

UPC ✓

Entered 19/5/10

7228/10

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.

25000

पच्चीस हजार रुपये



Rs.

25000

TWENTY FIVE THOUSAND RUPEES

प्रदेश UTTAR PRADESH

A. 636876



L.T.I. of Ramashwar

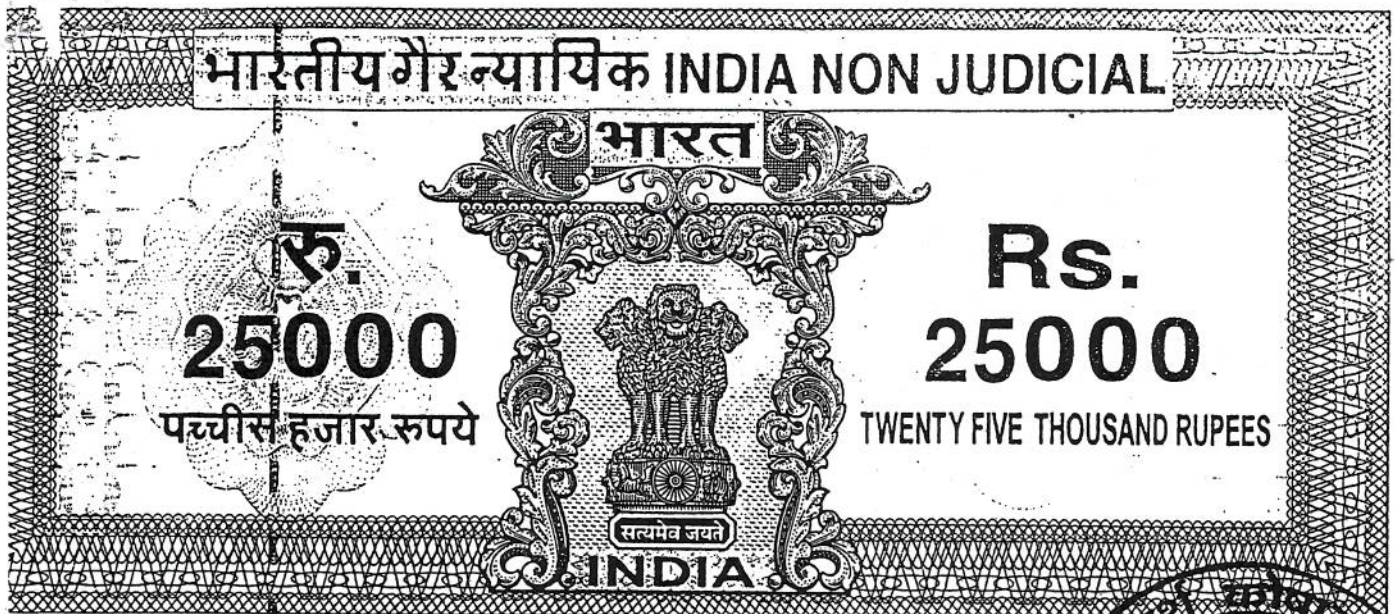
DETAILS OF INSTRUMENT IN SHORT

- |                   |                |
|-------------------|----------------|
| 1. Nature of land | : Agricultural |
| 2. Pargana/Ward   | : Lucknow      |

1915/10

L.T.I. of Ramashwar





प्रदेश UTTAR PRADESH



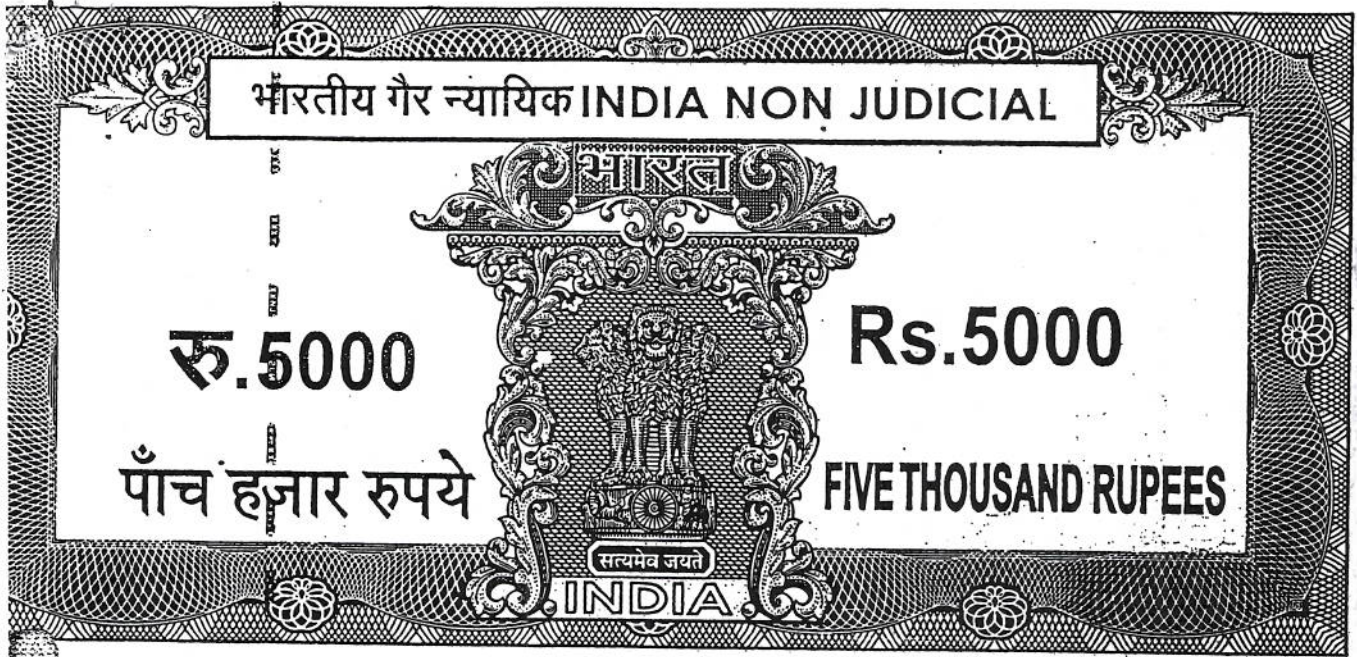
- 2 -

- |                            |  |
|----------------------------|--|
| 3. Village                 | : Ghaila   |
| 4. Details of Property     | : Plot Khasra No. 200 ✓                                    |
| 5. Standard of measurement | : Hectare  |
| 6. Area of Property Sold   | : 0.5710 ✓   |
| 7. Location Road           | : More than 100 Meter away from Hardoi-Sitapur Road Bypass |



*(Signature)*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH

P 738228

7 MAY 2010

- 3 -

- |                     |  |
|---------------------|--|
| 8. Type of Property | : Plot   |
| 9. Consideration    | : Rs. 15,11,000/-                              |
| Valuation           | : Rs. 22,84,000/-                              |
| 10. Stamp Duty paid | : Rs. 99,600/- +                               |
|                     | Rs.60,440/- (at the time of Agreement to Sell) |

L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH

P 738229

- 4 -

11 Boundaries :-

- EAST : Plot Khasra No. 201  
WEST : Chak Road  
NORTH : Link Road thereafter Plot Khasra No. 86,  
87 & 88  
SOUTH : Seench Nali

