

2963

1776/8

(B66a)



उत्तर प्रदेश UTTAR PRADESH



**Duplicate Copy
Details of Exchange Deed**

1. Type of land -Agriculture-
2. Pargana—Lucknow
3. Village—Sarsanwa
4. Property details (property no. and boundary)- Given in Schedule -A And Schedule -B
5. Measurement unit (Hectare)
6. Area of property—1.2374 / 0.6755

Handwritten signature in Hindi: सुनील

Handwritten signature in English: Sunil

क्रम संख्या 2013

स्टाम्प विक्रय की तिथि 20-06-06

स्टाम्प ब्रय करने का प्रमाणन लेख-पत्र

स्टाम्प क्रेता का नाम व पूरा पता लक्ष्मण प्रसाद कनौजिया

स्टाम्प की धनराशि 100/-

सरिता वर्मा, स्टाम्प विक्रेता

टाइसेन्स नं० 218

लाइसेन्स की अवधि 31-3-2009

नियन्त्रण भवन, लखनऊ

भाग 1

| प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

क्रम सं० 13963

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 1/12/2006

प्रस्तुतकर्ता या प्रार्थी का नाम लक्ष्मण प्रसाद कनौजिया

लेख का प्रकार मुसन्ना

प्रतिफल की धनराशि 7,676,723.00 / 0.00

1. रजिस्ट्रीकरण शुल्क 5.00
2. प्रतिलिपिकरण शुल्क 40
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 45.00

शुल्क वसूल करने का दिनांक 1/12/2006

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

जापम करने के लिए तैयार किया 1/12/2006

निरीक्षण अधिकारी के हस्ताक्षर

निरीक्षण अधिकारी के हस्ताक्षर





उत्तर प्रदेश UTTAR PRADESH

B.031524

7. Situation of Road (as per appendix)— More than 500 mt away from Amar Shaheed Path and Sultanpur Road
8. Valuation of trees— NIL
9. Boring/well/ other – NIL
10. Previous Consideration of the First Party Rs.7676723

Previous Consideration of the Second Party Rs.1975252/-

उत्तर प्रदेश



उत्तर प्रदेश UTTAR PRADESH

B-031523

13 JUL 2006

- 3 -

11. Market value Rs.—21,65,450 / Rs.11,82,125/-
12. Stamps Duty Rs 7,67,700/-

No. of first party - 2

No. of second party -1

Description of Seller	Description of Purchaser
LAKSHMAN PRASAD KANNAUJIA Son of Sarju Prasad resident of	YASHPAL son of Girraj resident of

लक्ष्मण प्रसाद

Yashpal



उत्तर प्रदेश UTTAR PRADESH



- 4 -

501/105 Kesaripur Daliganj Lucknow present address 499/64 B Ramdhin Singh Road, Near Hari mandir, Daliganj Lucknow 2. PAPPU LAL KANNAUJIA of the Second Part Son of Kanhai Lal Kanaujia resident of 501/106, Kesaripur Daliganj Lucknow present address 499/64 B Ramadhin Singh Road, near Hari Mandir, Daliganj Lucknow	Bhawana Post Amrauli Tehsil Palwal District Faridabad Haryana.
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पप्पू लाल



उत्तर प्रदेश UTTAR PRADESH



- 5 -

This deed of exchange is made BETWEEN **LAKSHMAN PRASAD KANNAUJIA** of the First Part Son of Sarju Prasad resident of 501/105 Kesaripur Daliganj Lucknow present address 499/64 B Ramdhin Singh Road, near Hari Mandir, Daliganj Lucknow 2. **PAPPU LAL KANNAUJIA** of the Second

पप्पु लाल

Part Son of Kanhai Lal Kanaujia resident of 501/106, Kesaripur Daliganj Lucknow present address 499/64 B Ramadhin Singh Road, near Hari Mandir, Daliganj Lucknow hereinafter collectively referred as the "**First party**" of the one part, AND **YASHPAL** son of Girraj resident of Bhawana Post Amrauli Tehsil Palwal District Faridabad Haryana hereinafter referred as the "**Second party**" of the other part.

