

(SK) ✓

81

ROOPALI PANDEY HCIL  
Asst. Manager  
LUCKNOW

INDIA NON JUDICIAL

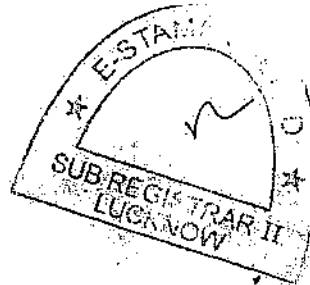
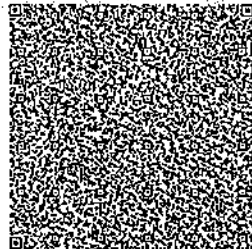
Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No. : IN-UP00584158603289M  
Certificate Issued Date : 01-Sep-2017 01:56 PM  
Account Reference : SHCIL (FI)/ upshcil01/ LUCKNOW/ UP-LKN  
Unique Doc. Reference : SUBIN-UPUPSHCIL0100698212845654M  
Purchased by : SHALIMAR KSMB PROJECTS  
Description of Document : Article 23 Conveyance  
Property Description : KHASRA NO. 2 AND 3 (AREA-0.0380 HECTARE) AT VILLAGE-  
GHAILA, DISTRICT-LUCKNOW.  
Consideration Price (Rs.) : 7,27,500  
(Seven Lakh Twenty Seven Thousand Five Hundred only)  
First Party : A S M Z DEVELOPERS PRIVATE LIMITED  
Second Party : SHALIMAR KSMB PROJECTS  
Stamp Duty Paid By : SHALIMAR KSMB PROJECTS  
Stamp Duty Amount (Rs.) : 1,44,000  
(One Lakh Forty Four Thousand only)

22382



Please write or type below this line



Zariab A. Faruqui



A.S.M.Z Developers Pvt. Ltd.

Zariab A. Faruqui

Director

FOR SHALIMAR KSMB PROJECTS

Signature of Partner

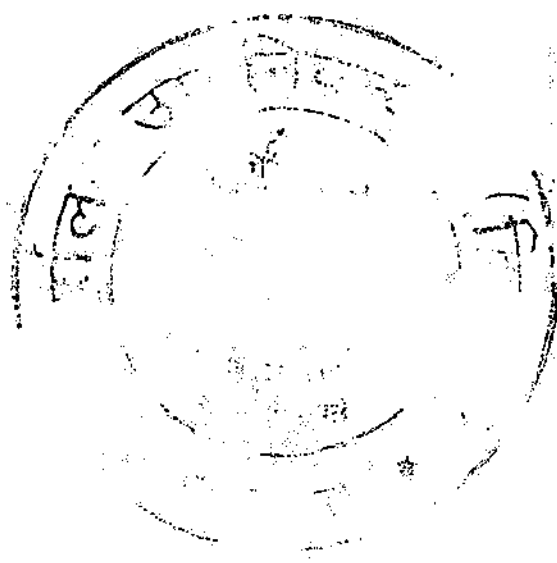
PARTNER

0001238741

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

ROOFAI PANDIT  
AGT. IN CH.



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Lucknow
Village/Mohalla	:	Ghaila
Details of Property	:	Part of Plot Khasra Nos. 2 & 3
Standard of measurement	:	Hectare
Area of Property	:	0.038
Consideration/ Valuation	:	₹ 7,27,500/- ₹ 5,32,000/-
Stamp Duty paid	:	₹ 1,44,000/-
Boundaries		
<p><u>BOUNDARY OF KHASRA NO. 2</u></p> <p>East : Khasra No.,3</p> <p>West : Nala</p> <p>North: Nala</p> <p>South : Nala</p>		

A.S.M.Z Developers Pvt. Ltd.