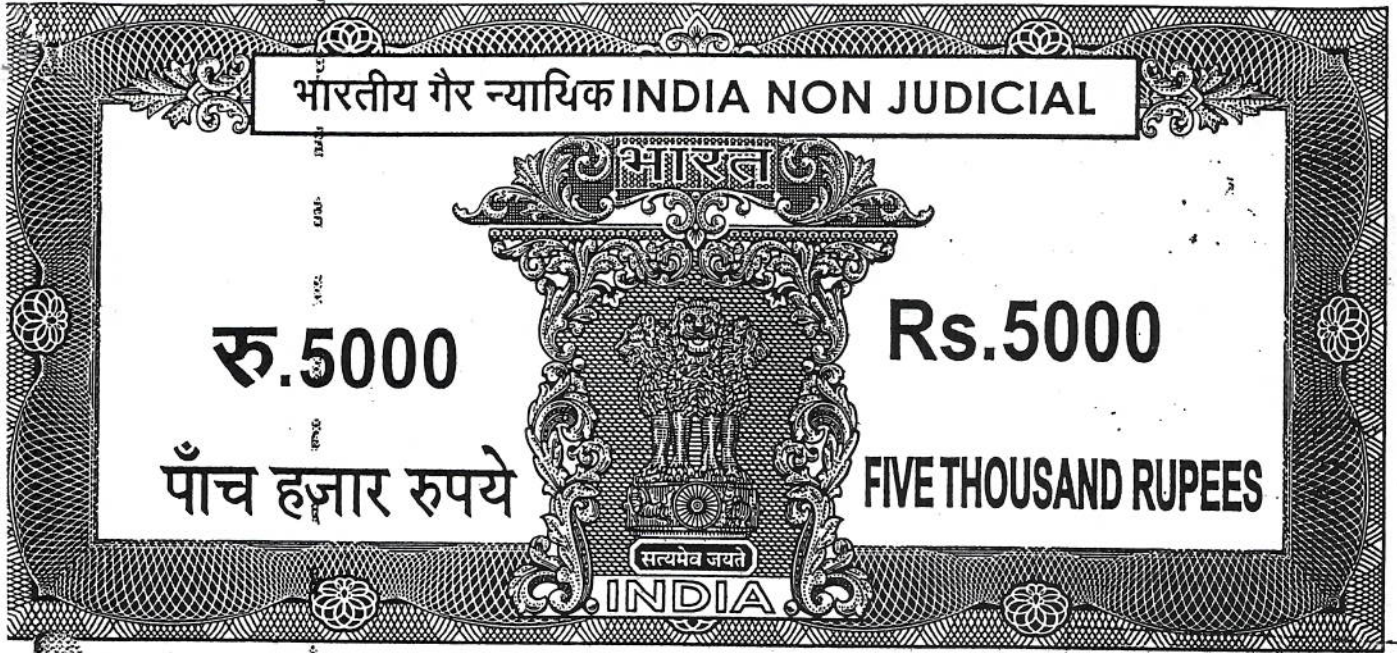


*Signature*

L.T.I. of Ramashwar







उत्तर प्रदेश UTTAR PRADESH

D 024317

7 DEC 2007

- 6 -

### SALE DEED

THIS SALE DEED MADE on this 19<sup>th</sup> day of  
May, 2010, BY **SRI RAMESHWAR** son of **Rajau**,  
Permanent & Present resident of **Suraj Kunda**,

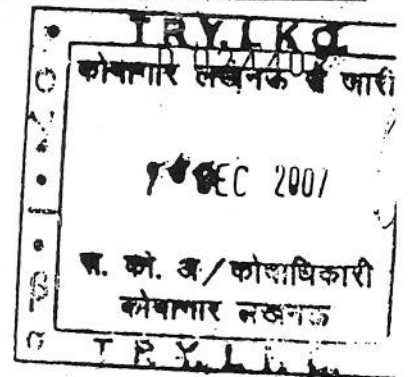


*Signature*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH



- 7 -

Post Uttar Para, Pargana & Tehsil Sadar,  
District Rai Bareli, (hereinafter referred to as the  
SELLER) IN FAVOUR OF SRI KHALID FAROOQUI  
son of Sri Azhar Mohammad, Permanent &  
Present resident of 24, New Berry Road,



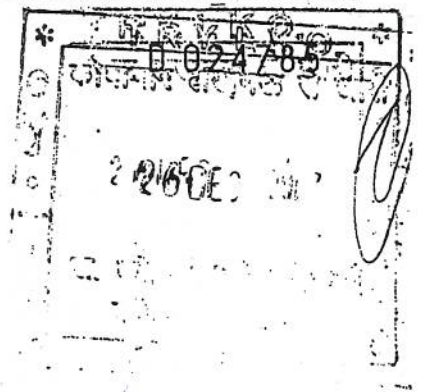
*[Handwritten signature]*

L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



- 8 -

Lucknow, (hereinafter referred to as the PURCHASER).

WHEREAS the seller is the owner/bhumidhar of land Khasra No. 200, measuring 0.5710

*Signature*



L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH

124110 198552

- 9 -

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) having purchased the same from its

*[Signature]*

L.T. of Ramashwar



उत्तर प्रदेश UTTAR PRADESH

124 DEC 9 2006 3

- 10 -

ex-owner Sri Anil Kumar, through a registered sale deed dated 19.02.2008, vide Book No. I, Jild No. 7274, at Pages 175/216, at Serial No. 1677, registered on 19.02.2008, in the office of Sub-Registrar-II, Lucknow.

*Signature*

L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH

100-198555

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AND WHEREAS the name of seller is duly recorded in the Revenue Records in the said property.

*Signature*

L.T.I. of Ramashwar



उत्तर प्रदेश UTTAR PRADESH



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AND WHEREAS the seller as absolute owner  
of the said property which is free from all  
encumbrances whatsoever agreed to sell, transfer  
and assign absolutely the said property to the

*Signature*

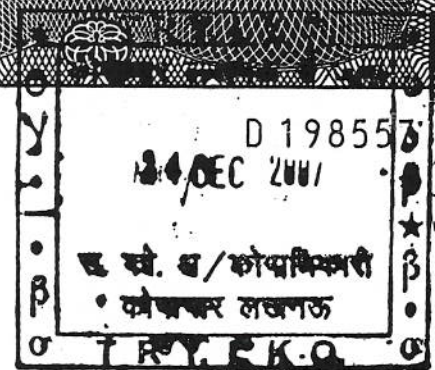


L.T.I. of Ramashwar





उत्तर प्रदेश UTTAR PRADESH



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purchaser for a consideration of Rs. 15,11,000/-  
only (Rupees Fifteen Lacs Eleven Thousand only).

