

(SA) ✓

17909/13



उत्तर प्रदेश UTTAR PRADESH

C 941882
07 NOV 2013
म. अ. अ. / कोषाधिकारी
अ. अ. अ. / कोषाधिकारी

U2630



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Lucknow
Village/Mohalla	:	Ali Nagar
Details of Property	:	Plot Khasra Nos. 36, 41, 23
Standard of measurement	:	Hectare
V-Code	:	1057, Praroop-4

Rehana Jaroon

S.A. InfraBuild Pvt. Ltd.
Ajay

भाग 1

[प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला]

उप-निबन्धक (द्वितीय)

कम सं० 42630

लखनऊ

लेख या प्राप्ति पर प्रस्तुत करने का दिनांक

03-Dec-2013

प्रस्तुतकर्ता या प्राप्ति का नाम

नरसिंह बट्टे, मु.आम. रेहाना फारुखी

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

8,765,050/- 3,170,000.00

1. रजिस्ट्रिकरण शुल्क

10,000.00

2. प्रतिलिपिकरण शुल्क

20

3. निरीक्षण या तलाश शुल्क

4. मुद्रारूपा के अधिप्राप्ति करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. यात्रिक भत्ता

1 से 6 तक का योग

10,020.00

शुल्क वसूल करने का दिनांक

03-Dec-2013

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

बापत करने के लिए तैयार किया

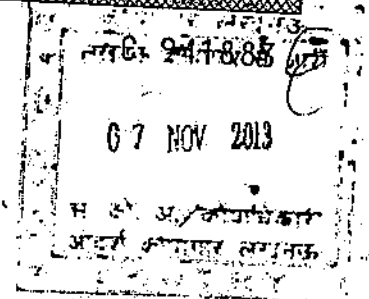
03-Dec-2013



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर



उत्तर प्रदेश UTTAR PRADESH

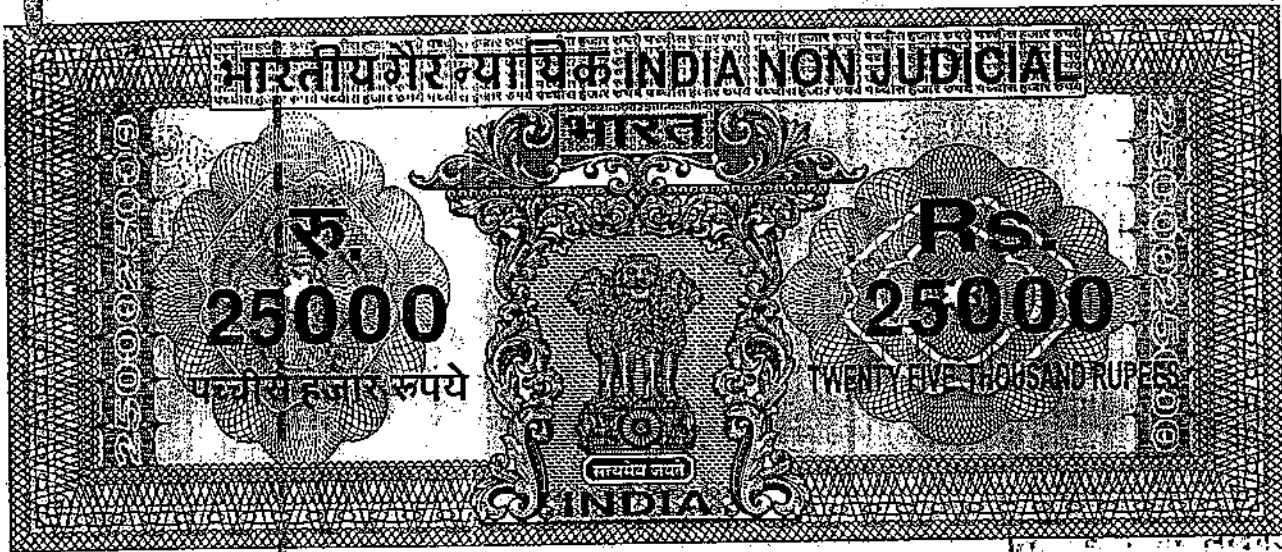


- 2 -

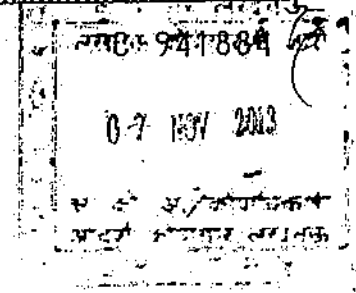
Area of Property	:	0.634
Consideration/ Valuation	:	₹ 87,65,050/- ₹ 31,70,000/-
Stamp Duty paid	:	₹ 6,14,000/-
Boundaries		
<p>BOUNDARY OF KHASRA NO. 36 MEASURING 0.064 HECTARE</p> <p>East : Chak Road thereafter Khasra No. 39 West : Chak Road thereafter Khasra No. 29 North: Khasra No.37 South : Khasra No. 35</p>		

