



उत्तर प्रदेश UTTAR PRADESH

078260



सर्वेश कुमार शुक्ला

: ॐ :



- 1- Office Name : Sub Registrar, Zone No. II Kanpur Nagar
- 2- Date of Presentation : 17/01/2006
- 3- Date of Execution : 17/01/2006
- 4- Name of Presenter : Sarvesh Kumar Shukla S/o Sri Har Narain Shukla R/o 72- Lakhanpur Housing Society, Vikas Nagar, Kanpur.
- 5- Nature of document : Sale Deed
- 6- Sale consideration : Rs. 12,38,712/-
- 7- Market Value : Rs. 16,51,617/-
- 8- Name of Seller : Sarvesh Kumar Shukla S/o Sri Har Narain Shukla R/o 72- Lakhanpur Housing Society, Vikas Nagar, Kanpur.

Key
✓

सर्वेश कुमार शुक्ला

Usha

कोषागार कानपुर नगर

जलबल-स्टाम्प 25000 + 15000 + 100/2
 काम संख्या ① स्टाम्प का प्रकार the Encasalty
 मूल्य 100/652000 शामिल स्टाम्प Development Pw Ltd;
 नाम I Kapoorinla Complex
 पिता/पति का नाम Aliganj Lucknow
 पता

6/22 17/11/06 हस्ताक्षर
 1238712/2
 5000 + 75 = 5075 2500
 1652000/-

श्री सर्वेश कुमार शुक्ला श्री हरनारायण
 निवासी 72 लखनपुर कानपुर
 वे यह नगर पंच कायालय उप निच-पंच कानपुर नगर
 वे कार्य दिनांक 17/11/06 को समक्ष थे व
 वे पक्ष प्रस्तुत किए।

सर्वेश कुमार शुक्ला

17/11/06
 17/11/06

श्रीत सर्वेश कुमार शुक्ला व श्रीत नारायण

वे यह नगर पंच का कायालय नगर
 दिनांक 17/11/06 1238712/2 लखनपुर
 कार्य दिनांक 17/11/06 श्रीत नारायण श्रीत नारायण
 वे श्री हरनारायण श्रीत नारायण 72 लखनपुर कानपुर
 वे श्री रजित सेन शुक्ला 15.000/- कानपुर
 वे श्री।

17/11/06
 17/11/06

सर्वेश कुमार शुक्ला

17/11/06

namish k. Shukla

17/11/06



17/11/06



उत्तर प्रदेश UTTAR PRADESH

9- Name of Purchasers

078261

1. Akhilesh City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
2. Alcina City Homes Estate & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
3. Alok City Homes Shelters Pvt. Ltd., Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
4. Alvina City Homes Estate & Reality Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
5. Amaresha City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024

सर्वेश कुमार

(Signature)

कोषागाव कानपुर नगर

जनरल-स्टाम्प

क्रम संख्या 11 स्टाम्प का प्रकार
मूल्य र०.1652000 शानिल स्टाम्प र०. & Recd ty
नाम Development Pvt. Ltd.
निवा/पति का नाम I. Kapoorinns Complex
पता Aigau, Lucknow

17/1/06

हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

078262

6. Ambuja City Homes Shelter Pvt.
Ltd. Regd. Off. 1, Kapoorthala
Complex, Aliganj, Lucknow-
226024.

Through Authorised Signatory of
All companies Sri Uttam Rai, S/o Late
Shri S.K. Roy, adult, Hindu, Resident of
L-87, Indira Nagar Colony, Kanpur.

DESCRIPTION OF PROPERTY :

- | | | | |
|----|--|---|---|
| 1- | Place | : | Naramau Kachhar |
| 2- | Khata No. | : | 93 |
| 3- | Arazi No. | : | 523 M. |
| 4- | Area of land | : | 0.8355 Hectare equivalent to 2.0645 Acres |
| 5- | Nature of Land | : | Dumat |
| 6- | Sources of Water | : | Natural Rain |
| 7- | Width of Road | : | There is no Road |
| 8- | Boundaries of the entire
Arazi land | : | North : Remaining part of Arazi No. 523
& Arazi No. 514
South : Chak Road & Arazi No. 538
East : Arazi No. 524 & 537
West : Chak Road |

सर्वेक्षक कुमार गुप्ता

कोणाबाव कानपुर नगर

जन्म - स्टाम्प

क्रम संख्या..... स्टाम्प का प्रकार.....