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L.T.I. of Ramashu







उत्तर प्रदेश UTTAR PRADESH



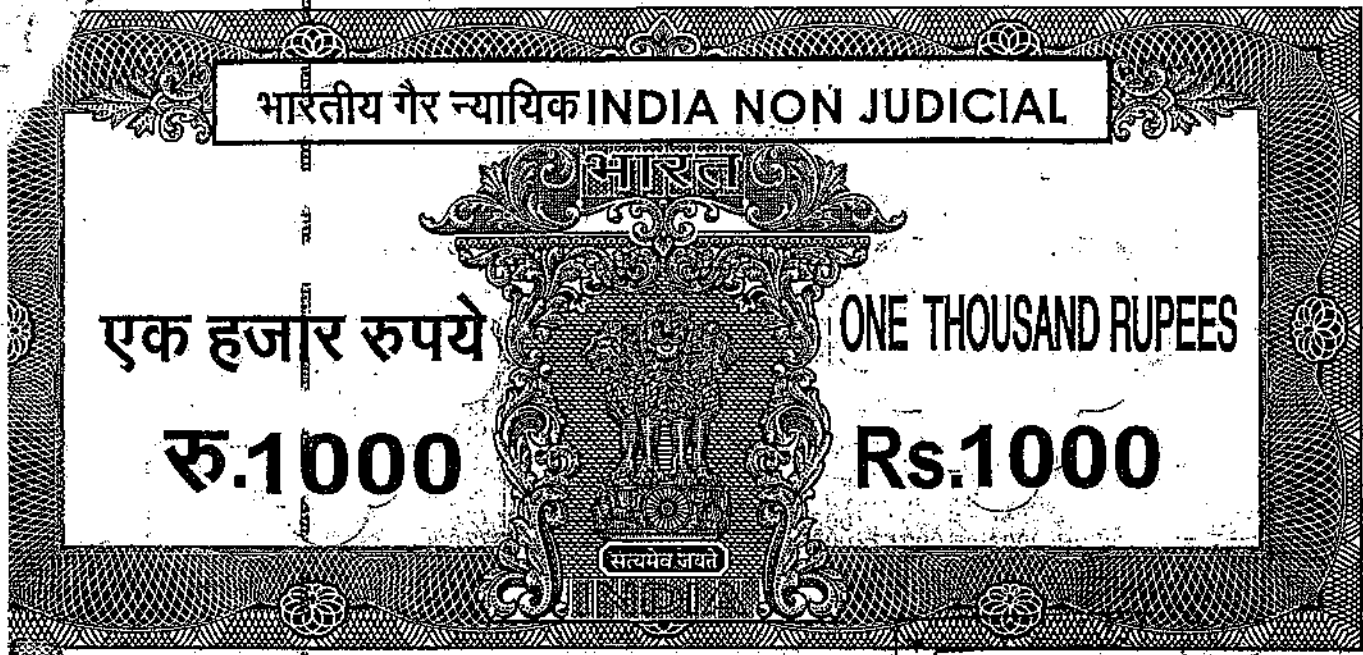
- 15 -

- (i) Rs. 12,00,000/- (Rupees Twelve Lacs only) as advance at the time of registered agreement dated 19.02.2008 in the manner detailed below :-

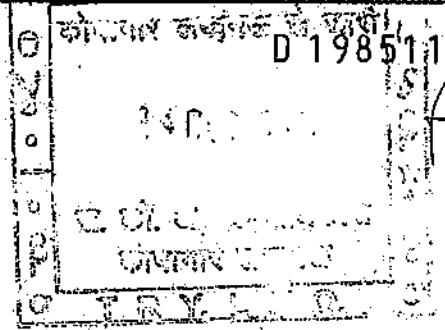
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L.T.J. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH



- 16 -

- (a). Rs. 6,00,000/- (Rupees Six Lacs only) by  
Cheque No. 000010 dated 12.02.2008,  
drawn on Yes Bank Ltd., Lucknow.



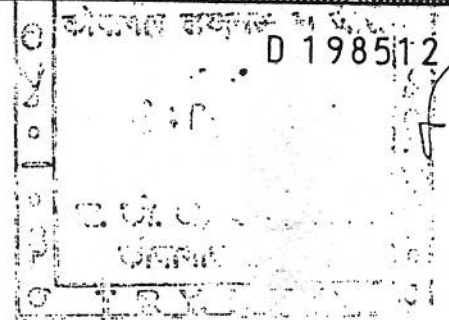
*A. T. I. Ramachandrar*

L. T. I. of Ramachandrar





उत्तर प्रदेश UTTAR PRADESH



- 17 -

(b). Rs. 3,00,000/- (Rupees Three Lacs only)  
by Cheque No. 000011 dated  
12.02.2008, drawn on Yes Bank Ltd.,  
Lucknow.

*[Signature]*

L.T.J. OF Rameshwar



उत्तर प्रदेश UTTAR PRADESH

124103198545

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(c). Rs. 3,00,000/- (Rupees Three Lacs only)  
by Cheque No. 000012 dated  
12.02.2008, drawn on Yes Bank Ltd.,  
Lucknow.

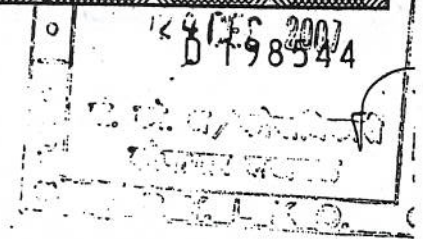
*aggarwal*

L. T. I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



- 19 -

- (ii) Rs. 3,11,000/- (Rupees Three Lacs Eleven Thousand only) by cash at the time of execution of this sale deed.



*Signature*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH

R 198543

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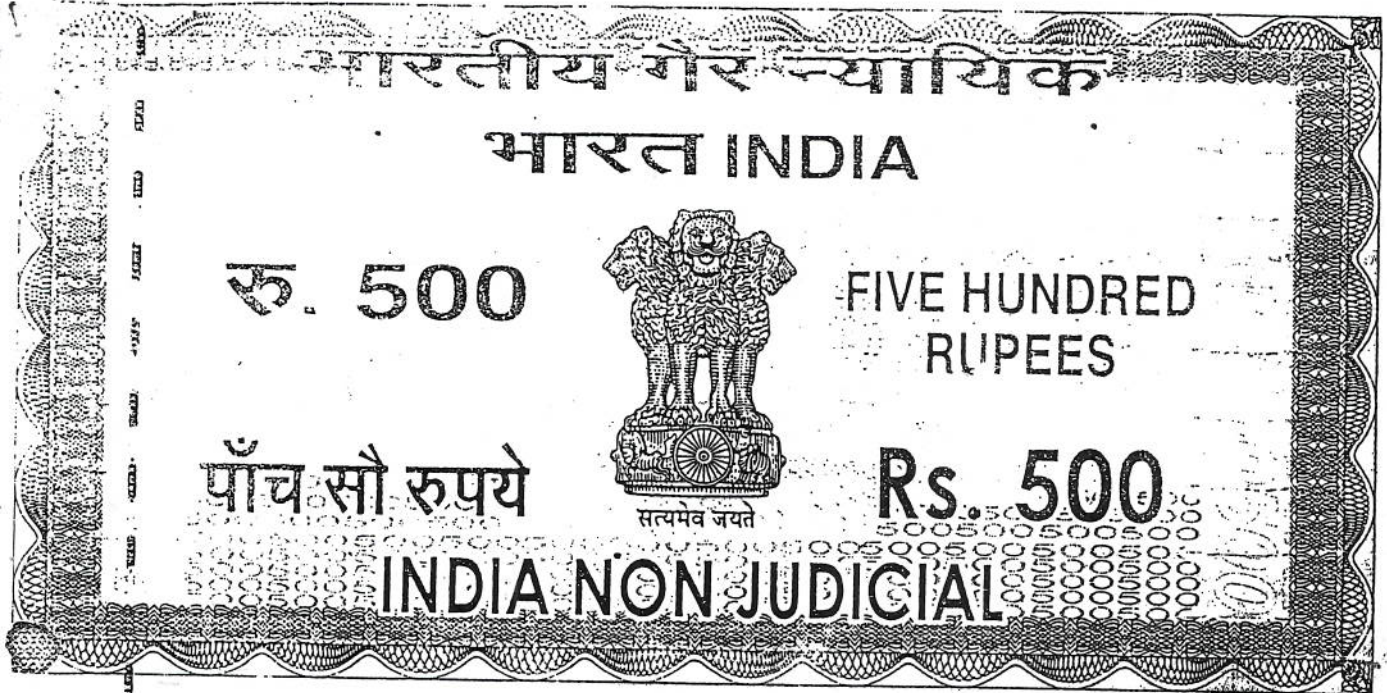
NOW THIS SALE DEED WITNESSETH AS  
UNDER:-