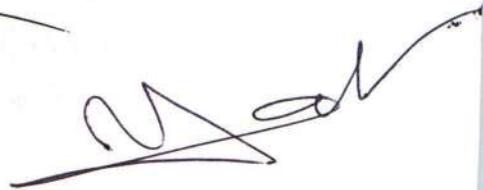
WHEREAS the said First Party is the sole and absolute owner in possession of the property comprised in the **Schedule-A**

AND WHEREAS the said Second Party is the sole and absolute owner in possession of the property comprised in **Schedule -B**

AND WHEREAS the parties have agreed to mutually exchange and transfer of the ownership of the said properties as between them. The said **First Party** shall convey the property in **Schedule- A** to the **Second Party** who will convey in lieu thereof property in **Schedule-B** to First Party

NOW THIS DEED WITNESSES that in consideration of the transfer, the said First Party as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said **Second party**, free from encumbrances, property comprised in Schedule-A to HAVE AND TO HOLD the same absolutely and forever in exchange for what is hereunder transferred by the said **Second Party** in favour of First Party. AND THAT the said **Second Party** in consideration of the transfer effected by **First Party** as beneficial owner do hereby grant, convey, transfer, assign and assure unto and in favour of the said **First Party**, free from encumbrances, the land, comprised in Schedule B hereto TO HAVE AND TO HOLD the same as aforesaid effected by **Second Party** in favour of **First Party** as aforesaid.

उत्प्रेषण



IT IS HEREBY AGREED AND DECLARED that each party hereto has good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the property exchanged by this deed: AND that each party shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the request and costs of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other property hereby conveyed to him.

Above mentioned property is agricultural property and any kind of development activities are not going on. Property hereby sold is not involved in any kind of dispute and not the part of surplus land and has not been acquired in any scheme of government. Both the part shall indemnify each other in case of loss actual done of any kind whatsoever, from its moveable or immovable property. Both the parties can get their name mutated in the revenue records.
Both the parties belong to schedule caste.

Both the parties shall bear with the expenses viz. registration and stamps equally.

This deed of exchange shall be binding upon the successors administrators, legal heirs and appointed persons of both the parties.

SCHEDULE-A

First Part is the owner in possession of the **Khasara No.400 Area 0.373 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 17-6-06 which is registered on Bahi no.I Zild No 5828 pages 105/138 at Serial No.5627/06 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 400

North: Khasara No 398,397
South: Khasara No 401

Handwritten signature and initials.

East: Khasara No 498 ,Chak Road
West: Khasara No 409,408

First Part is the owner in possession of the **Khasara No 534 Area 0.025 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 17-6-06 which is registered on Bahi no.I Zild No 5827 pages 261/286 at Serial No.5620 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 534

North: Chak Road Khasara No541
South: Khasara No 44
East: Khasara No 42
West: Khasara No 540,539

First Part is the owner in possession of the **Khasara No.405 Area 0.2337 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 17-06-06 which is registered on Bahi no.I Zild No 5828 pages 105/138 at Serial No.5627/06 before the office of Sub Registrar-II Lucknow.

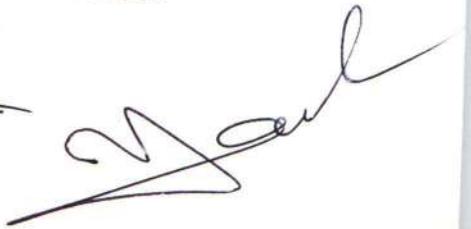
Boundaries of Khasara No 405

North: Khasara No.404,403
South: Chak Road,Khasara No.487
East: Khasara No.497 Chak Road
West: Khasara No.406

Second Part is the owner in possession of the **Khasara No.405,419 Area 0.2337,0.3728 Hectare**, total 0.6065 Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 07-07-06 which is registered on Bahi no.I Zild No 5876 pages 323/622 at Serial No.6311 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 405

North: Khasara No.404,403
South: Chak Road,Khasara No.487
East: Khasara No.497 Chak Road
West: Khasara No.406

4/12/06


Boundaries of Khasara No 419

North: Khasara No.420

South: Khasara No.418

East: Khasara No.415

West: Chak Road Khasara No.444

Total Area of the first party is hereby transferred approximately 1.2374 hectare situated at Srasawan, Pargana and Tehsil, Lucknow. For the purpose of the stamp duty collector has decided the rate of Sarsawan Rs.17,50,000 per hectare. Land is more than 500 meter away from Amar Shaheed Path and Sultanpur Road nor connected to any link Road State/National Highway. At present agricultural activities are carrying on the land hereby transferred and no tube well, tree, pond etc is not the land.