मूल्य रु 0.165200..... शामिल स्टाम्प रु 0.00. Availability

नाम..... Development. in Pvt. Ltd.

पिता/पति का नाम I Kapoor Singh Complex

पता..... Aliganj, Lucknow

17/1/06..... हस्ताक्षर.....





उत्तर प्रदेश UTTAR PRADESH

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10- Nature of use

: Agriculture

Note:- The seller does not belong to schedule cast or schedule tribe. The land is not attached to abadi land and not attached with Nagar Nigam, Kanpur. The land is not a Patta land and Bhudan 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. It is recorded as Agricultrural land in the Tehsil record. The aforesaid land is not being sold in different part and/or on the plot basis. A map of the land is being annexed with this sale deed.

DETAILS OF STAMP DUTY PAID:

- | | | | |
|----|--|---|-------------------------|
| 1- | Fixed rate of land | : | Rs.8,00,000/- per Acre. |
| 2- | Area of land | : | 2.0645 Acres |
| 3- | Value of land | : | Rs. 16,51,617/- |
| 4- | Sale consideration | : | Rs.12,38,712/- |
| 5- | Stamp duty payable as per market value | : | Rs. 1,65,200/- |
| 6- | Stamp duty payable as per Sale consideration | : | Rs. 1,23,900/- |
| 7- | Stamp duty paid | : | Rs. 1,65,200/- |

सर्वश्री कुमार शुक्ला

कोषागार काजपुर नगर

जन्मल-स्टाम्प
क्रम संख्या... ①... स्टाम्प का प्रकार...
मूल्य रु० 16520/- शानिल स्टाम्प रु० H.W.S. & Co. PVT. Ltd.
नाम... H.W.S. & Co. PVT. Ltd.
पिता/पति का नाम... H.W.S. & Co. PVT. Ltd.
पता... H.W.S. & Co. PVT. Ltd.
17/1/06 हस्ताक्षर...



उत्तर प्रदेश UTTAR PRADESH

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078264

THIS SALE DEED MADE AND EXECUTED AT KANPUR NAGAR.

BETWEEN:

Sarvesh Kumar Shukla S/o Sri Har Narain Shukla R/o 72- Lakhanpur, Housing Society, Vikas Nagar, Kanpur hereinafter referred to as the **'SELLER' First Party** of the First Part; (which expression shall mean and include his heirs, legal representatives, administrators, successors and assigns etc.)

AND :

1. Akhilesh City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
2. Alcina City Homes Estate & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
3. Alok City Homes Shelters Pvt. Ltd., Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
4. Alvina City Homes Estate & Reality Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
5. Amaresha City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
6. Ambuja City Homes Shelter Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024.

सर्वेश कुमार शुक्ला

कोणागार काजपुर नगर

जनरल-स्टाम्प

क्रम-संख्या ① स्टाम्प का प्रकार.....
मूल्य रु. 1652.00 शुभित, स्वल्प रूप
नाम Development Pvt. Ltd.
पिता/पति का नाम I. Kapoorthar Complex
पता Aliganj, Lucknow
17/1/86 हस्ताक्षर



उत्तर प्रदेश UTTAR PRADESH

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078265

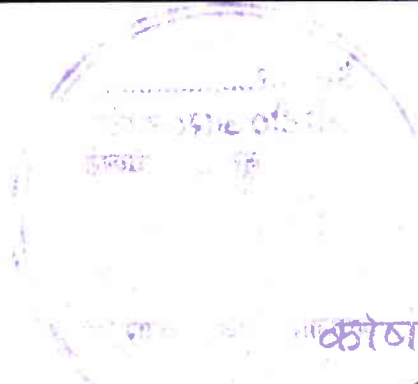
Through Authorised Signatory of All companies Sri Uttam Rai, S/o Late Shri S.K. Roy, adult, Hindu, Resident of L-87, Indira Nagar Colony, Kalyanpur, Kanpur. Hereinafter collectively referred to as the 'PURCHASERS' Second Party of the Second Part; (which expression shall mean and include their heirs, representatives, administrators, successors, successors – in- interest and assigns etc.)