*Zunab Ali Farooqui*

Director

FOR SHALIMAR KSMB PROJECTS

*[Signature]*

PARTNER



**BOUNDARY OF KHASRA NO. 3**

East : Khasra No. 4

West : Khasra No. 2

North: Nala

South : Nala

No. of persons in First Part (1)

Details of Seller :

A.S.M.Z. DEVELOPERS PRIVATE LTD, a company incorporated under Companies Act, 1956 having its registered office at 51/69, Dum Dum Road No. 3, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Director Zainab Arif Farooqi daughter of Mr. Arif Zamir Farooqi

No. of persons in Second Part (1)

Details of Purchaser :

M/S SHALIMAR KSMB PROJECTS, a registered partnership Firm having its registered office at Shalimar Square, B.N. Road, Lalbagh, Lucknow through its Partner Mohammad Kareem Farooqui, son of Sri Waseem Mohammad

**SALE DEED**

THIS SALE DEED MADE ON this 1<sup>st</sup> day of September, 2014 BY A.S.M.Z. DEVELOPERS PRIVATE LTD, a company incorporated under Companies Act, 1956 having its registered office

A.S.M.Z Developers Pvt. Ltd.

*Zainab Arif Farooqi*

Director

FOR SHALIMAR KSMB PROJECTS

*Mohammad Kareem Farooqui*

PARTNER



at 51/69, Dum Dum Road No. 3, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Director Zainab Arif Farooqi daughter of Mr. Arif Zamir Farooqi (hereinafter referred to as SELLER)

IN FAVOUR OF

M/S SHALIMAR KSMB PROJECTS, a registered partnership Firm having its registered office at Shalimar Square, B.N. Road, Lalbagh, Lucknow through its Partner Mohammad Kareem Farooqui, son of Sri Waseem Mohammad (hereinafter referred to as the PURCHASER).

WHEREAS the seller is the owner and bhumidhar of part of Plot Khasra Nos. 2 & 3, total measuring 0.038 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the SAID PROPERTY).

AND WHEREAS the name of the seller is duly mutated in the Revenue Records.

A.S.M.Z Developers Pvt. Ltd.

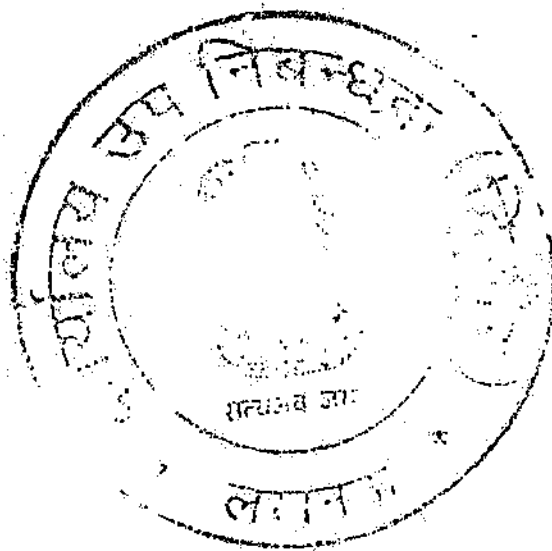
*Zainab Arif Farooqi*

Director,

FOR SHALIMAR KSMB PROJECTS

*[Signature]*

PARTNER





AND WHEREAS the seller as owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of ₹ 7,27,500/- only (Rupees Seven Lacs Twenty Seven Thousand Five Hundred only).

AND WHEREAS the seller has received the said consideration amount from the purchaser manner details given below :-

1. ₹ 5,00,000/- Cheque No. 000102 dated 27.05.2014 drawn on Development Credit Bank, Gomti Nagar, Lucknow
2. ₹ 2,27,500/- Cheque No. 000121 dated 09.08.2014 drawn on Development Credit Bank, Gomti Nagar, Lucknow

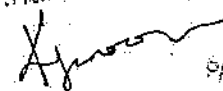
NOW THIS SALE DEED WITHNESSETH AS UNDER :-

