



उत्तर प्रदेश UTTAR PRADESH

164711



26 DEC 2008

Stamp: Rs. 84,000/-

### SALE DEED

Nature of Land	Agriculture
Pargana	Lucknow
Village	Mutakkipur
Details of Property	Land bearing Khasra Nos. 182 & 183
Area	In Hectare
Area of the Property	0.1010 Hectare
Road	More than 500 meter away from IIM Road
Type of Property	Agriculture
Consideration	Rs. 12,00,000/-
Valuation	Rs. 4,52,480/-

Contd.....2..

*M. A. S. R.*

*U. S. S.*

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उत्तर प्रदेश UTTAR PRADESH

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26 DEC 2008

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 182 & 183**

- East : Balance part of land Khasra No. 182 thereafter Land Khasra No. 181
- West : Land of Khasra No. 171
- North : Land of Khasra Nos. 178, 179 & 180
- South : Chak road thereafter Land of Khasra Nos. 185 & 186

Contd.....3..

*M. G. A. Singh*

*H. S. S. S. S.*

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2000 L

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उत्तर प्रदेश UTTAR PRADESH

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26 DEC 2008

**Seller (1)**

**Purchaser (1)**

Name of the Seller-

MIRZA ATEEQ BEG S/O LATE SHRI NASEEM BEG,  
R/o Gram- Mutakkipur, Pargana, Tehsil & District-  
Lucknow.

Name of the Purchaser-

M/S. UTSAV CONSTRUCTION PVT. LTD., a  
Company incorporated under the Companies Act, 1956  
having its registered office at 1<sup>st</sup> Floor, Pragati Kendra,  
Kapoorthala, Aliganj, Lucknow, through its Director Sri  
T.K. Dikshit S/o Late Sri C.S. Dikshit, R/o B-703,  
Mahanagar, Lucknow.

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*Mirza Ateeq Beg*

*Utsav Construction*

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सं. रो. डिवा

मु. र. डिवा



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते  
INDIA

उत्तर प्रदेश UTTAR PRADESH

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THIS DEED OF SALE is executed this the 23<sup>rd</sup> day of January 2009 by MIRZA ATEEQ BEG S/O LATE SHRI NASEEM BEG, R/o Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, (hereinafter referred to as the **Seller**) which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of M/S. UTSAV CONSTRUCTION PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 1<sup>st</sup> Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Director Sri T.K. Dikshit S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow, (hereinafter referred to as the **Purchaser**) which expression, unless repugnant to the context, shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.

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*Mirza Ateeq Beg*

*Mr. Dikshit*

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उत्तर प्रदेश UTTAR PRADESH

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WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00131 Khasra No, 182 total measuring 0.1520 hectare out of which 0.0950 hectare, and Khasra No. 183 measuring 0.0060 hectare total measuring 0.1010 hectare, situated at Village- Mutakkipur, Pargana, Tehsil & District- Lucknow, as mentioned above (hereinafter referred to as the said "Property") the said property is the ancestral property of the Seller;

AND WHEREAS the Seller has assured the Purchaser that he has good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on it's transfer by the Seller in favour of the Purchaser and that the name of the seller is already mutated in the revenue records, available with the appropriate regulatory authorities.

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*M. N. Singh*

*He-Singh*

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विशेष विवरण की तिथि 22/11/81

आवक कर करने का प्रयोजन

आवक शीतल का नाम व पता 37/9 अ. गि. 570 लि.

आवक की प्रकृति 5810

अवधि का प्रमाण पत्र 31-03-81  
आवक का नाम और पता, आकाश





उत्तर प्रदेश UTTAR PRADESH

F 835986

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AND WHEREAS the Seller is in need of money for his personal use and therefore, is desirous of transferring by way of sale, his whole share, ownership rights and all interests in the property mentioned here in above.

AND WHEREAS the Purchaser is willing to buy the Property from the Seller and the Seller is willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all his share in the Property for a total sale consideration of Rs. 12,00,000/- (Rs. Twelve Lacs Only);

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 12,00,000/- (Rs. Twelve Lacs Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Seller, as per details given under Schedule of Payment at the end of this Deed of Sale.

Contd.....7..

*M. J. Singh*

*Se. Singh*

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आर्य विभाग - 22/11/01

आर्य विभाग के अंतर्गत

आर्य विभाग के अंतर्गत 3779 कां. 570/100

आर्य विभाग के अंतर्गत 570/100

आर्य विभाग के अंतर्गत 31-03-0





उत्तर प्रदेश UTTAR PRADESH

-7-

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of the said sum of Rs. 12,00,000/- (Rs. Twelve Lacs Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agricultural land Khata No. 00131 Khasra No. 182 & 183 measuring 0.1010 hectare, situated at Village-Mutakkipur, Pargana, Tehsil & District- Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from any body whosoever.