WHEREAS the sellers are recorded owners/Sankramaniya Bhumidhar of arazi no. 523 admeasuring 0.8355 Hect. situated at Village Naramau Kachhar Tehsil Kanpur Sadar District Kanpur Nagar . (hereinafter referred to as the "said property")

WHEREAS One Mahabir Singh was recorded owner/Sankramaniya Bhumidhar of arazi no. 523 area 0.8355 Hect. situated at Village Naramau Kachhar Tehsil-Kanpur Sadar District Kanpur Nagar.

AND WHEREAS the said arazi admeasuring 0.8355 Hect. was purchased by Smt. Saroj Mehan W/o Sri Madan Mohan Mehan from the said recorded owner Sri Mahabir Singh vide sale deed dt. 26/04/1984 registered in the office of Sub-Registrar as document no. 7784 with its duplicate as no. 7785 in book no. 1 volume 3976 on pages 376 to 378 on 20/06/1984 and the name of the said purchaser was also transmuted in municipal record as owner of the part of the said arazi

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कोषागार कादपुर नगर

जनरल-स्टाम्प

कल संख्या..... स्टाम्प का प्रकार.....

मूल्य रु 0/65200..... शामिल संख्या 2010-487

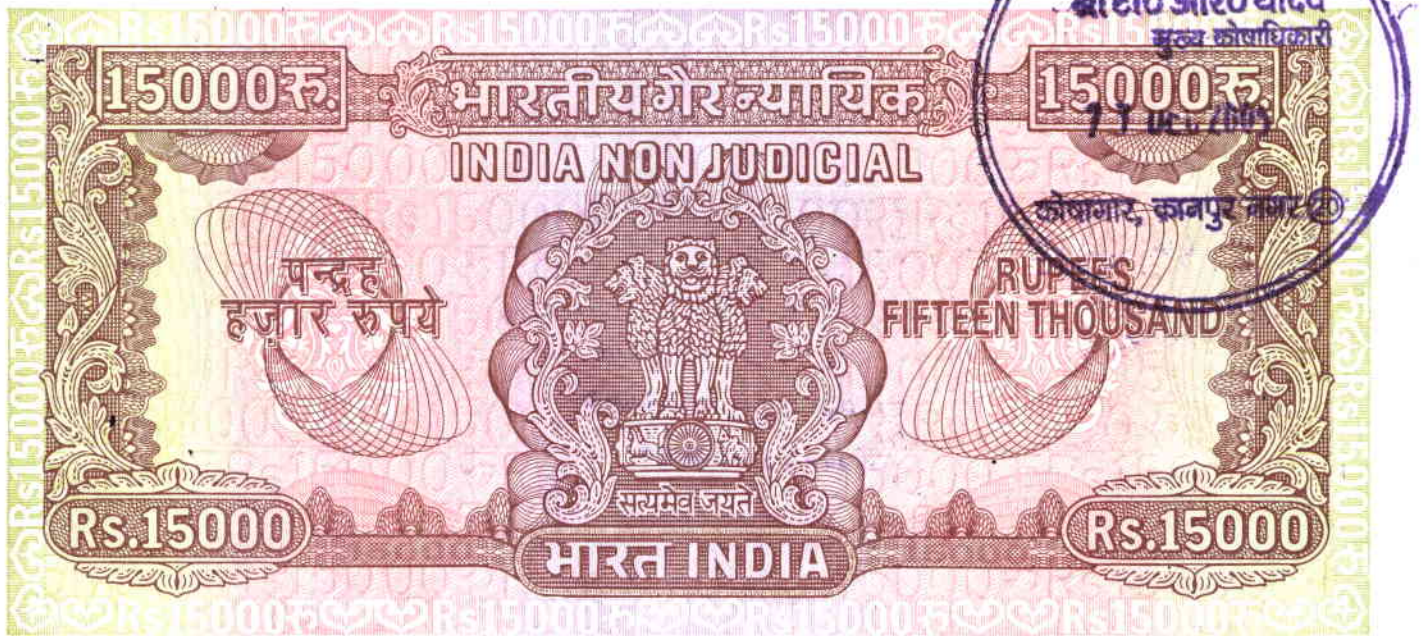
नाम..... Development. Pvt. Ltd.

