

31)

उत्तर प्रदेश - Bakkas
Khasra - 1014

(28)



उत्तर प्रदेश UTTAR PRADESH

E 673083

E 673083

27 JUN 1972



-1-

SALE DEED

Nature of Land

Agriculture

Pargana

Mohanlalganj

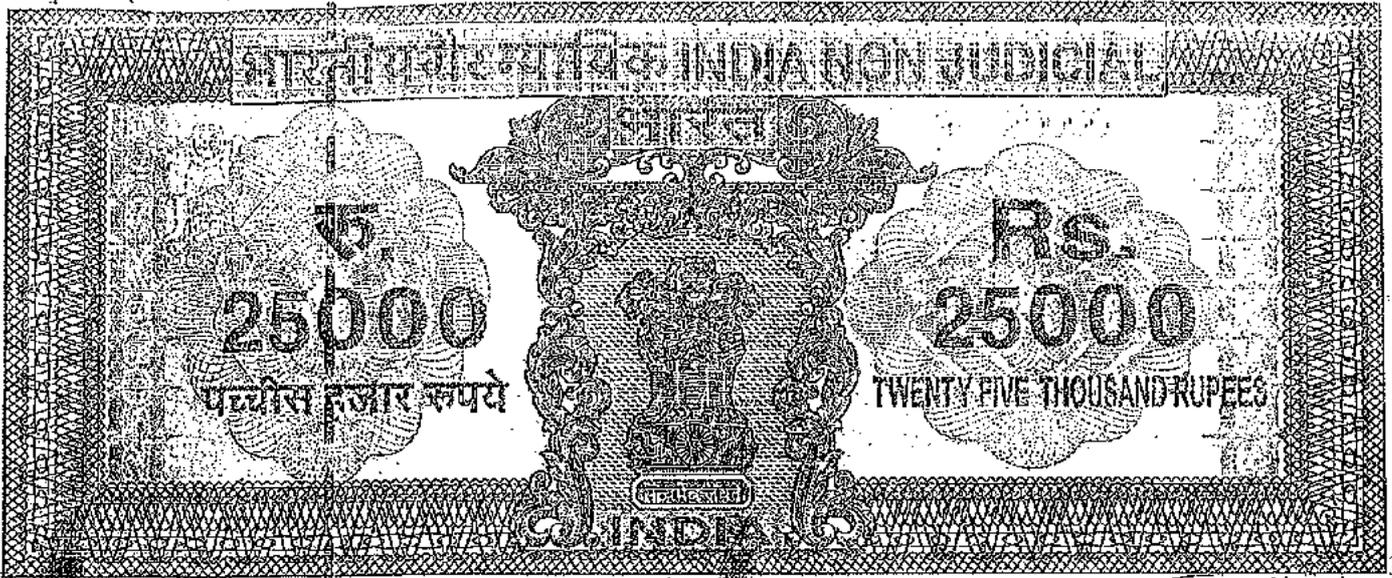
Village

Bakkas

[Handwritten signature]
21/2

[Handwritten signature]
Shobhit Kumar





उत्तर प्रदेश UTTAR PRADESH

E-673082

27 JAN 1958

-2-

Details of Property

Agriculture Land bearing 1/3 share i.e 0.1420 of Land Khasra No. 1014 Area 0.4260 Hectare, situated at Village- Bakkas, Pargna & Tehsil- Mohanlalganj & Distt.-Lucknow

Unit of Measurement

In Hectare

21/10/58

Shri. H. K. Kumar

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला |

स.नि.मोहनलालगंज का सं० 2962

लेखनऊ

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08-Feb-2016

प्रस्तुतकर्ता या प्रार्थी का नाम राम किशोर

लेख का प्रकार विक्रय पत्र

प्रतिफल की धरराशि 225,000.00 / 1,329,120.00

1. रजिस्ट्रीकरण शुल्क 20,000.00
2. प्रतिलिपिकरण शुल्क 120
3. निरीक्षण या तलाश शुल्क
4. मुक्तारनामा के अधिप्राप्ती करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 20,120.00