1. That having received the said consideration amount in the manner detailed above, the seller

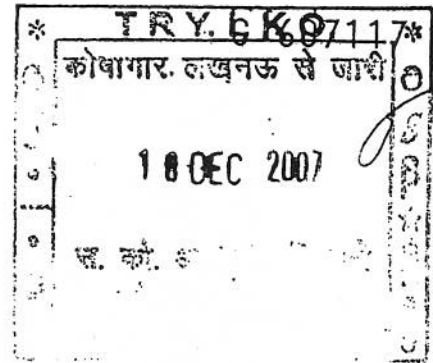
*[Signature]*

L.T.I. Of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



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doth hereby sells, conveys and assigns  
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

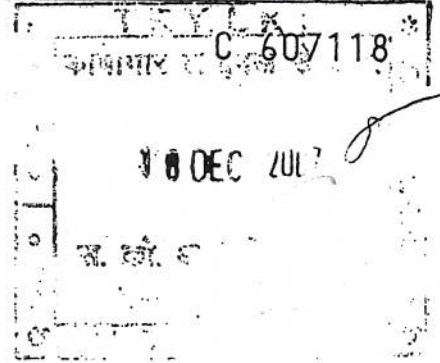
*[Signature]*



L.T.I. of Ram-eelwar



उत्तर प्रदेश UTTAR PRADESH



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same unto and use and enjoy the same as absolute owner thereof.

2. That the seller has handed over the vacant possession of the said property mentioned above to the purchaser with all it's rights and



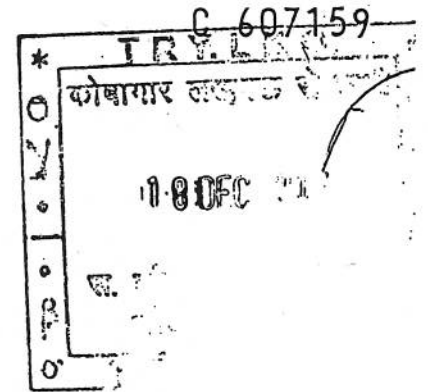
*Signature*

L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



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privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.

3. That if any person claims through the seller any right or privileges in respect of the said

L. T. I. O. P. Ramashan



उत्तर प्रदेश UTTAR PRADESH

C-607194

- 24 -

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 said property mentioned above or any proprietary

L.T.1. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH

C 607123

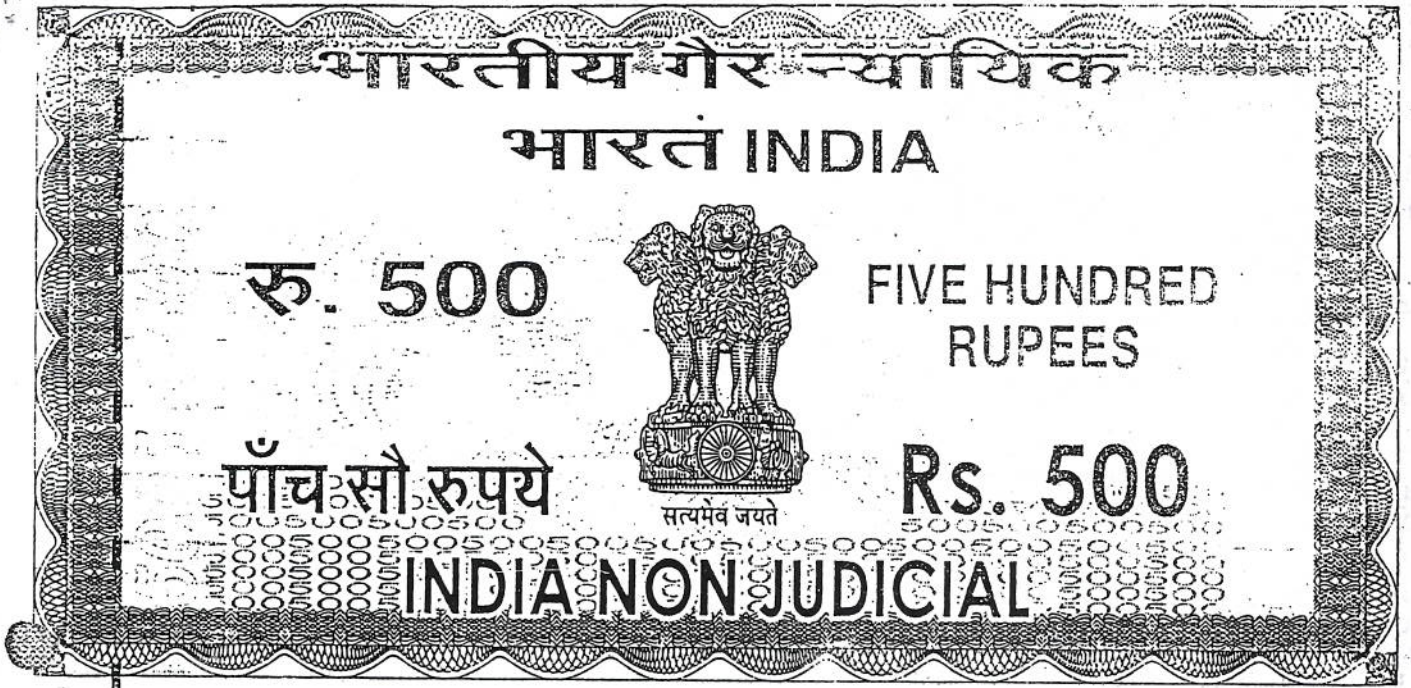
18 DEC 2007

- 25 -

right therein, by reason of any defect in the title, the seller undertake to indemnify the purchaser to the extent of such loss or losses as the case may be from his other moveable or