Value of the land as per circle rate value of the land is
 $17,50,000 \times 1.2374 = \text{Rs.}2165450/-$

Value of the land As per previous consideration before this exchange is Rs. 7676723/-

As per rule stamp duty Rs.7,67,700 /-

SCHEDULE -B

Second Party is the owner in possession of the **Khasara No 375 Area 0.296 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 02-06-06 which is registered on Bahi no.I Zild No5785 pages 229/264 at Serial No.5001 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 375

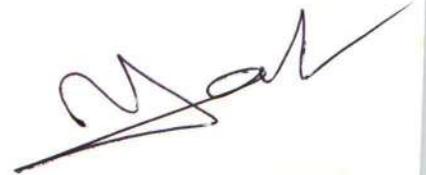
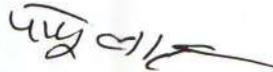
North: Khasara No 379

South: Khasara No 374

East: Khasara No 372

West: Khasara No 378 etc

Second Party is the owner in possession of the **Khasara No.42A Area 0.1485 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 07-



06-06 which is registered on Bahi no.I Zild No5794 pages351/372 at Serial No.5151 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No 42A

North: Rasta Khasara No 108
South: Khasara No 40
East: Khasara No 108
West Khasara No 41

Second Party is the owner in possession of the **Khasara No. 350 Area 0.231 Hectare**, Situated at Sarsawan, Pargana and Tehsil Lucknow by virtue of the sale deed on 09-06-06 which is registered on Bahi no.I Zild No. 5801 pages 309/326 at Serial No.5252 before the office of Sub Registrar-II Lucknow.

Boundaries of Khasara No. 350

North: Khasara No 349
South: Khasara No 366
East: Khasara No 351
West: Khasara No 335

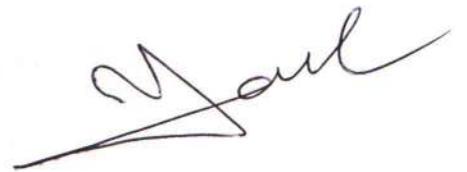
Total Area of the Second party is hereby transferred approximately 0.6755 Hectare situated at Srasanwa, Pargana and Tehsil, Lucknow. For the purpose of the stamp duty collector has decided the rate of Sarsanwa Rs.17,50,000 per hectare. Land is more than 500 meter away from Amar Shaheed Path and Sultanpur Road nor connected to any link Road State/National Highway. At present agricultural activities are carrying on the land hereby transferred and no tube well, tree, pond etc is not the land.

Value of the land as per circle rate value of the land is
 $1750000 \times 0.6755 = \text{Rs.}1182125/-$

Value of the land as per previous consideration before this exchange is Rs.= 1975252/-

Stamp Duty as per rule stamp duty Rs.1,97600/-

11/2/25



According to Indian Stamps Act-1899; Schedule I-B Article 31 stamps shall be charged on the greatest value as set forth in instrument. The greatest value is Rs. 7676723/- upon which stamps of Rs 7,67,700/- is being given.

IT IS HEREBY FURTHER DECLARED that the value of the property specified in each of the schedule is equal and the same.