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*M. A. Singh*

*U. S. Soni*

F. 835985

17 JAN 2014

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22/11/08

आपका पत्र मिला

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आपका पत्र मिला



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

F. 365867

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2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.

3. That the Seller hereby declares and has assured the Purchaser that he is the sole owner of the property transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

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*M. J. Singh*

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

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4. That the Seller has further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller shall reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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Misra A. R. Singh

M. S. S. S. S. S.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH

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5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Seller, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.

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Misra A.T. Singh

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



उत्तर प्रदेश UTTAR PRADESH

F 365870

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6. That all the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Seller and all persons claiming under him do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and its representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

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*M. B. Singh*

*U. S. Singh*

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160 L

3000 gms. 11-13



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8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, nor there are any trees on the Seller land, and there is no well, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 500 meters from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits and there is Abadi within the peripheral limit of 50 meters from the boundary of the same.

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed he has not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

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*J. K. Singh*

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The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above.

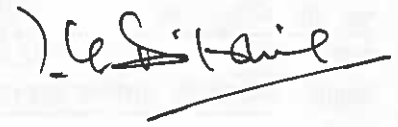
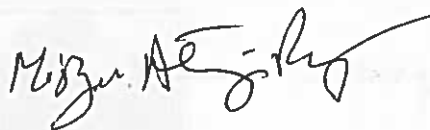
10. That the total area of the land transferred under this deed is 0.1010 Hectare (Zero Point One Zero One Zero), the value of the property as fixed by the Collector, Lucknow is Rs. 32,00,000/- per hectare, according to which the market value of the property comes to Rs. 3,23,200/- (Rs. Three Lacs Twenty Three Thousand Two Hundred Only). There is Abadi within the 50 meter peripheral of the said land, hence valuation is enhanced by 40% and the enhanced valuation of the said land comes to Rs. 4,52,480/- (Rs. Four Lacs Fifty Two Thousand Four Hundred Eighty Only). The actual sale consideration of Rs. 12,00,000/- (Rs. Twelve Lacs Only) which is higher than the market value of Rs. 4,52,480/- (Rs. Four Lacs Fifty Two Thousand Four Hundred Eighty Only). Hence, the stamp duty on sale consideration of Rs. 12,00,000/- (Rs. Twelve Lacs Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 84,000/- (Rupees Eighty Four Thousand Only) and has accordingly been paid by the Purchaser as per G.O. dated 30.06.2008.

**SCHEDULE OF PAYMENT**

1. Rs. 12,00,000/- (Rs. Twelve Lacs Only) vide Cheque no. 342081 dated 23.01.2009 drawn on HDFC Bank, Aliganj Branch, Lucknow.

Received a sum of Rs. 12,00,000/- (Rs. Twelve Lacs Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

Contd.....14..



विक्रय पत्र

1,200,000.00/ 453,000.00

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2,000

फीम रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत  
श्री /श्रीमती मिर्जा तकी बेग  
पुत्र / पत्नी श्री स्व0 नसीम बेग  
पेशा कृषि

निवासी स्थायी मुतक्कीपुरम लखनऊ  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 23/1/2009 समय 3:33PM  
वजे निबन्धन हेतु पेश किया।

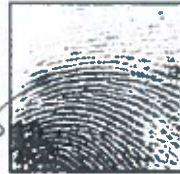


अखिलेश दूबे  
उप निबन्धक (द्वितीय)  
लखनऊ.  
23/1/2009

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

श्री/श्रीमती मिर्जा तकी बेग  
पुत्र/पत्नी श्री स्व0 नसीम बेग  
पेशा कृषि  
निवासी मुतक्कीपुरम लखनऊ



क्रेता

श्री/श्रीमती मे0उत्सव कान्सद्र.प्रा.लि.द्वारा  
पुत्र/पत्नी श्री निदेशक टी0के0दीक्षित पुत्र  
सी0एस0दीक्षित  
पेशा व्यापार  
निवासी बी-703 महानगर लखनऊ



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री भुवनेश गुप्ता

पुत्र श्री स्व0के0एन0गुप्ता

पेशा व्यापार

निवासी अलीगंज लखनऊ

व श्री अन्सारुल हक

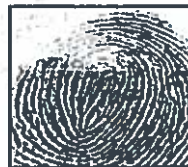
पुत्र श्री मोबिनुल हक

पेशा व्यापार

निवासी लकडमण्डी डालीगंज लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



अखिलेश दूबे  
उप निबन्धक (द्वितीय)  
लखनऊ.  
23/1/2009

**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agricultural land of Khata no. 00131 Khasra Nos. 182 & 183 total measuring 0.1010 hectare, situated at Village-Mutakkipur, Pargana, Tehsil & District-Lucknow, which is bounded as under: -

