्रकार..... 566142

मूल्य रु०..... शामिल स्टाम्प रु०.....

नाम..... Jayanti Development & Realty P. Ltd

पिता/पति का नाम.....

पता..... Dahi Bai Enclave, Eblale II floor Rammandir Goseygaon W. Bombay.

दिनांक..... 16-8-03 हस्ताक्षर.....



काशीगाव कानपुर नगर

जन्म - स्टाम्प

क्रम संख्या

स्टाम्प का प्रकार

मूल्य रु०

शामिल स्टाम्प रु०

नाम

Regenti Developments Realty P. Ltd.

पिता/पति का नाम

पता

Dr. H. Sai Indus Estate III floor Ram mandir Goregaon W. Bombay.

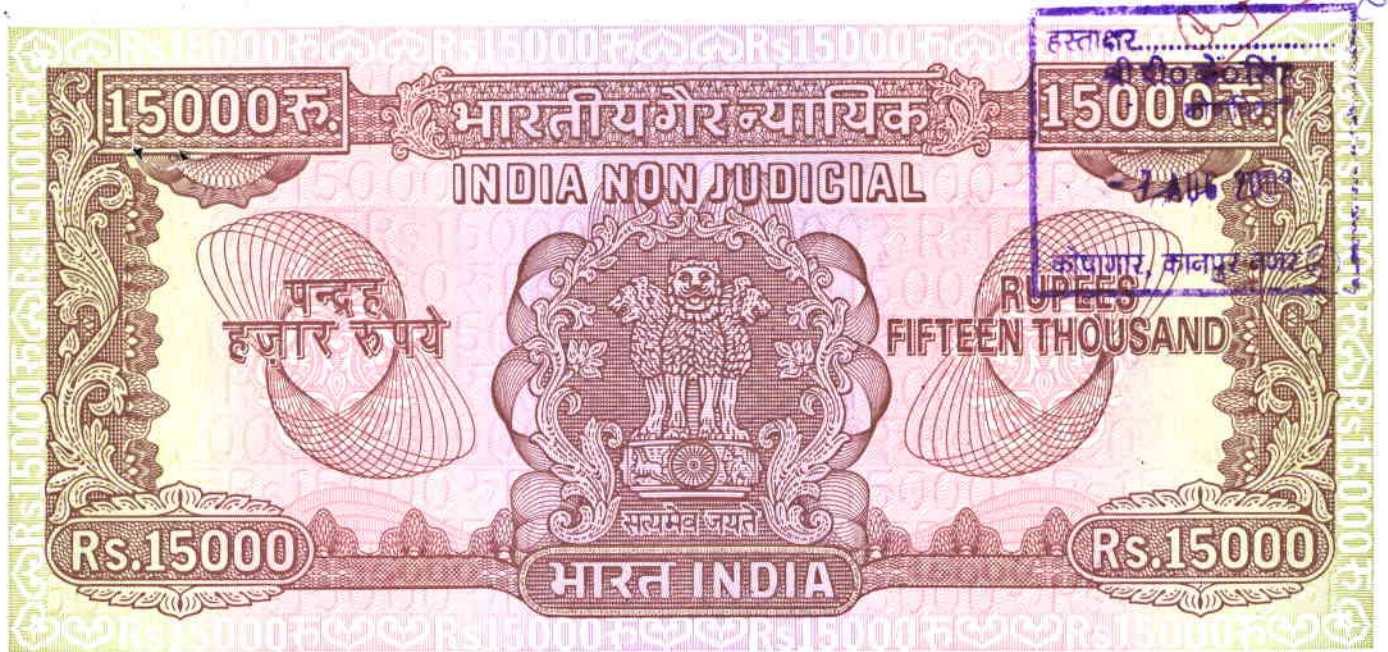
दिनांक

16.8.03

हस्ताक्षर

Dr





02BB 699916

:: 23 ::

of the said property alongwith 18% interest

thereon till the date of actual payment.

5. That any dues, taxes, cesses etc. payable

to the concerned authorities upto the date

of execution of this Sale Deed, the sale

Deed shall be the liability of the Seller and

Manisha Salehia



कोणाबाँव कानपुर नगर

जनरल - स्वाम्य

कम संख्या (13) स्टाम्प का प्रकार

मूल्य रु० शामिल स्टाम्प रु० 566/-

नाम Jayanti Development Reality P. Ltd

पिता/पति का नाम

पता Doshi Ben Bhai Estate II floor Ram menalin Road Gargy gaon W. Bombay

दिनांक 16.8.03 हस्ताक्षर





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:: 24 ::

shall be recoverable from the movable

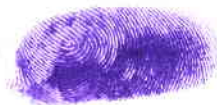
and immovable properties of the Seller.

6. That both the Seller and the Purchasers

are not members of the Schedule Caste

and Schedule Tribe.