In Witness, whereof both the parties have put their signatures before the witnesses:-

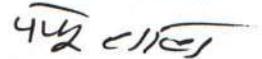
Lucknow

Dated:-01.12.2006

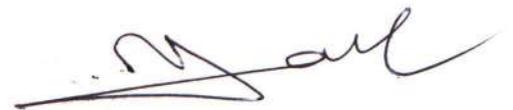
1. Tripathi

Hari Han Pt. Tripathi
8/6 Shree. Lalita Pt. Tripathi
Vidya. Balli Pur
Pt. Sultan Pur

First Party

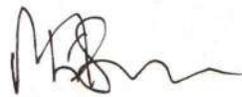


2. K. L. Pandey
S/o Late R. N. Pandey
C-7, Gahmeria
Chinhhat, Uda



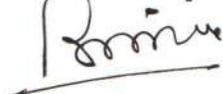
Second Party

Typed By:-



**(Monu Kumar)
Chauhan)**
Civil Court Lucknow

Drafted By:-



(Rajeev Singh Chauhan

Advocate
Civil Court Lucknow

7,676,723.00/

मुसन्ना

5.00

40

45.00

2,000

प्रतिफल मालियत
श्री / श्रीमती लक्ष्मण प्रसाद कनौजिया
पुत्र / पत्नी श्री सरजू प्रसाद

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

लक्ष्मण प्रसाद



पेशा व्यापार
निवासी स्थायी 501/105, केसरी पुर डालीगंज, लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 1/12/2006 समय 7:20PM

बजे निबन्धन हेतु पेश किया।

राकेश शुक्ला

उप निबन्धक (द्वितीय)

लखनऊ

1/12/2006

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

प्रथम पक्ष

श्री/श्रीमती लक्ष्मण प्रसाद कनौजिया
पुत्र/पत्नी श्री सरजू प्रसाद
पेशा व्यापार
निवासी 501/105, केसरी पुर डालीगंज, लखनऊ

द्वितीय पक्ष

श्री/श्रीमती यशपाल
पुत्र/पत्नी श्री गिरिराज
पेशा नौकरी
निवासी भवाना पोस्ट अमरौली जि. फरीदाबाद हरियाणा



श्री/श्रीमती पप्पू लाल कनौजिया
पुत्र/पत्नी श्री कन्हई लाल
पेशा व्यापार
निवासी 501/105, केसरी पुर डालीगंज, लखनऊ