पिता/पति का नाम Kapurthala Cantt.

पता..... Atigah & ...

17/1/06..... हस्ताक्षर





03BB 558675

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AND WHEREAS the seller purchased the said land arazi no. 523 admeasuring 0.8355 Hect. from the aforesaid Smt. Saroj Mehan W/o Sri Madan Mohan Mehan vide sale deed dt. 18/12/2004 duly registered by photo state copy as document no. 4410 in book no. 1 vol. 2895 on pages 165 to 196 on 18/12/2004 Thus the seller in now sole and absolute owner of the aforesaid land admeasuring 0.8355 Hect. of arazi no. 523 of Village Naramau Kachhar, Kanpur (hereinafter referred to the "said property") having full transferable right therein.

AND WHEREAS the said property is not yielding any profit to the sellers so it has been decided to sell the said property therefore the Seller started negotiation for the sale of the above said property with various persons ultimately on getting an assurance from the seller that the said property is free from all type of encumbrances, charges, demands, liens, mortgage and defects both latent and patent and no litigation in respect of the title of the property is pending in any court of law whether in its original, appellate and revisional jurisdiction and there is no impediment to transfer the said property. The Seller has full and absolute title to the said property with the rights to transfer the same in favour of the Purchaser and the purchasers have agreed to purchase the said property admeasuring 0.8355 Hectare equivalent to 2.0645 Acres land situated at village Naramau Kachhar, Tehsil- Kanpur, District Kanpur Nagar for a sale consideration of

सर्वश कुमार शुक्ला

काशीबाब कानपुर नगर

① जनरल-स्टाम्प

कम संख्या 165200 स्टाम्प का प्रकार... Security

मूल्य रु० शामिल स्टाम्प रु०.....

नाम..... Kapurthala Complex

पिता/पति का नाम Aliqam Ansari

पता.....

17/1/06..... हस्ताक्षर





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Rs.12,38,712/- which is the most reasonable proper and fair market value of the property and none other has agreed to purchase the said property, at the price so proposed by the purchasers therefore the Sellers have agreed to sell the aforesaid land, for sale consideration of Rs. 12,38,712/- (Twelve Lacs Thirty Eight Thousand Seven Hundred Twelve only)

AND WHEREAS the Seller is being paid by the purchasers the agreed sale consideration of Rs.12,38,712/- at the time of execution of this sale deed in respect of the said property, the receipt thereof is being acknowledged by the Seller.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That having received the said consideration amount in the manner detailed hereinabove, the Seller doth hereby sell, convey and assign absolutely to the purchasers the said 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 owners thereof.

स्वदेश कुमार शुक्ला



कोषागाव कानपुर नगर

जनरल-स्टाम्प

क्रम संख्या ①
मूल्य रु. 165200/-
नाम
पिता/पति का नाम
पता
हस्ताक्षर
17/1/06





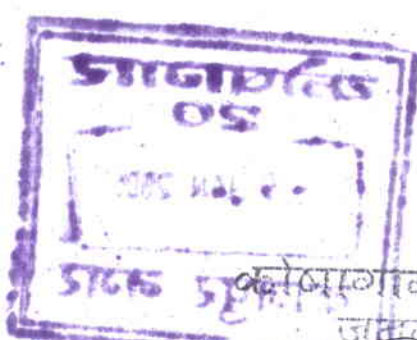
उत्तर प्रदेश UTTAR PRADESH

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2. That the Seller has handed over the vacant and peaceful physical possession of the said property to the purchasers with all rights and privileges so far held and enjoyed by the Seller TO HOLD and enjoy the same for ever free from all encumbrances, whatsoever by the Purchasers.
3. That if any person claims through the 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 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 existence at that time.

स्विश कुमार शुक्ला



कौन्सिलर काठपुर नगर
जमिनी-स्टाम्प
क्रम संख्या ① स्तम्भ का प्रकार
मूल्य रु 0.165200 शीमिल स्टाम्प रु 0
नाम
पिता/पति का नाम
पता
17/1/06 हस्ताक्षर

City In Sale & Leasing
Development Pvt. Ltd.
I Kapoorinara Complex
Aliganj Lucknow



4. That if the Sale deed is declared null and void by any competent Authority, Court, Forum or any other authority, the purchasers shall have the right to recover from the Seller the entire consideration in respect 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, shall be the liability of the Seller and 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.
7. That the entire expenses of this sale deed like stamp duty, registration and counsel fee etc. is being borne by the Purchaser.