Manisha Salohia



24672

युद्ध-प्रयोग

ले भिन्न सामान्य-प्रयोग

डॉ. वि.
वर्मा

13 AUG 2003

आदेशिका नं. ७२/८१

१/४/८२-३





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7. That entire expenses of this Sale Deed
is being borne by the Purchasers.

SCHEDULE OF PAYMENT.

Rs.8,80,512/- paid by Demand Draft No.497435 dated

11.8.2003 drawn on Punjab National Bank

Kapoorthala Chauraha, Aliganj, Lucknow.

Manisra Salehie



9248

पु.सं.
प्राप्त
विता/दि
सा.सं. र.सं.
दि.
को.सं. मु.सं. र.सं. वि.सं.
वि.सं. र.सं. वि.सं. र.सं.

2000

सा.सं. नं. ७२/७१

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पं. के.के.के. को दि.के.के.

दि.के.के.

13 AUG 2003

हस्ताक्षर...

दिनेश कुमार जैन
सहायक सेक्रेटरी





064354

:: 26 ::

Rs.8,80,512/- paid by Demand Draft No. 497436 dated

11.8.2003 drawn on Punjab National Bank

Kapoorthala Chauraha, Aliganj, Lucknow.

Rs.8,80,512/- paid by Demand Draft No. 497437 dated

11.8.2003 drawn on Punjab National Bank

Munishra Salehi's



क्र.सं. १११

११११०

नाम

पिता/पति

साक्षि स्वयं

दिनांक

पौराज फलियाद

सिबिसा नाउ न. कुमकार

लाइसेन्स नं० ७२/८१

स्वायं वेण्टरों को विक्री का
दिनांक

1 AUG 2003

हस्ताक्षर

राजेश कुमार

सहायक रेकडिया





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Kapoorthala Chauraha, Aliganj, Lucknow.

Thus total amount of Rs.26,41,536/- has been paid

by the Purchasers to the Seller hereto.

IN WITNESS WHEREOF the parties hereto have

put and subscribed their handson this Sale Deed after

fully reading and understanding the contents in the

Munisoa Salehie



कोशागार कोटापुर नगर
जनसूचक - स्टाम्प

क्रम संख्या..... (15) स्टाम्प का प्रकार.....

मूल्य रु०..... शामिल स्टाम्प रु० 566/00

नाम.....

पिता/पति का नाम.....

पता.....

दिनांक..... हस्ताक्षर.....

16-8-03





:: 28 ::

presence of witnesses on the day, month and year first
above written.

WITNESSES.

Mohd Ashraf
MOHD ASHRAF
1. S/O NASIMULLAH SIDDIQUI
78/5 ANMARGANS
KANPUR-1

SELLER

Munissa Salehia
(SMT. MUNISRA SALEHIA)

PURCHASERS

श्रीमान रामदास
2. रामदास कोनकर
श्री श्री सुन्दर काक
श्री श्री नारायण
चानपुर नगर

Uttam Rai
(UTTAM RAI)
Authorised Signatory.

Drafted by: MOHD. QAYYUM,
ADVOCATE

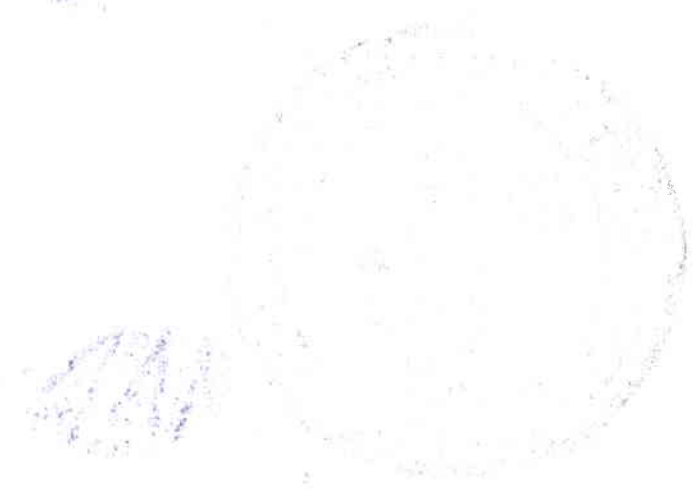
Mohd. Qayyum
Advocate

Typist: Kaushal Kishore Gupta
L.No.15 D.J.K.N.

कोणागाव कानपुर नगर
 जनकल-स्टाम्प
 क्रम संख्या..... (15) स्टाम्प का प्रकार.....
 मूल्य रु०..... शामिल स्टाम्प रु० 566/49 ✓
 नाम.....
 पता/पति का नाम.....
 रस्ता.....
 दिनांक..... हस्ताक्षर.....
 16-8-03

स्टाम्प वेन्डरों को विक्री का
 दिनांक
 19 AUG 2003
 हस्ताक्षर.....
 हर्ष नारायण शुक्ला
 सहायक शीकडिया

16/8/03
 को जो रिपेट प्रति
 247/304 L 2543
 3451 पर
 निजन्धक
 कानपुर-नगर





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