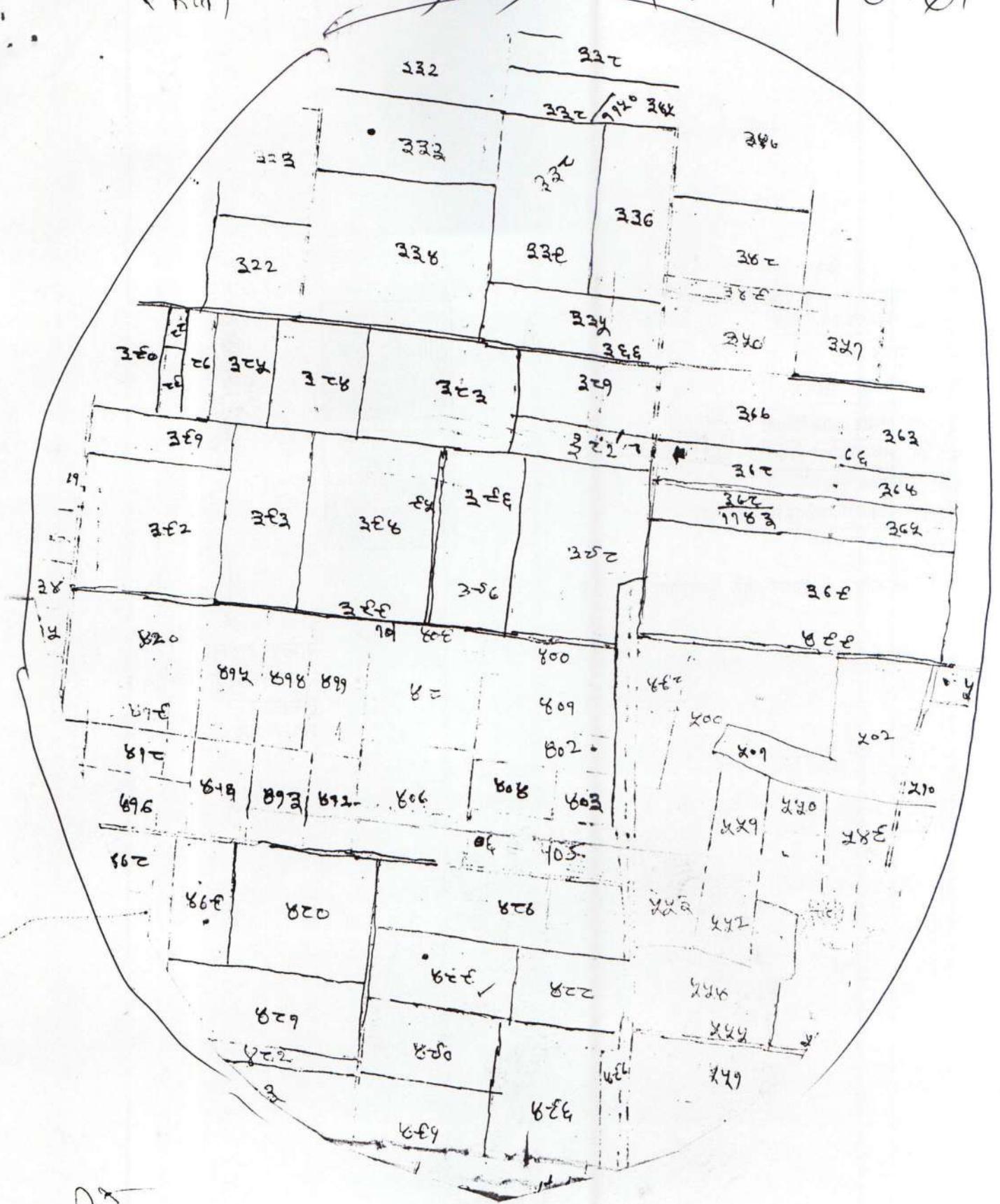


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Sarbanda 42111

242121 5 - 400 2 2 4 0 5 4 1 9 3 7 5
42 A 350 1.2374 | 0.6745

2111



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[Signature]

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री के.एल.पान्डेय

पुत्र श्री स्व.आर.एन.पान्डेय

पेशा व्यापार

निवासी चिनहट लखनऊ

व श्री हरिहर प्रसाद त्रिपाठी

पुत्र श्री लालता प्रसाद त्रिपाठी

पेशा व्यापार

निवासी ग्राम व पो.वलीपुर जि.सुल्तानपुर

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।

Handwritten signature



Tripathi

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राकेश शुक्ला
उप निबन्धक (द्वितीय)