*[Signature]*

L.T.I. OF Rameshwar



उत्तर प्रदेश UTTAR PRADESH

C-607196

- 26 -

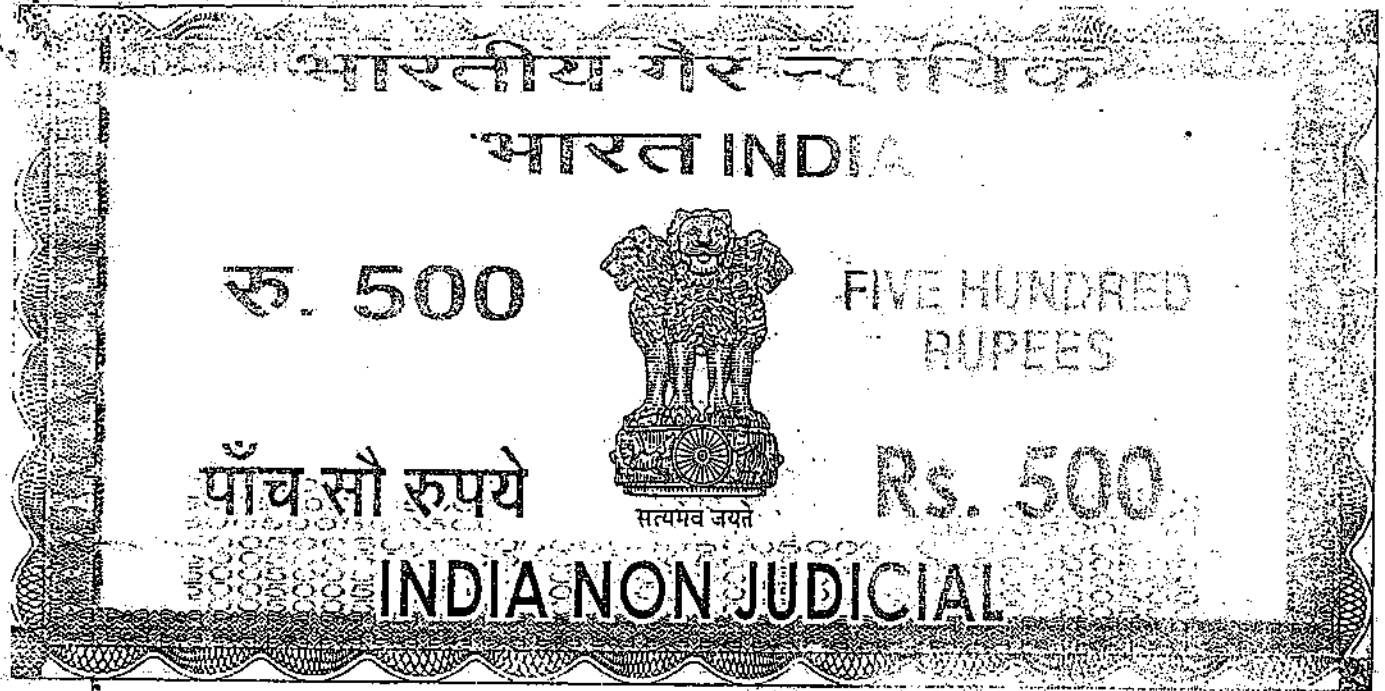
immoveable properties wherever found in  
existence at that time.

4. That the land hereby transferred is agricultural  
land situate beyond the Municipal limits of  
Lucknow. It is situated in Semi Urban Circle

*[Signature]*

L.T.I. of Ramashwar





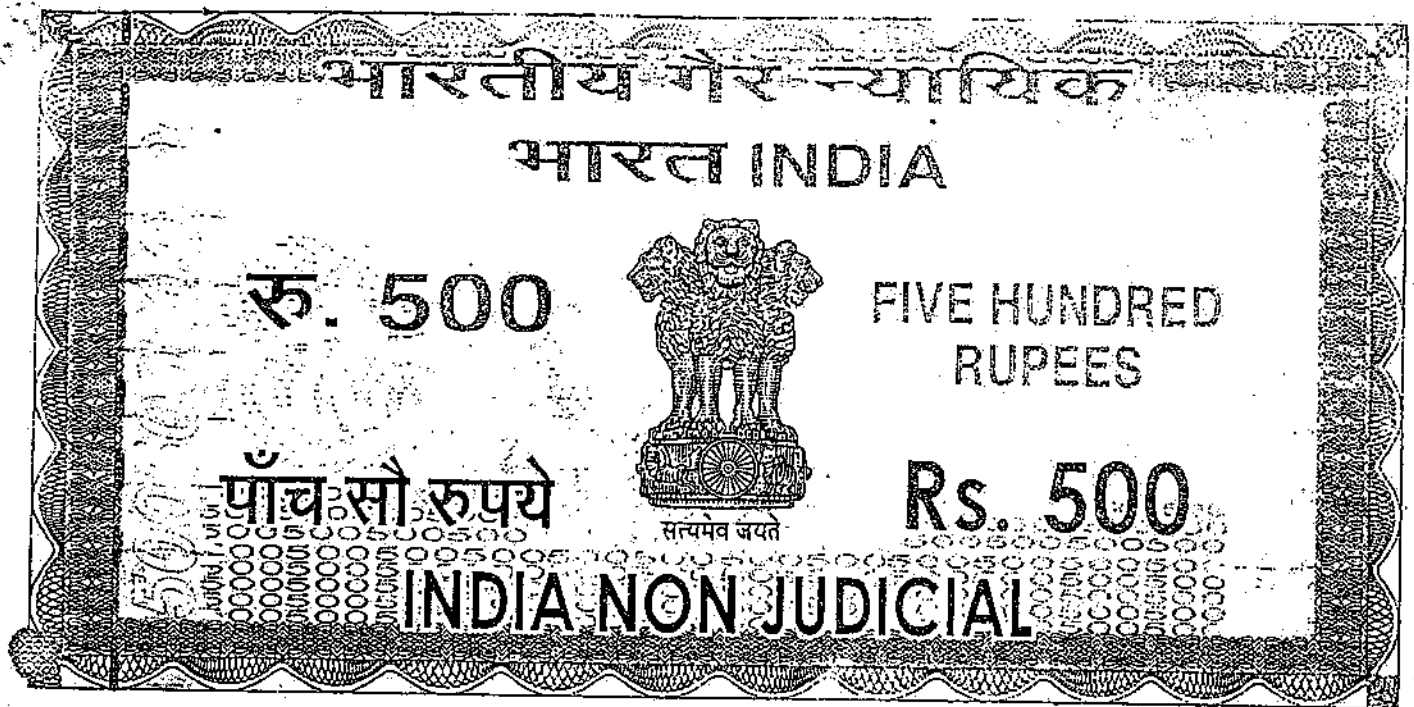
उत्तर प्रदेश UTTAR PRADESH

C-687-195

- 27 -

known as "Ati Vishisht Gram". The total plot area hereby sold is 0.5710 Hectare only valuation whereof as per rates fixed by the Collector for the purposes of stamp duty @ Rs. 32,00,000/- only per Hectare comes to Rs.

L.T-1 of Ramashwari



उत्तर प्रदेश UTTAR PRADESH

C 6071931

- 28 -

18,27,200/- only, added with 25% as the property situated at Link Marg, it comes to Rs. 22,84,000/- only. It has no construction, No trees, No tubewell. It is more than 100 Meter away from Hardoi-Sitapur Road by pass.