रु वसूल करने का दिनांक 08-Feb-2016

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया. 08-Feb-2016

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आदर्श कोषागार, लखनऊ

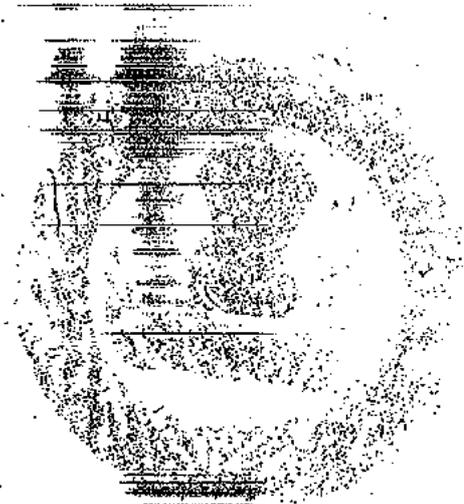
दिनांक 06-2-16

मूल्य २०००० जनसंख्या स्थान

नाम श्रीमति कुमारी राम साहू

द्वारा

सिद्धि



आदर्श कोषागार, लखनऊ

दिनांक 06.2.16

रु. २०००/- मूल्य लाभ

नाम श्रीमति इनाम

पता



340873 B





उत्तर प्रदेश UTTAR PRADESH

BM 794401

BM 794401

27 Oct 2008

-3-

Area of the Property

0.1420 Hectare

Road

More than 500 meters

away from Sultanpur

Road

Type of Property

Agriculture

Consideration

Rs. 2,25,000/-

Mediation

Rs. 13,29,120/-

Duty

Rs. 93,100/-

21/10/08

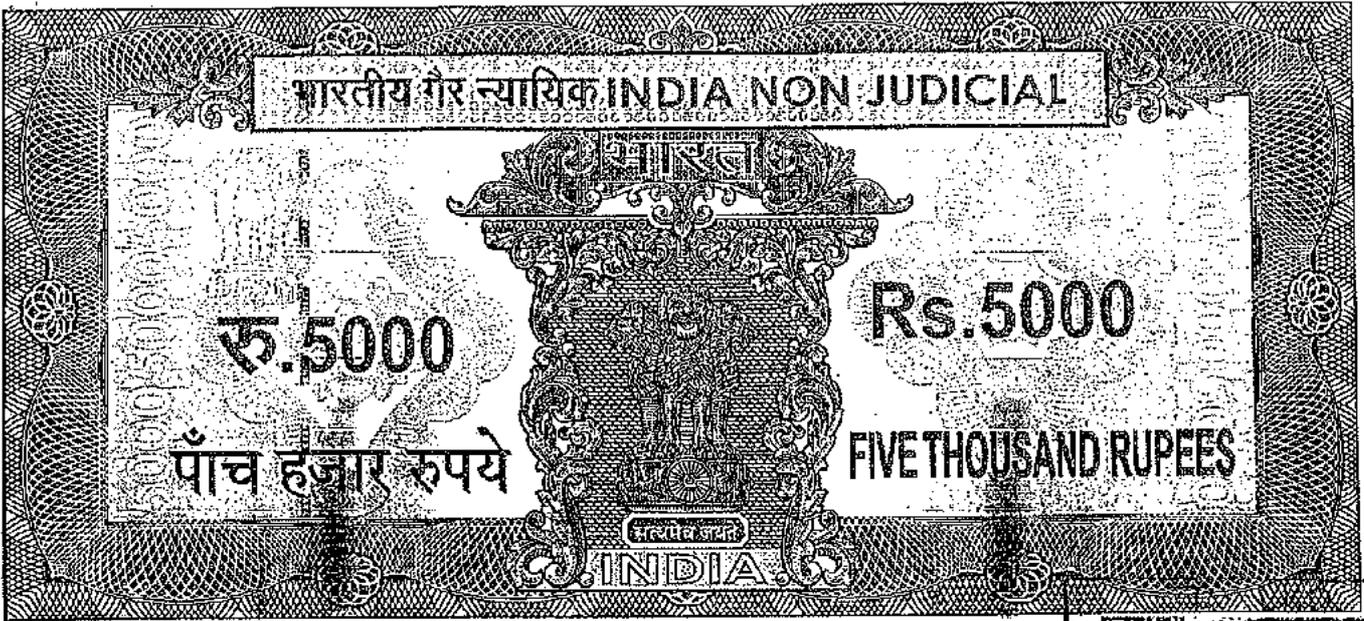
Shobhit Kumar

क्रमांक 5642 04-2-16
स्वाम्य विभाग की तिथि
स्वाम्य क्रम क्रमांक की प्रतिलिपि
स्वाम्य क्रमांक का नाम व पूरा पता शोभा गुरु 2(1) 1937
स्वाम्य की वर्णशाला Su

राजेश कुमार कटियार स्वाम्य विभाग
लाइसेंस नं० 62
लाइसेंस की अवधि 31-03-2020
कलकत्ता कोर्ट, कलकत्ता

104-887 103





उत्तर प्रदेश UTTAR PRADESH

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BM-472862
 13 JAN 2016
 सच/कोषाध्यक्ष/जी.पी.ए.ओ.
 आदर्श कोषाध्यक्ष, उत्तर प्रदेश
 TRY LKO.

-4-

Seller (1)

Name of the Seller-

Sri Ram Kishore son of Sri Ramdeen
 Resident of -281/235, Mill Road, Mawaiya,
 Lucknow.

Purchaser (1)

Name of the Purchaser-

Sri Shobhit Kumar son of Sri Ram
 Samujh resident of -Village Tarahiya,