लखनऊ
1/12/2006



ग्राम

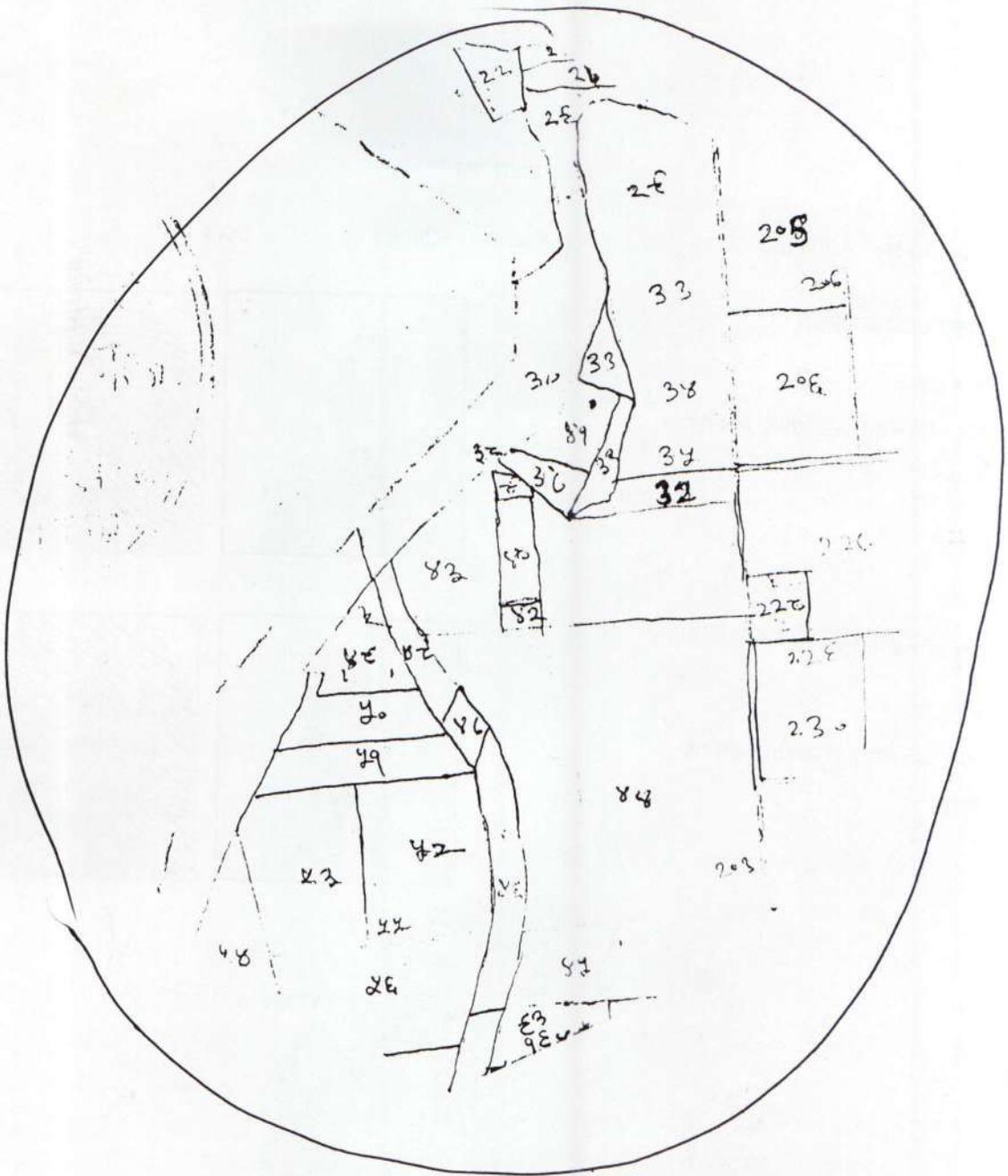
रत (क्षेत्र)

परगाणा देवदरिया १

रबसरा सि

रकबा

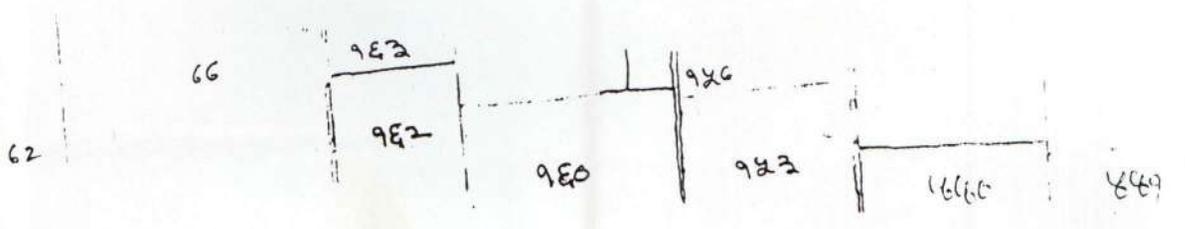
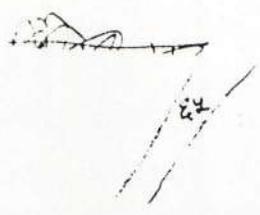
बिना पान



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बिना पान

प्रथम पक्ष



प्रथम पक्ष

Registration No 11160

Year : 2006

Book No. 1

0101 लक्ष्मण प्रसाद कनौजिया

सरजू प्रसाद

501/105, केसरी पुर डालीगंज, लखनऊ

व्यापार



0102 पप्पू लाल कनौजिया

कन्हई लाल

501/105, केसरी पुर डालीगंज, लखनऊ

व्यापार



Handwritten signature or mark.