L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH

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100 से जारी

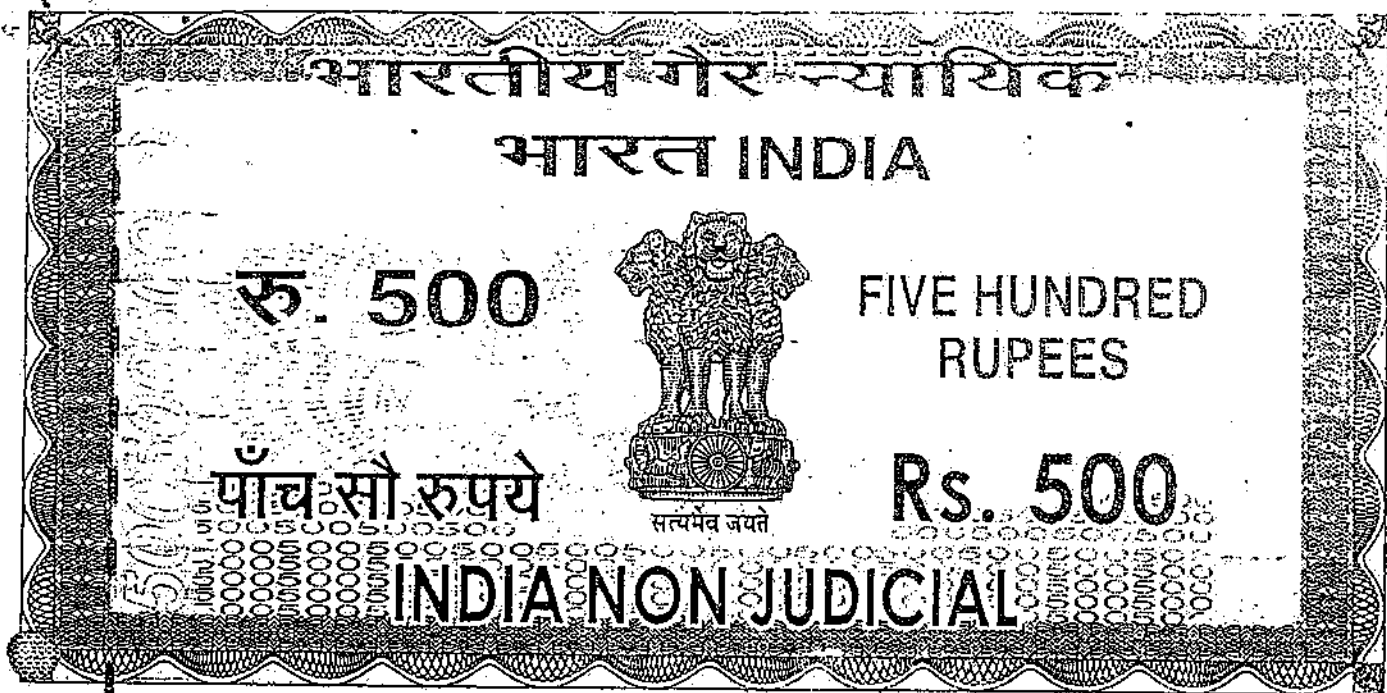
18 DEC 2008

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5. That the parties had entered into a registered agreement to sell without possession in respect to said property on 19.02.2008, which instrument is duly registered in Book No. I, Jild 7274 at pages 217/248, Serial No. 1678, on

*[Signature]*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH

C 607178

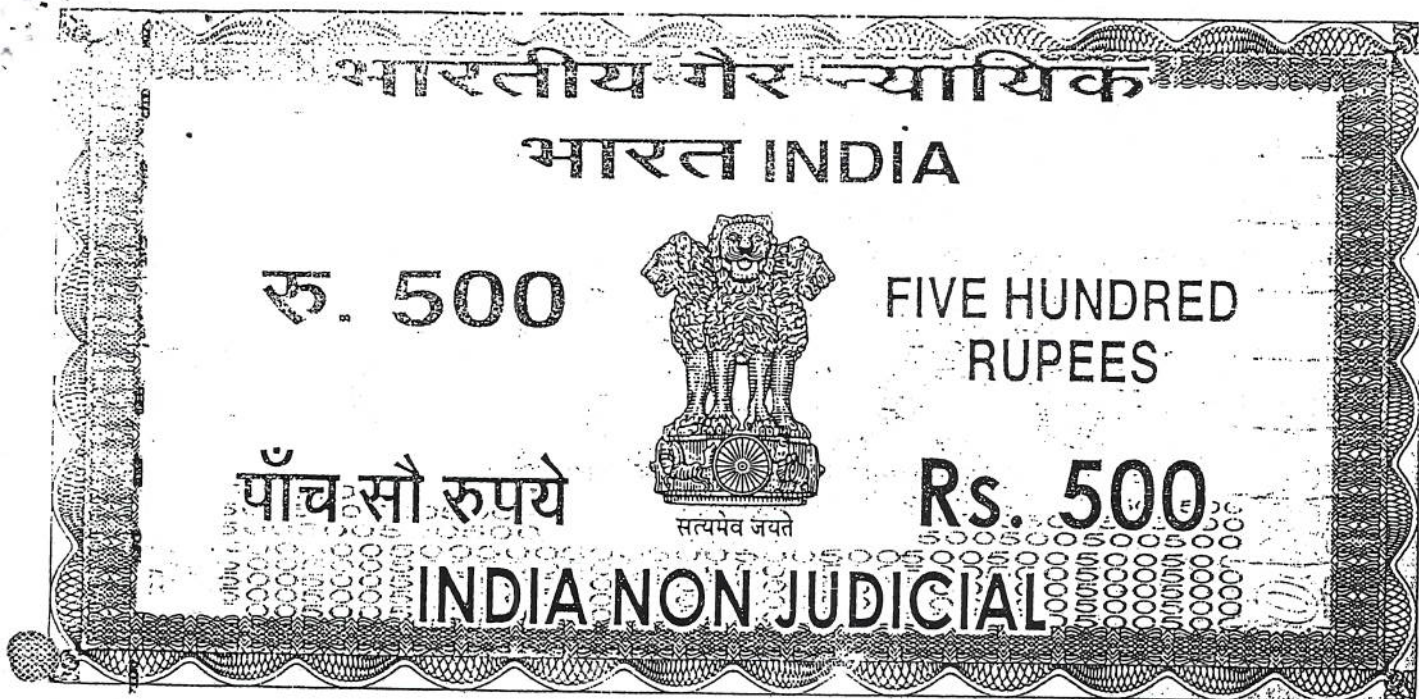
- 30 -

19.02.2008, in the office of Sub-Registrar-II, Lucknow, on which a stamp duty of Rs. 60,440/- only has already been paid, after adjustment whereof balance stamp duty Rs. 99,600/- is being paid on this instrument as

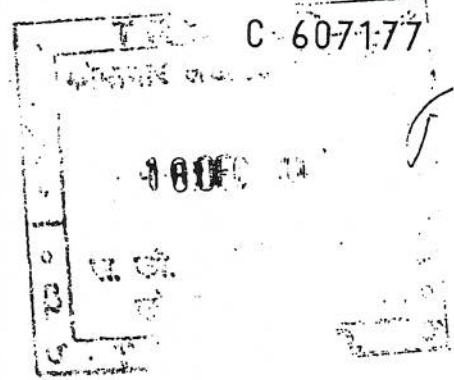
*[Signature]*

L.T. 1.0 of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



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per Article 5 (b-1) of Schedule 1-B of Stamp Act.