 Pargana-Mahona, Tehsil- Bakshi Ka Talab,
 District-Lucknow.

THIS DEED OF SALE is executed this the 08th day of February

2015

Signature
 21/2 (2015)

Signature
 Shobhit



उत्तर प्रदेश UTTAR PRADESH

BM 4728063
सं. / कोषादि / प्रमाणिकादी
आदर्श नमूना, १९६६
TRY LKO.

-5-

Sri Ram Kishore son of Sri Ramdeen resident of 281/2 Mill Road, Mayaiya, Lucknow. (hereinafter referred to as the "Seller") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of Sri Shobhit Kumar son of Sri Ram Samujh resident of -Village Tarahiya, Pargana-Mahona, Tehsil-Bakshi Ka Talab, District-Lucknow (hereinafter referred to as the "Purchaser") which expression, unless repugnant to the context, shall mean and include its legal representatives, administrators, executors, transferees, assignees etc.

281/2/2

Shobhit Kumar

क्रम संख्या 5640 04-2-16
स्वायं विक्रय की तिथि
स्वायं क्रय करने की प्रयोजन
स्वायं लेता का नाम व पूरा पता

स्वायं की धनराशि
राकेश कुमार कटिया
लाइसेंस नं. 31-1-2020
कलकत्ता की, कलकत्ता





उत्तर प्रदेश UTTAR PRADESH

BM 463023

-6-

AND WHEREAS the Seller are the absolute owner in possession with transferable rights in relation to the Agriculture Land bearing 1/3 share i.e 0.1420 of Land Khasra No:-1017 Area-0.4260 Hectare, situated at Village- Bakkas, Pargna & Tehsil- Mohanlalganj & Distt.-Lucknow as mentioned above (hereinafter referred to as the said "Property"); The name of Seller has been recorded in the revenue records.