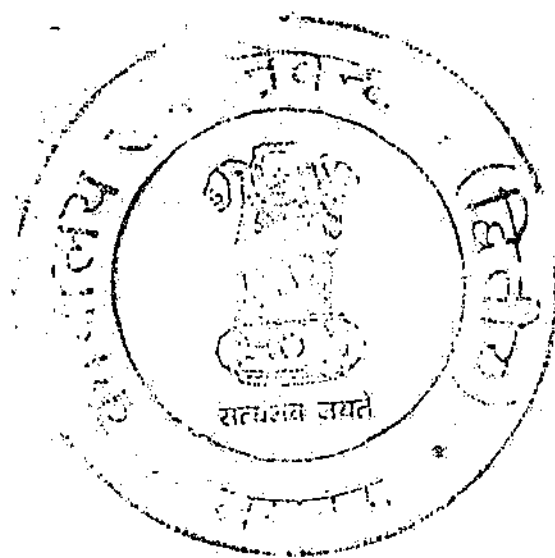
1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns

A.S.M.Z Developers Pvt. Ltd.

Zameer A. Farooqui

Director

FOR SHALIMAR KANS PROJECT  
  
PARTNER



absolutely to the purchaser, the said property mentioned above 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 free from all encumbrances whatsoever,

2. That the seller has handed over the vacant possession of said plot to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein, by reason of any

A.S.M.Z Developers Pvt. Ltd.

*Zameer A. Farooqui*

Director

FOR SHALIMAR KSMB PROJECTS

*[Signature]*

PARTNER

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री रजनीश कुमार शर्मा

पुत्र श्री वी.एन.शर्मा

पेशा नौकरी

निवासी चौपटियां लखनऊ

व श्री फरहत अली एड.सिविल कोर्ट लखनऊ

पुत्र श्री

पेशा वकालत

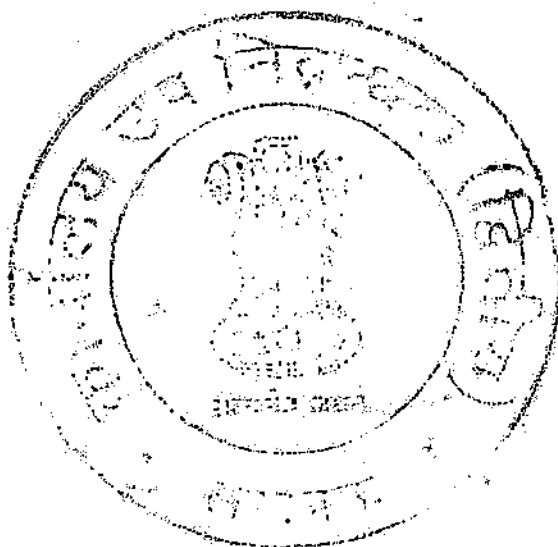
निवासी

ने की।

प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)  
लखनऊ  
4/9/2014



defect in the title, the Seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from its other moveable or immoveable properties wherever found in existence at that time.

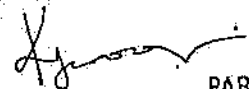
4. That the area of the land hereby sold is 0.038 hectare the market value whereof being for the purposes of Stamp duty as per rates fixed by Collector Lucknow @ ₹ 1,40,00,000/- per Hectare. valuation comes ₹ 5,32,000/-. There is no Trees, No tube well, no construction on the said plot. It is more than 100 meters away from Sitapur Road by pass.
5. That the land hereby sold is not subject matter of any acquisition under any of the Scheme notified by Lucknow Development or Housing Board or any other authority.
6. That the expressions "SELLER" and "PURCHASER" hereinbefore used unless

A.S.M.Z Developers Pvt. Ltd.