6. That the seller is the member of Schedule Caste. The permission for transfer of land has been granted by Competent Authority (Collector

*[Handwritten signature]*

L.T.I. of Ramashwar



उत्तर प्रदेश UTTAR PRADESH

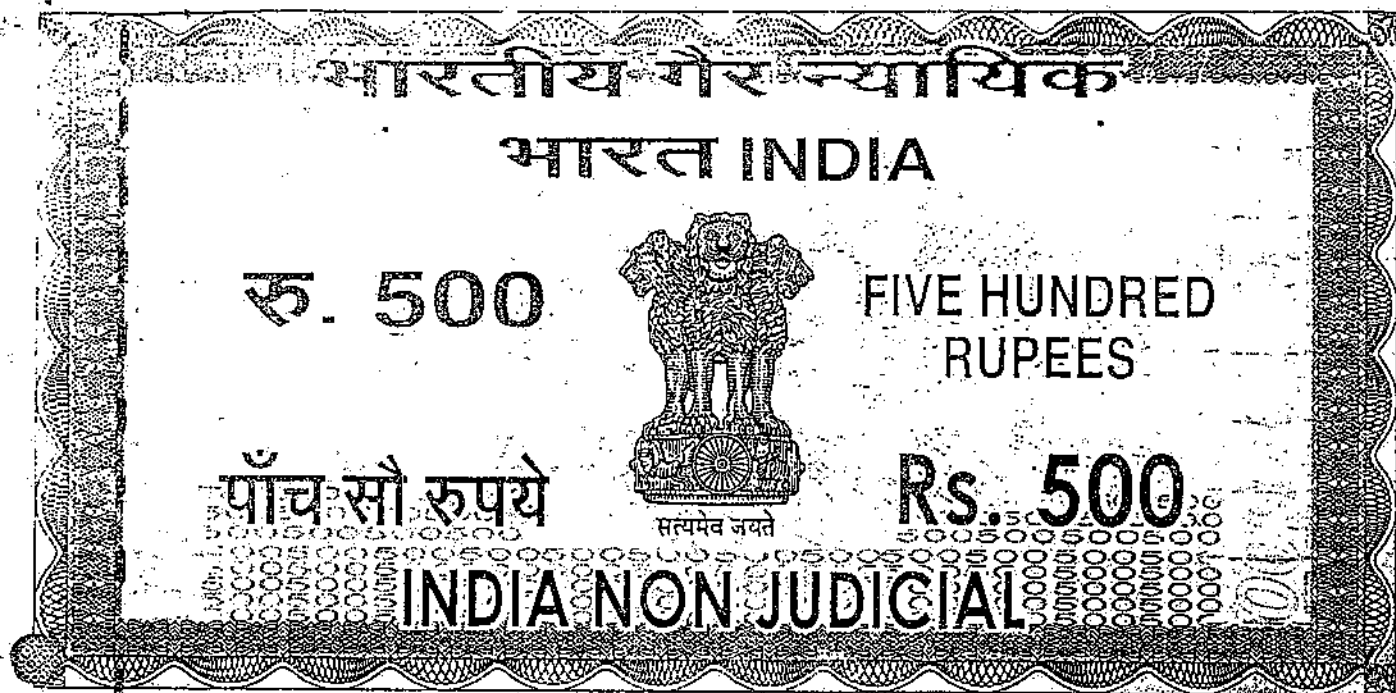
- 32 -

Lucknow) vide Letter No. 1039/DLRC/10,  
dated 04.05.2010, as such there is no  
impediment for the transfer of the above land.

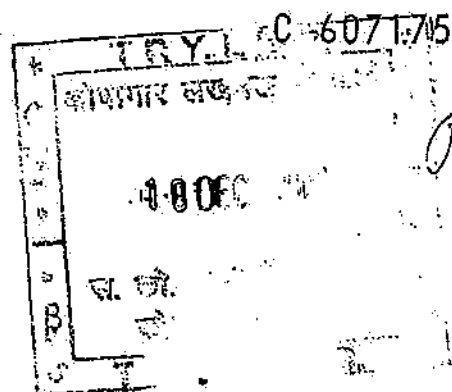
7. That the land hereby sold is not subject matter  
of any acquisition under any of the Scheme

L.T.I. of Rameshwar





उत्तर प्रदेश UTTAR PRADESH



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notified by L.D.A. or Housing Board or any other authority.

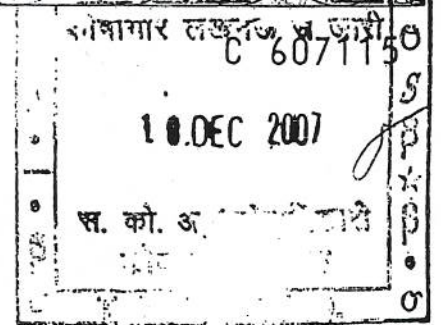
8. That the expressions "Seller" and the "Purchaser" hereinbefore used unless repugnant to the context mean and shall

*[Signature]*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH



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always mean and include their respective heirs, successors, Legal representatives and assigns.

IN WITNESS WHEREOF the above named parties hereto have put their respective hands and fingerprints to these presents on the date, month and year mentioned first above.

*[Signature]*

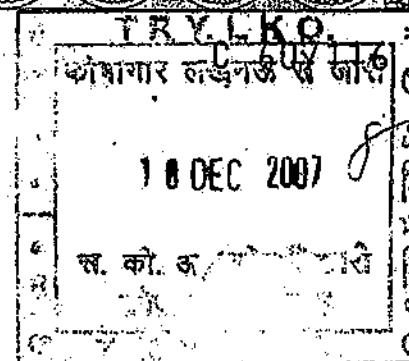


L.T.I. of Ramashwar





उत्तर प्रदेश UTTAR PRADESH



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#### SCHEDULE OF PROPERTY

Plot Khasra No. 200 measuring 0.5710 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow, which bounded as under:

EAST : Plot Khasra No. 201  
WEST : Chak Road  
NORTH : Link Road thereafter Plot Khasra No. 86, 87 & 88

*[Signature]*

L.T.I. of Rameshwar



उत्तर प्रदेश UTTAR PRADESH

T 740295

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SOUTH : Seench Nali

WITNESSES :-

1. Rajnish kr. Sharma  
श्री० V.N. Sharma  
166, Choudhation,  
Lucknow


L.T.I. of Rameshwar

SELLER

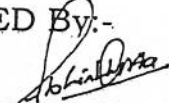
2. N. ulch <sup>Sh</sup> N. ulch  
24, New Berry St. No.

PURCHASER

DRAFTED BY:-

  
Advocate  
Civil Court, Lucknow.

TYPED By:-

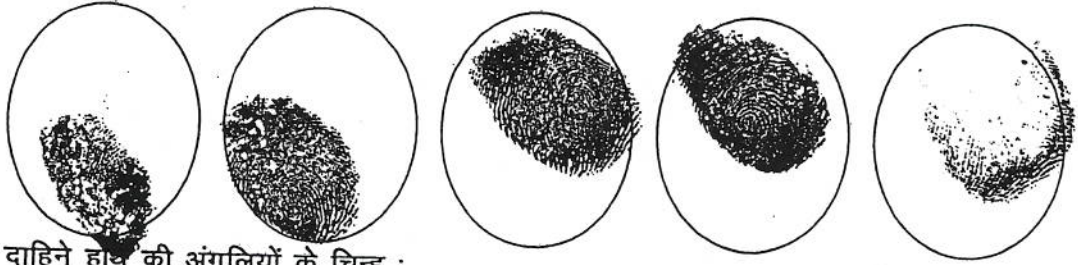
  
(ABHISHEK GUPTA)  
Civil Court, Lucknow.