AND WHEREAS the Seller has assured the Purchaser that they have 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

21/11/2017

Shobhit Kumar

क्रमांक १००३ दिनांक ०२-१६

प्रमाणित

नाम

पता

श्रीमद्गुरुदेव अर्थ सभ्य

प्रमाणित १००३ दिनांक ०२-१६

३१-३-२०१० बसोबसो बसोबसो

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उत्तर प्रदेश UTTAR PRADESH

BM. 463024

-7-

the Seller are already mutated in the revenue records, available with the appropriate regulatory authorities.

AND WHEREAS the Seller are in need of money for their personal use and therefore, are desirous to transfer by way of sale, their whole share, ownership, rights, and all interests in the property;

AND WHEREAS the Purchaser is willing to buy the Property from the Seller, and the Seller are willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Seller for the absolute sale of all his rights in the said Property for a total consideration of Rs. 2,25,000/- (Rupees Two Lac Twenty Five Thousand Only);

5/11/2012

Shobhit Kumar

क्रमांक 0002 दिनांक 6-1-16

प्रयोजन श्रीमती सुनील व रश्मि सिंह

पता 21-3-2016 कलकत्ता





उत्तर प्रदेश UTTAR PRADESH

BM 463025

-8-

AND WHEREAS the Purchaser has, on this day, the execution of this Deed of Sale, paid to the Seller a sum of Rs. 2,25,000/- (Rupees Two-Lac Twenty Five Thousand 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.

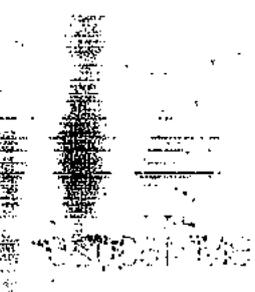
NOW THIS DEED OF SALE WITNESETH AS UNDER:-

That in consideration of the said sum Rs. 2,25,000/- (Rupees Two-Lac Twenty Five Thousand Only), paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledges, the Seller doth hereby transfers, conveys, releases and assigns by

शिव कुमार

Sh. Shiv Kumar

क्रमांक 0001 दिनांक 6-2-46
प्रयोजन
नाम
पता
प्रमाणित
31-3-2018





उत्तर प्रदेश UTTAR PRADESH

BM. 471843

-9-

way of absolute sale of said property, more fully 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
ever.

2012

Shobhit

क्रमांक 1243
प्रमाणित 6-2-16
नाम श्रीमती सुनील (17) 634
पता
दिनांक 31-3-2020

श्रीमती सुनील





उत्तर प्रदेश UTTAR PRADESH

BM 471844

BM 471844

-10-

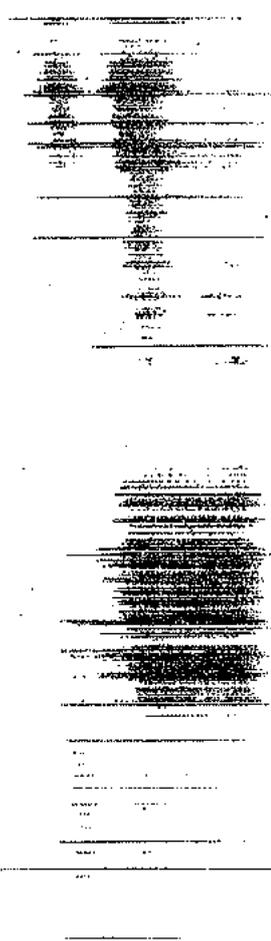
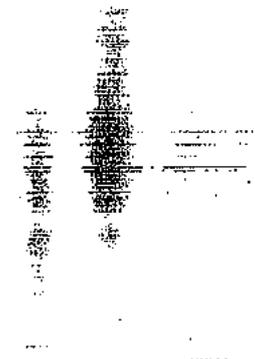
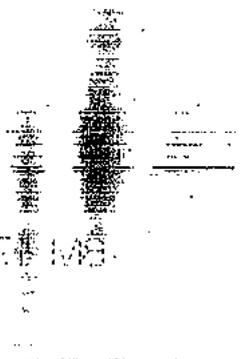
2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.