रजिस्ट्रेशन अधि० 1908 की धारा - 32 ए० के अनुपालन हेतु,

फिंगर प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता नाम व पता :-

Laxman Prasad Kannanuja
S.O. 105 K. Kasripur Dali Guj. G.O

बायें हाथ की अंगुलियों के चिन्ह :-



दाहिने हाथ की अंगुलियों के चिन्ह :-



विक्रेता/क्रेनी नाम व पता :-

Rajm Lal Kannanuja
S.O. 105 K. Kasripur Dali Guj. G.O

मूला-प्रत्यक्ष

प्रस्तुतकर्ता/विक्रेता/क्रेनी के हस्ताक्षर

बायें हाथ की की अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प.प्र. २११६

विक्रेता/क्रेनी के हस्ताक्षर

द्वितीय पक्ष

Registration No. 11160

Year : 2006

Book No. 1

0201 यशपाल
गिरिराज
भवाना पोस्ट अमरौली जि.फरीदाबाद हरियाणा
नौकरी



2



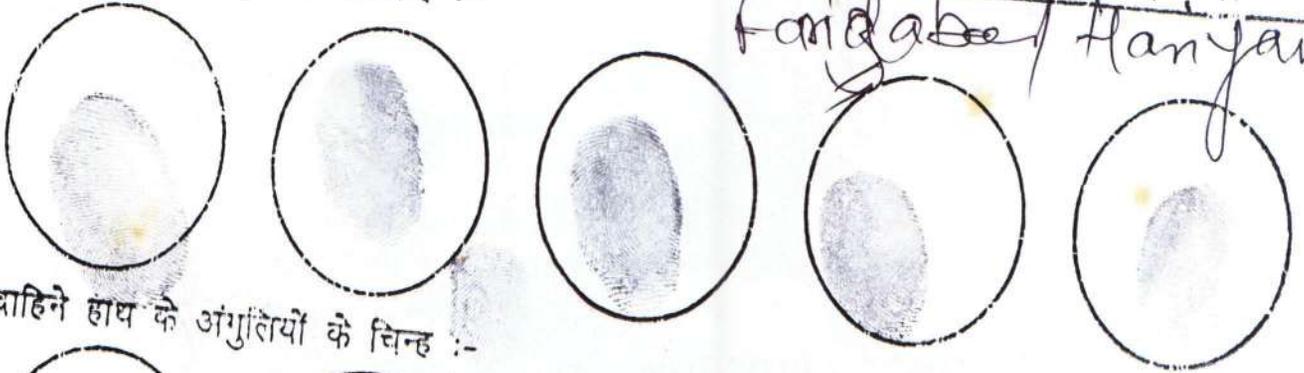
रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन

हेतु फिंगर्स प्रिन्ट्स

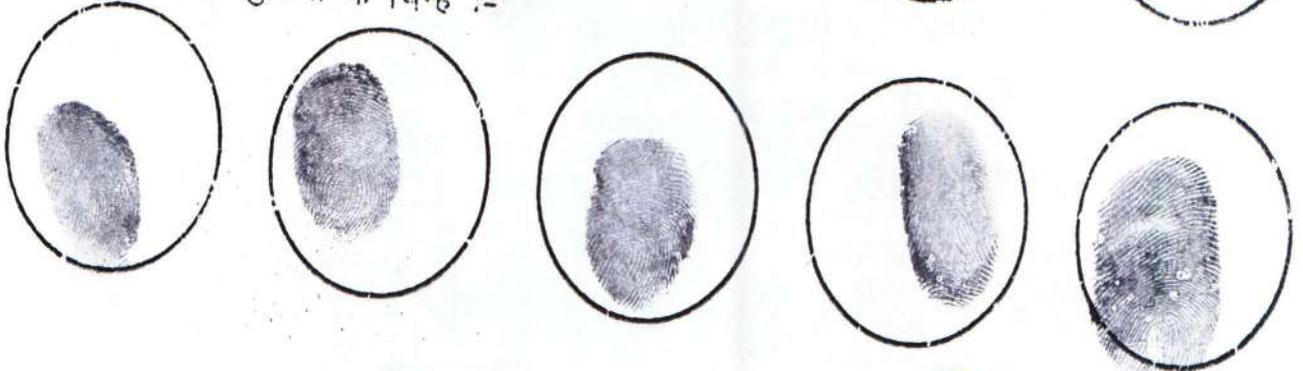
प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Nashidul Bhawan