SCHEDULE OF PAYMENT

The total Sale consideration of Rs. 12,38,712 (Twelve Lacs Thirty Eight Thousand Seven Hundred Twelve only) received by the Seller from the purchasers in the manner given below:

Rs. 12,38,712/- Received vide Bank Draft No. 792623 dated 17/01/2006 issued by Punjab National Bank, Pandu Nagar Branch, Kanpur.

Left Palm identification of the seller

1. Thumb



2. Index Finger



3. Middle Finger



4. Ring Finger



5. Little Finger



Right Palm identification of the seller

1. Thumb



2. Index Finger



3. Middle Finger



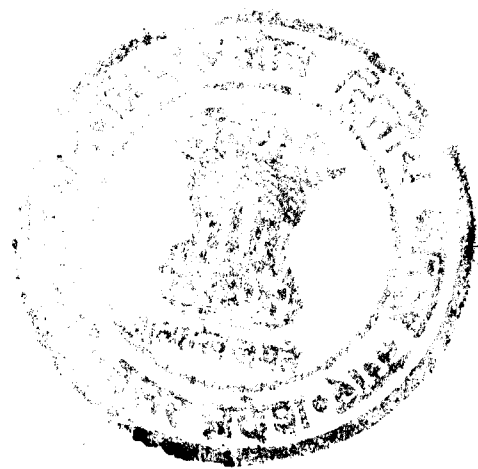
4. Ring Finger



5. Little Finger



सर्वेश कुमार गुप्ता



**Left Palm identification
of the Purchaser**

1. Thumb



2. Index Finger



3. Middle Finger



4. Ring Finger

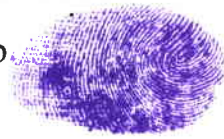


5. Little Finger



**Right Palm identification
of the Purchaser**

1. Thumb



2. Index Finger



3. Middle Finger



4. Ring Finger



5. Little Finger




WITNESS WHEREOF the parties hereto have put and subscribed their hands on this Sale Deed; after fully reading and understanding the contents, without any coercion or undue influence, in the presence of witnesses on the day, month and year first above written.

WITNESSES :



1. Manish K. Shukla

2. Rajat Sen Gupte, Adv.
11, Motilal Adhivakle Bhawan,
Civil Court Compound, Kanpur.

Drafted by:


(Uma Shankar Gupta)
Advocate

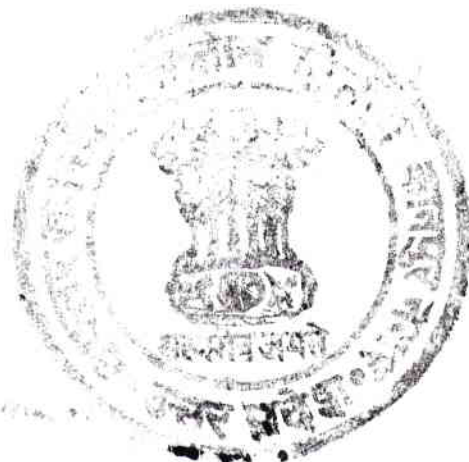
Seller


 Purchasers

768/546
 14-10-06
 2/6/06
 Corretto

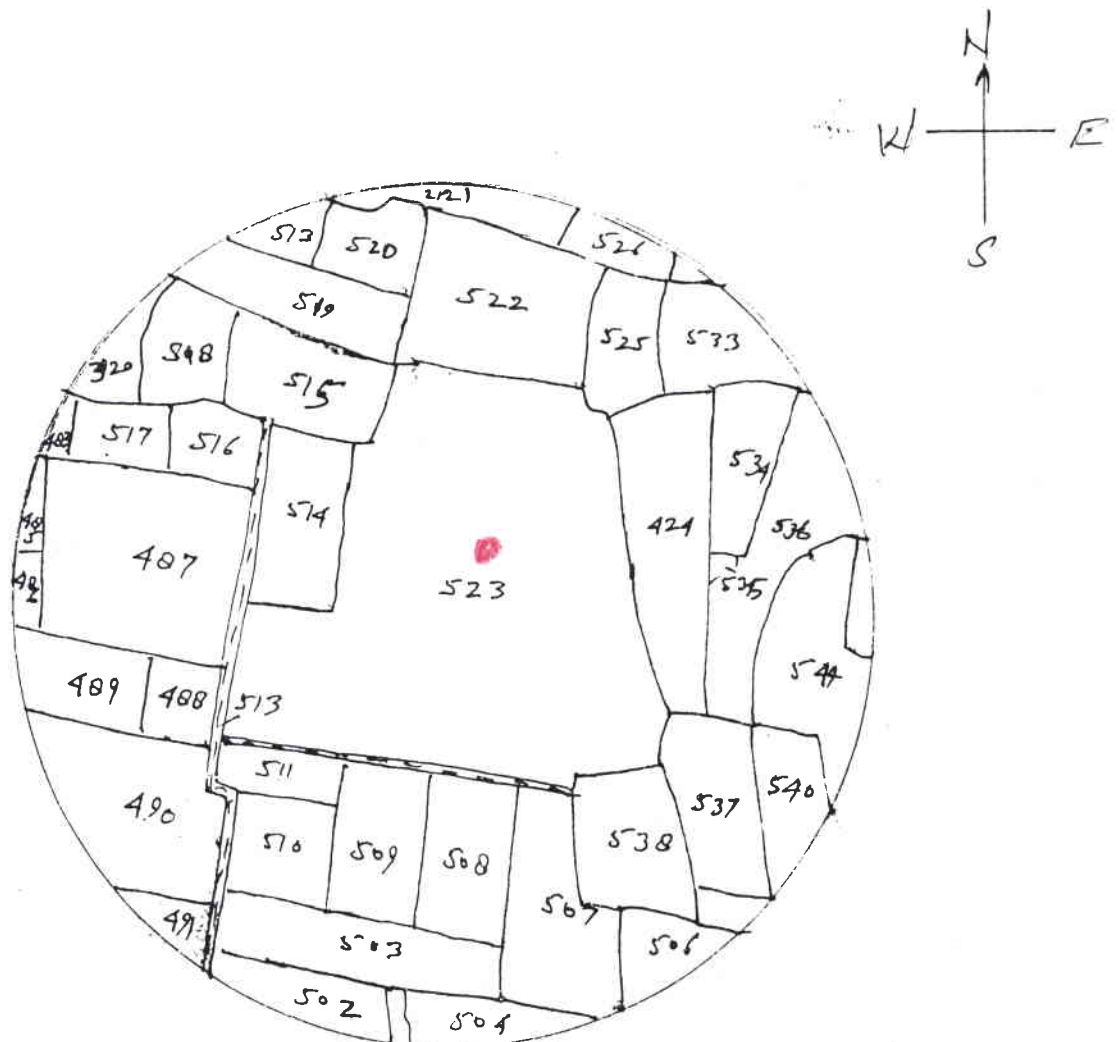
मांज दिनांक 17/11/06 को फोरोस्टेड प्रांति
 पुस्तक संख्या 312 को संख्या
 223/2006 पर प्रक्रम संख्या 171 पर
 एम्प्लोयेड किया गया।

[Signature]
 उप निबंधक
 जयपुर-नगर



SITE PLAN OF ARAZI NO. 523 AT
VILL. NARAMAU KACHHAR, TAHSIL & DISTT
KANPUR NAGAR

TOTAL AREA - 1.671 HECT
SOLD $\frac{1}{2}$ AREA - 0.8355 HECT.