3. That the Seller hereby declares and have assured the Purchaser that they are 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 decrees or acquisition.

20/10/2012

Shobhita Kumar

3041 6-2-46
21110 31-3-2000
31-3-2000





उत्तर प्रदेश UTTAR PRADESH

AS 568404

27 JAN 2016

-11-

4. That the Seller has 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 will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser

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Shobhit Kumar

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31-3-2020





उत्तर प्रदेश UTTAR PRADESH

AS 568405

27 JAN 2016

-12-

shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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 or any other person finally establishes any claim to the property transferred under this deed

21/1/16 21/1/16

Shobhit Kumar

क्रमांक 1040
प्रयोगकर्ता 6266
नाम 2017 ई 300 21003M
पता
31-3-2020





उत्तर प्रदेश UTTAR PRADESH

AS 568406
27 JAN 2016

-13-

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.

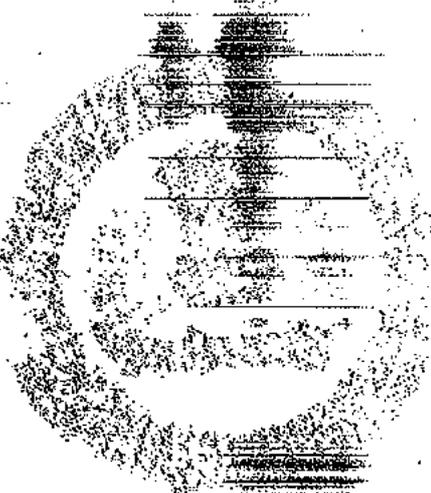
6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.

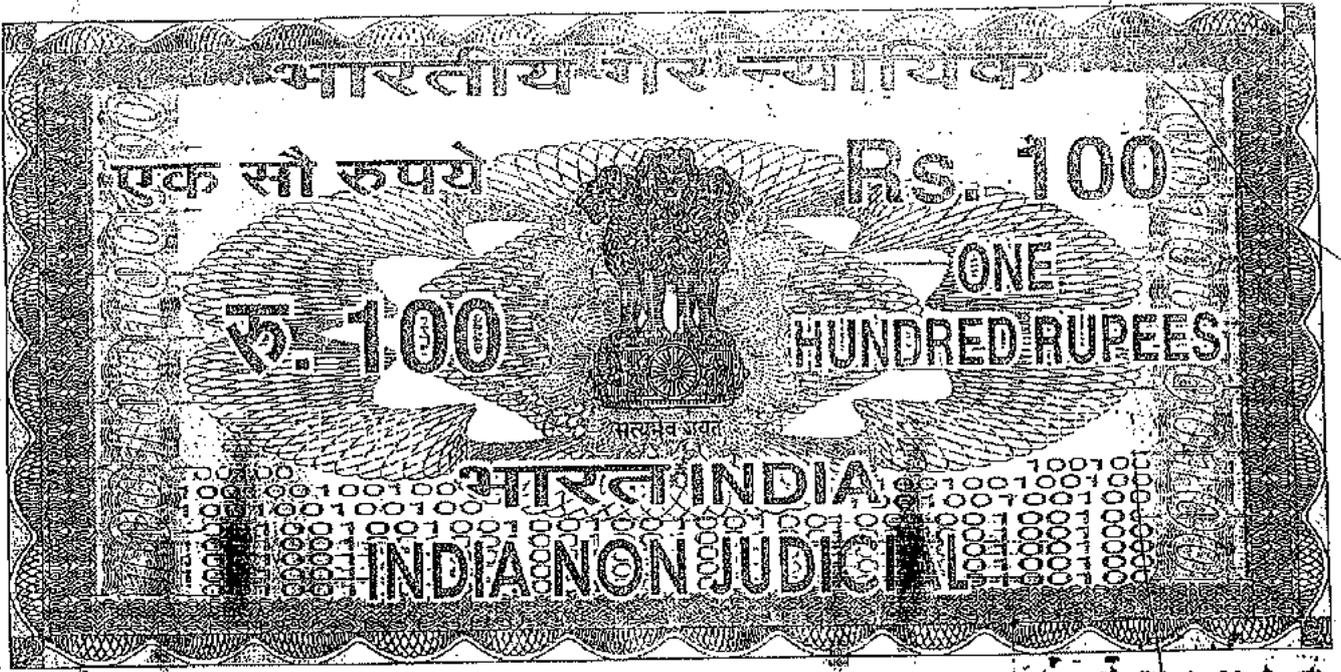
That the Seller and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any request to do and execute, or cause to do,