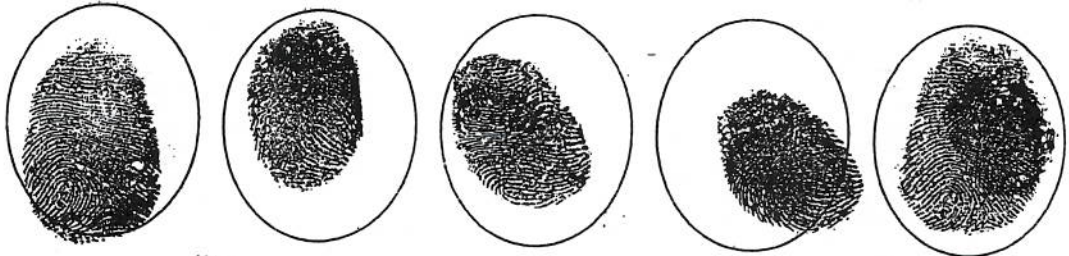
रजिस्ट्रेशन अधि० 1908 की धारा - 32 ए० के अनुपालन हेतु फिंगर्स प्रिन्ट्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता: **SRI RAMESHWAR son of Rajau, Permanent & Present resident of Suraj Kunda, Post Uttar Para, Pargana & Tehsil Sadar, District Rai Bareli.**

बायें हाथ की अंगुलियों के चिन्ह :



दाहिने हाथ की अंगुलियों के चिन्ह :

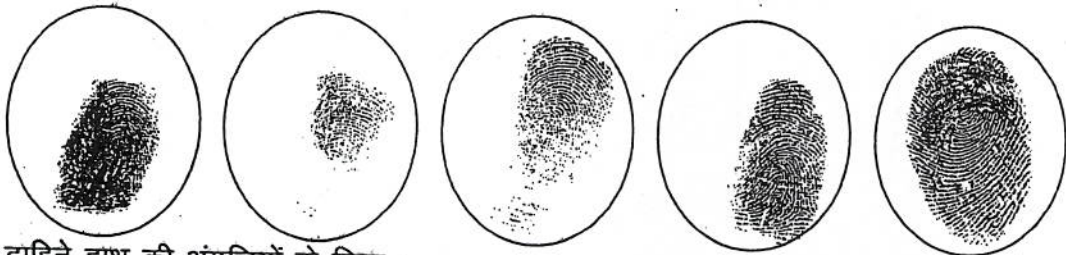


L.T.I. of Rameshwar

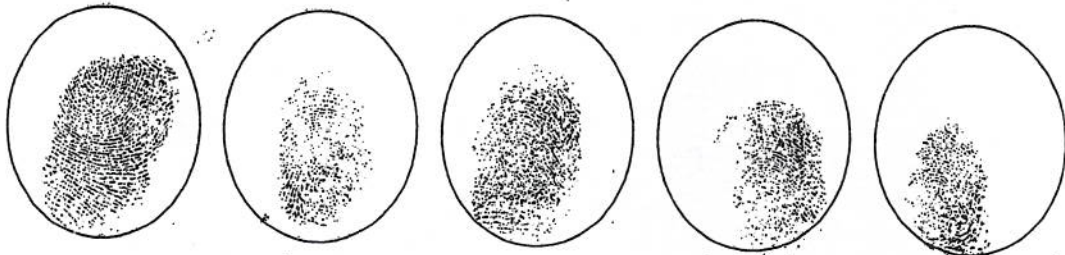
प्रस्तुतकर्ता/विक्रेता के हस्ताक्षर

प्रस्तुतकर्ता/क्रेता का नाम व पता : **SRI KHALID FAROOQUI son of Sri Azhar Mohammad, Permanent & Present resident of 24, New Berry Road, Lucknow.**

बायें हाथ की अंगुलियों के चिन्ह :



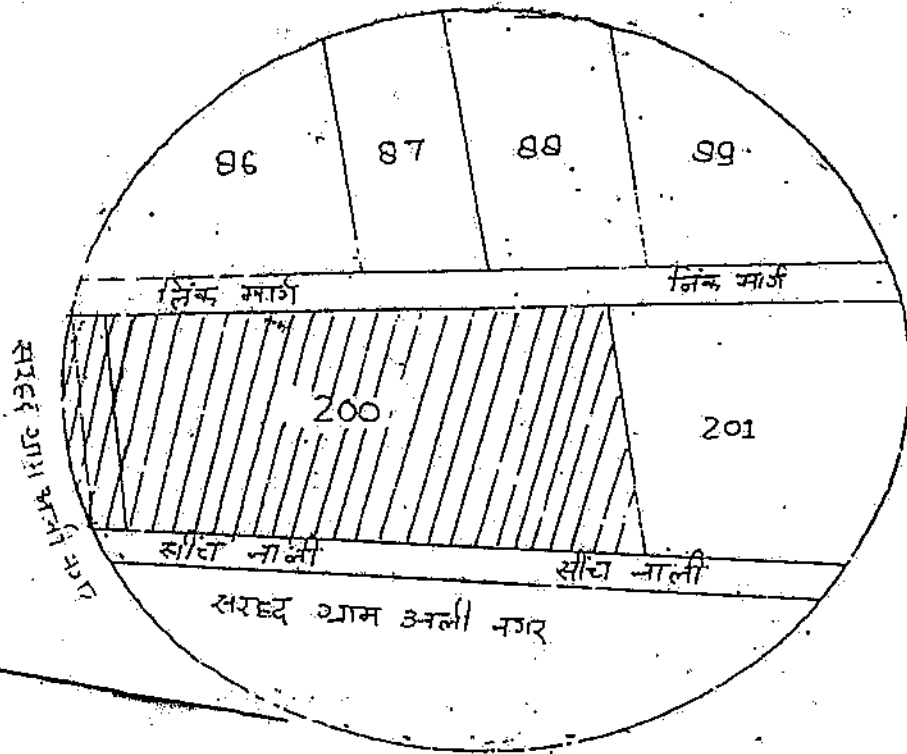
दाहिने हाथ की अंगुलियों के चिन्ह :



*[Signature]*

प्रस्तुतकर्ता/क्रेता के हस्ताक्षर

भूचित्र विक्रीत आराजी खसरा सं० 200 स्थिति ग्राम पैला  
 0.5710 हेक्टर  
 परगना लखनऊ, तहसील लखनऊ, जिला-लखनऊ



हस्ताक्षर विक्रेता

हस्ताक्षर क्रेता

L.T.I. OF Rameshwar

*[Signature]*



आज दिनांक 19/05/2010 को

वही सं. 1 जिल्द सं. 9780

पृष्ठ सं. 51 से 126 पर कमांक 7228

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अखिलेश दूबे

उप निबन्धक (द्वितीय)

लखनऊ.

19/5/2010