सर्वेश कुमार शुक्ला
SIG. OF SELLER


SIG. OF PURCHASER

K.K. SRIVASTAVA
DRAUGHTSMAN
NEAR NEW HANUMAN MANDIR
CIVIL COURT COMPOUND
KANPUR NAGAR

09

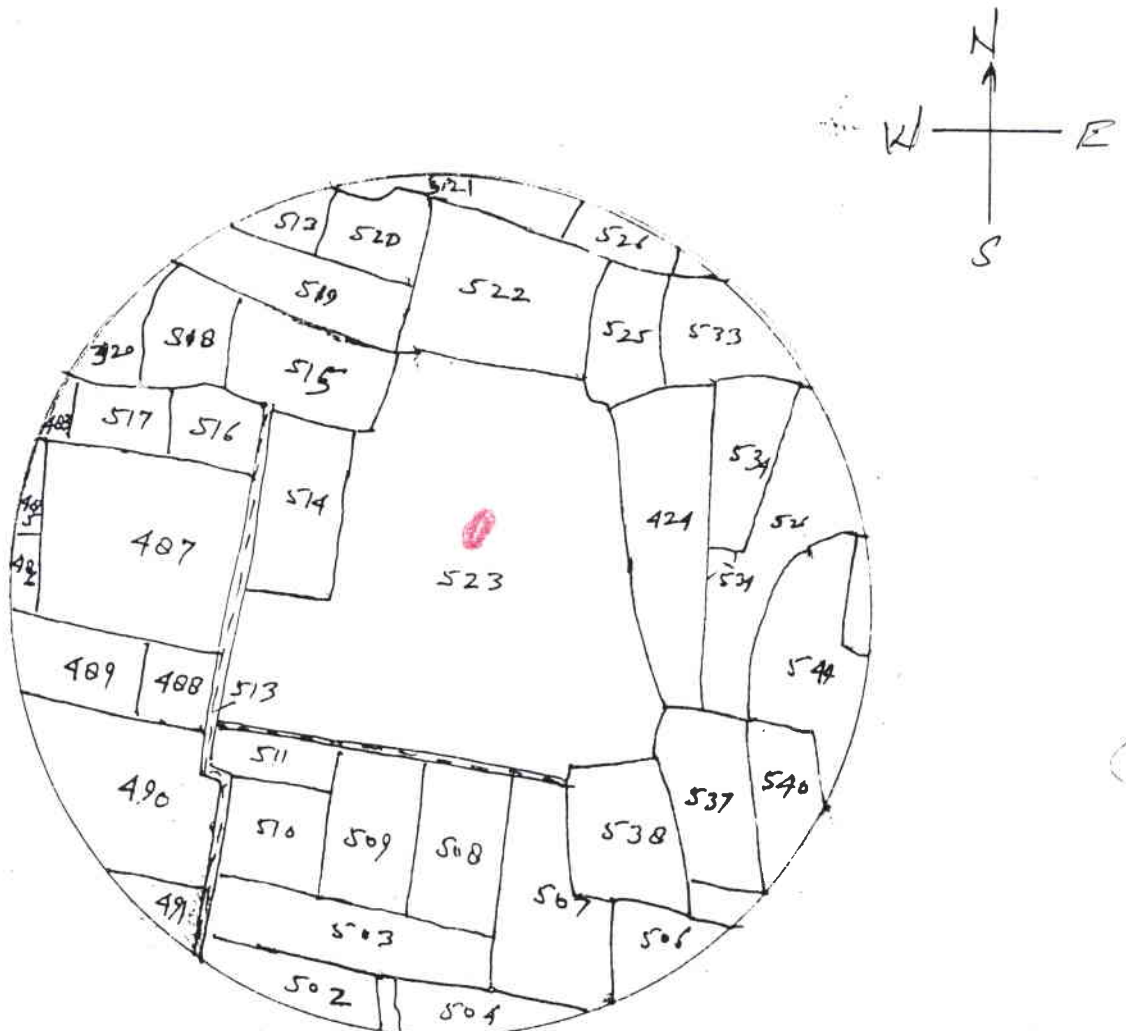
Presented With Doct N 171-06

S.M. [Signature]



SITE PLAN OF ARAZI NO. 523 AT
VILL. NARAMAU KACHHAR, TAHSIL & DISTT
KANPUR NAGAR

TOTAL AREA - 1.671 HECT
SOLD $\frac{1}{2}$ AREA - 0.8355 HECT.



संकेत कुमार शर्मा
SIG. OF SELLER


SIG. OF PURCHASER

K. K. SRIVASTAVA
DRAUGHTSMAN
NEAR NEW HANUMAN MANDIR
CIVIL COURT COMPOUND
KANPUR NAGAR

Documented With Doct N°

171...06

S.L.H.

[Red signature]

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