21/10/2012

Shobhit Kumar

क्र.सं. 8038 दिनांक 2-2-16
प्रमाणित
नाम शिवाजी
पता
31-3-2009 कलकत्ता, बंगाल





उत्तर प्रदेश UTTAR PRADESH

CW 567037

27 JUN 2013

-14-

done and executed, all such lawful 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.

शम शिवा

Shobh...

क्रमांक - 12301 दिनांक 8-2-16
 प्रमाणित
 नाम श्री राम किशोर
 पता

क्र. 28
 31-3-2016 को लखनऊ

विक्रय पत्र

225,000.00 / 1,22,120.00 20,000.00 120 20,120.00 50
 प्रतिफल प्राप्त फीस रजिस्ट्री नकल व प्रति शुल्क पृष्ठों की संख्या

श्री राम किशोर
 पुत्रे श्री रामदीन
 व्यवसाय व्यापार

निवासी स्थानी 281/235 मिल रोड मवेया लखनऊ
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय में दिनांक 8/2/2016 समय 2:06PM
 बजे निबन्धन हेतु पेश किया।

श्री राम किशोर



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 राजेश कुमार (प्रभारी)
 उ.नि. मोहनलालगंज

निष्पादन लेखपत्र वाद सुनने व समझने भजनमन व प्राप्त धनराशि रू प्रलेखानुसार उक्त
 विक्रेता श्री राम किशोर
 पुत्र श्री रामदीन
 पेशा व्यापार
 निवासी 281/235 मिल रोड मवेया लखनऊ

क्रेता श्री शोभित कुमार
 पुत्र श्री राम समुझ
 पेशा नौकरी
 निवासी ग्राम तरहिया परे 0 महोदय जेठो के टी जिला
 लखनऊ



ने निष्पादन स्वीकार किया।
 स्व 0 मीलाबकरी

श्री राम किशोर

पेशा व्यापार
 निवासी अर्जुनगंज लखनऊ
 एम.पी. सिंह एडवोकेट
 तह 0 मोहनलालगंज लखनऊ

श्री एम.पी. सिंह

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर
 राजेश कुमार (प्रभारी)
 उ.नि. मोहनलालगंज
 लखनऊ
 8/2/2016

7. 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.
8. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, there are no trees on the said land and there are no wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 500 meters from the Sultanpur Road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits.

The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vihar Parishad, or Body under any plan whatsoever.

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

The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above & both are the members of the schedule caste.

That the total area of the land transferred under this deed is 0.142 Hectare. There is no residential activity in the radius of 50