**COMBINED BOUNDARIES OF LAND KHASRA NOS. 182& 183**

East : Balance part of land Khasra No. 182 thereafter Land Khasra No. 181

West : Land of Khasra No. 171

North : Land of Khasra Nos. 178, 179 & 180

South : Chak road thereafter Land of Khasra Nos. 185 & 186

IN WITNESS WHEREOF, we the above named Seller and Director of Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

**WITNESSES :-**

1. - Sarvesh Kumar Gupta  
Advocate  
Civil Court Lucknow

M. Gupta  
SELLER

2. Anurag Hagar  
405/120 / Lakshmanpur  
Dahpang (15)

Anurag Hagar  
PURCHASER

Typed by:

Drafted by:

Sarvesh Kumar Gupta  
Advocate

(Sarvesh Kumar Gupta)  
Advocate

विक्रेता

Registration No 743

Year : 2009

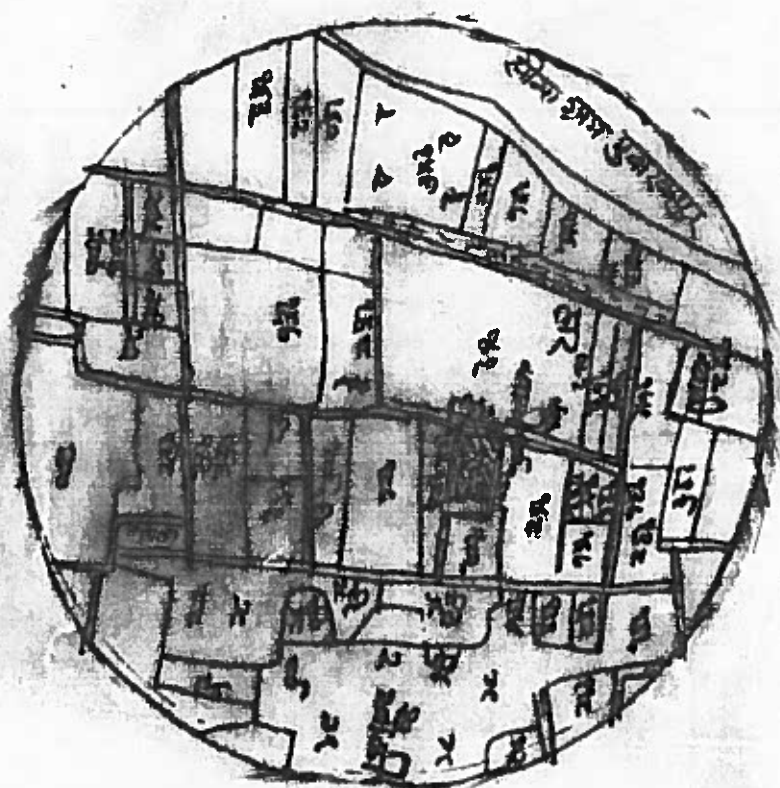
Book No. 1

0101 मिर्जा लकी बेग

स्व० नसीम बेग  
मुतककीपुरम लखनऊ  
कृषि



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श्री गणेशाय नमः श्री गणेशाय नमः १८२२ व १८३३  
 विगत ग्राम सुवर्णपुर परगना व  
 नदसिल व निजा - नरवन्ध,

क्षेत्रफल - ०.१०२ हेक्टेयर

श्री गणेशाय श्री गणेशाय नमः १८२२ व १८३३

श्री गणेशाय श्री गणेशाय नमः १८२२ व १८३३

पश्चिम - श्री गणेशाय नमः १७१

कुल - श्री गणेशाय नमः १७८, १७९ व १८०

दक्षिण - श्री गणेशाय नमः १८५ व १८६

हंक्रान्त श्री गणेशाय नमः

हंक्रान्त

10/10/10

## क्रेता

Registration No. 743

Year : 2009

Book No. 1

0201 मे०उत्सव कान्सद्र.प्रा.लि.द्वारा  
निदेशक टी०के०दीक्षित पुत्र सी०एस०दीक्षित  
बी-703 महानगर लखनऊ  
व्यापार



रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन  
हंतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Mirza Ateeq Beg / late Sn Naseem Beg  
Mutakkipur, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर Mirza Ateeq Beg  
विक्रेता/क्रेता का नाम व पता :- T.K. Dikshit / late Sn C.S. Dikshit  
B-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर T.K. Dikshit

आज दिनांक 23/01/2009 को

वही सं 1 जिल्द सं 8273

पृष्ठ सं. 29 से 60 पर क्रमांक 743

रजिस्ट्रीकृत किया गया ।

अखिलेश दूबे

उप निबन्धक (द्वितीय )

लखनऊ.

23/1/2009