Zauab A7 Farooqui

Director

FOR SHALIMAR KSMB PROJECTS



PARTNER

विक्रय पत्र

727,500.00 / 532,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल

मालियत

कीमत रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री

पुत्री श्री

ए एस एम जेड डेवलपर्स प्रा.लि.द्वा.निदे.जैनव आरिफ फारुकी

आरिफ जमीर फारुकी

*Zameer Aij Faruqi*

व्यवसाय व्यापार

निवासी स्थायी

51/60 डम डम रोड नं.3, हरी काली कालोनी कोलकत्ता

आस्थावी पता

ने यह लेखपत्र इत कार्यालय में

दिनांक 4/9/2014

समय 2:33PM

वजे निबन्धन हेतु पेश किया।

*Zameer Aij Faruqi*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

4/9/2014

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

विक्रेता

*Zameer Aij Faruqi*

क्रेता

श्री ए एस एम जेड डेवलपर्स प्रा.लि.द्वा.निदे.जैनव

आरिफ फारुकी

पुत्री श्री आरिफ जमीर फारुकी

पेशा व्यापार

निवासी 51/60 डम डम रोड नं.3, हरी काली

कालोनी कोलकत्ता

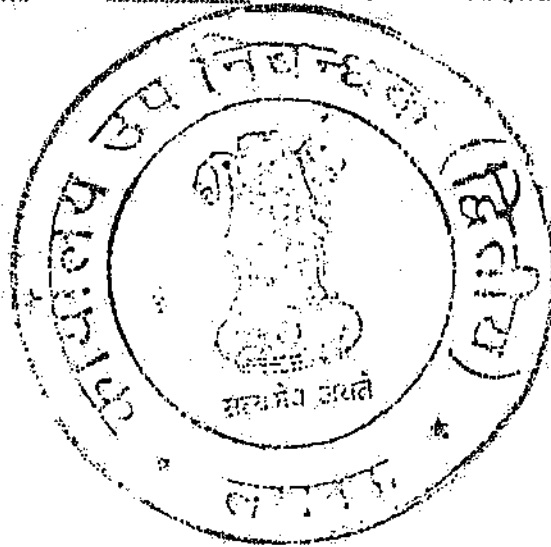
श्री मे.शालीमार केएसएमबी प्रोजेक्ट्स द्वा.पार्टनर

मो.करीम फारुकी

पुत्र श्री वसीम मोहम्मद

पेशा व्यापार

निवासी वी.एन.रोड लालबाग, लखनऊ



repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above named Seller and purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Plot Khasra Nos. 2 & 3, total measuring 0.038 hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow and bounded as below :-

BOUNDARY OF KHASRA NO. 2

East : Khasra No. 3  
West : Nala  
North : Nala  
South : Nala

BOUNDARY OF KHASRA NO. 3

East : Khasra No. 4  
West : Khasra No. 2

A.S.M.Z Developers Pvt. Ltd.

*Zameer Aijaz Farooqui*

Director

FOR SHALIMAR KSMB PROJECTS

*[Signature]*

PARTNER

विक्रेता

Registration No. 14731

Year: 2,014

Book No. : 1

0101 ए एस एम जेड डेवलपर्स प्रा.लि.द्वा.निदे.जेनव आरिफ फारुकी

आरिफ जमीर फारुकी

51/60 डम डम रोड नं.3,हरी काली कालोनी कोलकत्ता

व्यापार





North : Nala

South : Nala

WITNESSES :

1. *Rajnish K. Sharma*  
S/o V. N. Sharma  
Choukatiya, U.K.

A.S.M.Z. Developers Pvt. Ltd.

*Zafar Ali Khan*

Director

SELLER

(PAN APICA 3616 K)

2. *Fazlat Ali*  
Advocate  
Civil Court Lucknow

FOR SHALIMAR KSMB PROJECTS

*X*

PARTNER

PURCHASER

(PAN ACEFS58324)

Drafted By:

*D. J. Pandey*  
Advocate

Civil Court, Lucknow.

Mob. No. 9452296817

Regn. No. 1320/1972

Typed by:

*Shubham Maurya*  
(SHUBHAM MAURYA)  
Civil Court, Lucknow.

क्रेता

Registration No. : 14732

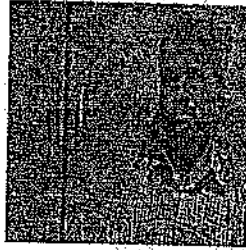
Year : 2014

Book No. : 1

0201 फूल चन्द्र यादव

स्व० रामपाल यादव

मकान सं०- 619/73 हुसैनिया विनीत खण्ड-1 गोमती नगर लखनऊ  
व्यापार





आज दिनांक 04/09/2014 को  
बही सं. 1 जिल्द सं. 15783  
पृष्ठ सं. 43 से 80 पर क्रमांक 14732  
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय  
उप-निबन्धक (द्वितीय)