STP DA
16/2/12

Shobhit Kumar

चिक्रेला

Registration No.: 2183

Year: 2016

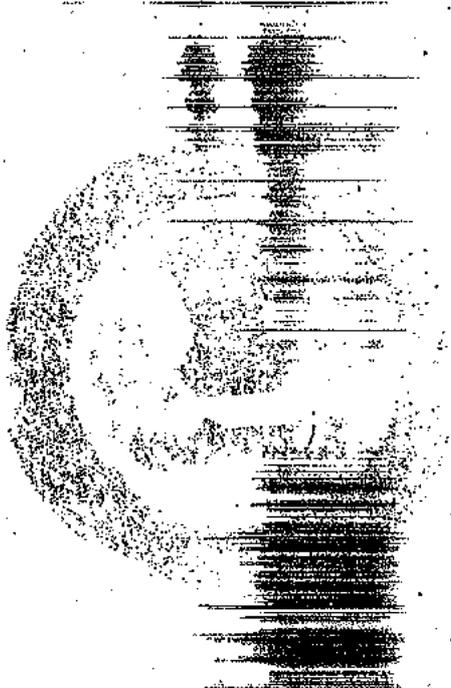
Book No.: 1

0101 राम किशोर

रामदीन

281/235मिल रोड मयैया लखनऊ

व्यापार



meter, but the property transferred has some development activity within the radius of 50-200 Meter so value of area of 0.142 hectare at the rate of Rs. 72,00,000/- per hectare plus 30% i.e 93,60,000/- comes to Rs. 13,29,120/-. The actual sale consideration of Rs. 2,25,000/- is less than market value. Hence, the stamp duty on market value of Rs. 93,100/- has accordingly been paid by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agriculture Land bearing 1/3 share i.e 0.1420 of Land Khasra No. 1014 Area 0.4260 Hectare; situated at Village- Bakkas, Pargna & Tehsil- Mohanlalganj & Distt.-Lucknow, which is bounded as under:

BOUNDARIES OF LAND KHASRA NO. 1014

North : Khasra No. 1013
South : Khasra No. 997
East : Khasra No. 1015
West : Khasra No. 990

SCHEDULE OF PAYMENT

1. Seller has already received Rs. 1,12,500/- (Rs. One Lakh Twelve Thousand Five Hundred Only).
2. Seller has received Rs. 1,12,500/- (Rs. One Lakh Twelve Thousand Five Hundred Only) through Cheque no. 366794 dated 23.03.2010 HDFC Bank, Lucknow and now nothing is payable to the Seller by the Purchaser.

*P. a.
15/2/12*

Shobhit Kumar

क्रेता

Registration No. :

183

Year :

2,016

Book No. :

1

0201

सोभित कुमार

राय रागुझ

ग्राम तरहिया पर० महोना तह० बी के टी जिला लखनऊ
नौकरी



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

WITNESSES :-



1. Md. Aalam Ali s/o
Late Maula Bux
Arjunganj Lucknow
Cont No. 9005050426



SELLER

Handwritten signature
27/12/2017

Pan No.

Cont No. 9793992760



2. *Handwritten signature*
S. P. Singh Advocate
and Cont CEO
witness for *Purchaser*
Side.

Cont No. 9125401820



Handwritten signature
Subhit Kumar

PURCHASER

Pan No. CULPK1268H

Cont No. 9919324540



Typed By

Handwritten signature
Deepak

(Deepak)

Drafted by:



(Surya Prakash Singh)
Advocate

Registration No.: 2183

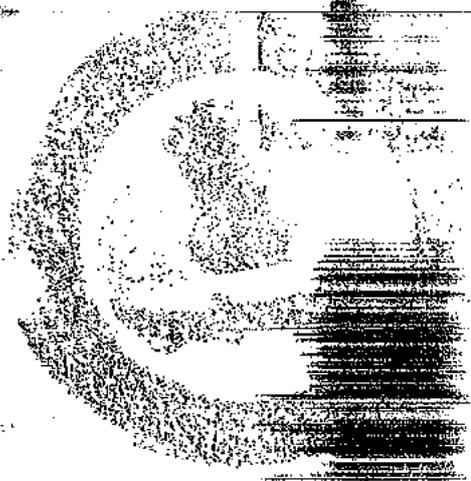
Year: 2016

Book No.: 1

W1 भो० अखलम
स्व० गौलाबकश
अर्जुनगंज लखनऊ
व्यापार



W2 एस पी सिंह एडवो०
तह० मोहनलाल गंज लखनऊ



नजरी नक्शा

श्रीम खलरा नं० - 1014

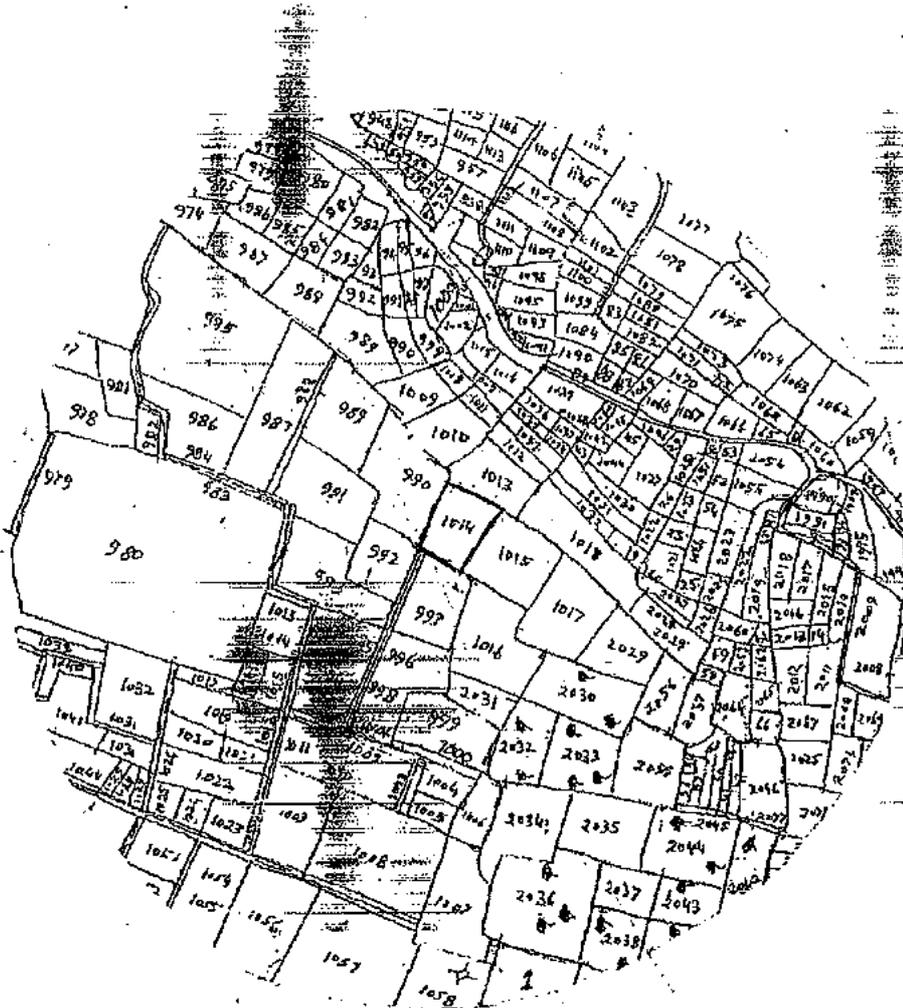
रकबा - 0.4260 हे० का 1/3 भाग 0.1420 हे०

स्थित ग्राम - बकमान

परगना - मोहनलालगंज

तहसील - मोहनलालगंज

जिला - लखनऊ



श्रीम खलरा
नं० 1014 का
1/3 भाग का
विक्रत

Shobhit Kumar

कता

आज दिनांक — 08/02/2016 को

बही सं. 1 जिल्द सं. 6443

पृष्ठ सं. 33 से 82 पर क्रमांक 2183

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राजेश कुमार (प्रभारी)

उ.नि.मोहनलालगंज

लखनऊ

8/2/2016