1.0 Amwulitah Lalwal Dist
Fardabe Hanjana

बायें हाथ के अंगुलियों के चिन्ह :-



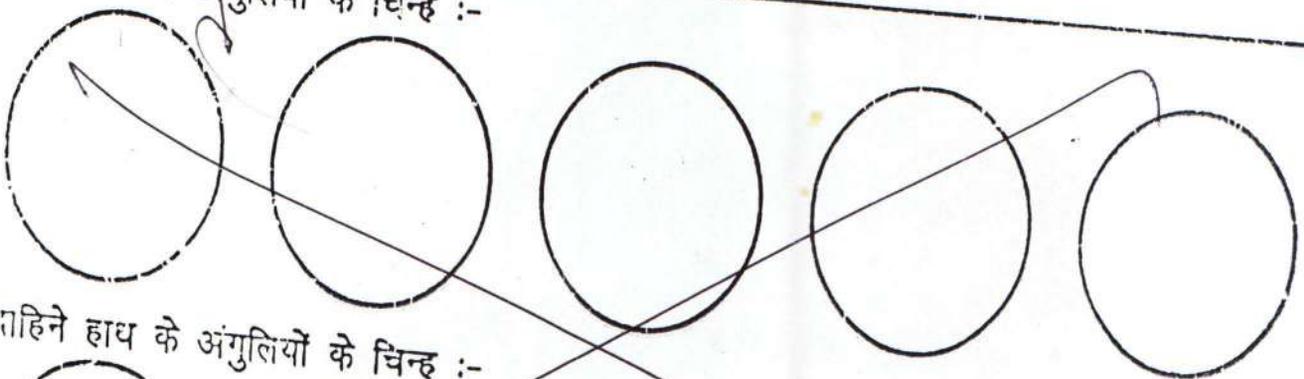
दाहिने हाथ के अंगुलियों के चिन्ह :-



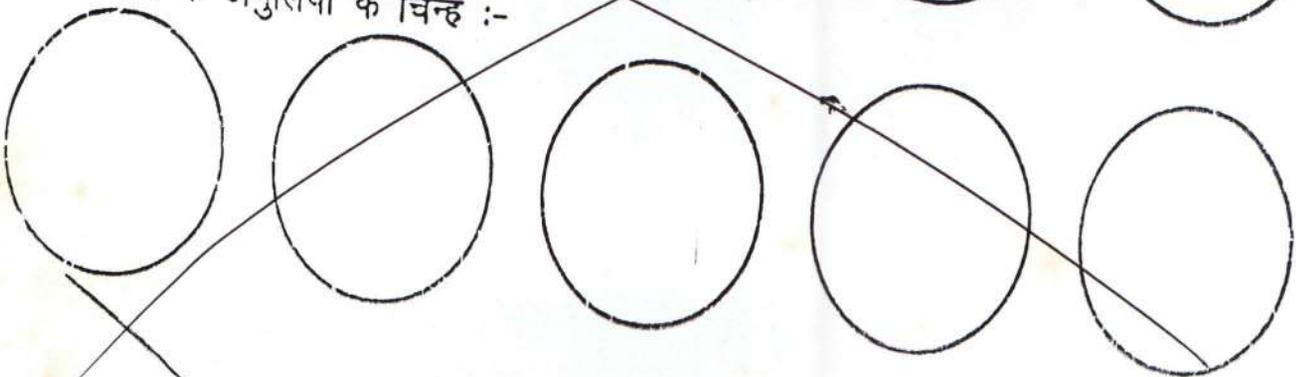
विक्रेता/क्रेता का नाम व पता :-

Nashidul
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

बायें हाथ के अंगुलियों के चिन्ह :-

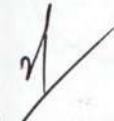


दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 01/12/2006 को
बही सं 1 जिल्द सं 6221
पृष्ठ सं. 247 से 278 पर क्रमांक 11160
रजिस्ट्रीकृत किया गया ।


राकेश शुक्ला
उप निबन्धक (द्वितीय)
लखनऊ
1/12/2006