Rehana Garoobi

S. A. Infrabuild Pvt.-Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH



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BOUNDARY OF KHASRA NO. 41 MEASURING 0.338

HECTARE

East : Chak Road thereafter Khasra No. 46, 47 & 48

West : Khasra No. 39

North: Seench Nali

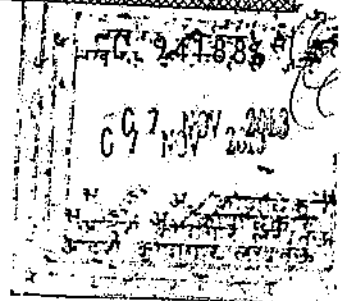
South : Khasra No. 40, 40/258

Rehana Jaleel

S. A. Infrabuild Pvt. Ltd.
Hussain
Director



उत्तर प्रदेश UTTAR PRADESH



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No. of persons in First Part (1)
Details of Seller : Mrs. REHANA FAROOQUI W/o Mr. Zakir Mohammad Farooqui permanent and present resident of 24, New Berry Road, Lucknow
No. of persons in Second Part (1)
Details of Purchaser : S.A. INFRABUILD PVT. LTD., a company registered under the Companies Act, having its registered office at 51/69, Dum Dum Road No. 3, Hari Kali Colony, Kolkata-700074 (West Bengal), through its Director Mohammad Kareem Farooqui son of Waseem Mohammad

Rehana Farooqui

S.A. Infrabuild Pvt. Ltd.
Director

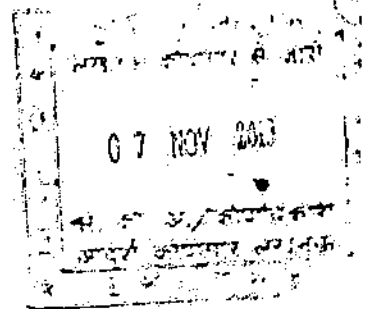


उत्तर प्रदेश UTTAR PRADESH

C 941887

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SALE DEED



THIS SALE DEED MADE ON this 20th day of
November, 2013 BY Mrs. REHANA FAROOQUI W/o Mr.
Zakir Mohammad Farooqui permanent and present
resident of 24, New Berry Road, Lucknow
(hereinafter referred to as SELLER)

Rehana Farooqui

S. A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

941888
07 MAY 2003
प. प्र. अ. न्यायिक
अ. न्यायिक अ. न्यायिक

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IN FAVOUR OF

S.A. INFRABUILD PVT. LTD., a company
registered under the Companies Act, having its
registered office at 51/69, Dum Dum Road No. 3,
Hari Kali Colony, Kolkata-700074 (West Bengal),
through its Director Mohammad Kareem

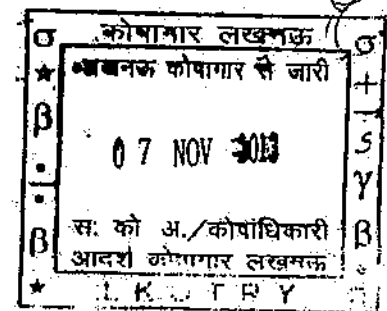
Rehana Jaloochi

S.A. Infrabuild Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH

C 941889



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Farooqui son of Waseem Mohammad, (hereinafter referred to as the PURCHASER).

WHEREAS the seller is the owner and bhumidhar of Plot Khasra Nos. 36, 41, 23, total measuring 0.634 hectare, situated at Village Ali Nagar, Pargana, Tehsil & District Lucknow, more

Rehana Farooqui

S. A. Infrabuild Pvt. Ltd.
[Signature]
Encl.



उत्तर प्रदेश UTTAR PRADESH

0	कोषाधार नम्बर
*	लखनऊ कोषागार से
β	741891
.	07 NOV 2013
.	स. को. अ./कोषाधिकार
β	आदर्श कोषागार लखनऊ
*	LKOTRY

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specifically detailed in schedule of property given
at the foot of this sale deed (hereinafter referred
to as the SAID PROPERTY).

AND WHEREAS seller purchased 1/2 share of
Khasra No. 36 from its ex-owner Ram Gopal son of
Janki, through a registered sale deed dated

Rehana Garoochi

Handwritten signature and stamp.



उत्तर प्रदेश UTTAR PRADESH

C 965401

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26.11.2011 which instrument is duly registered in Book No. I, Jild 11726 at pages 313/344, Serial No. 16557 on 26.11.2011 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the seller further purchased Khasra No. 41 from its ex-owner Chhabba son of

Rehana Jaoobai

S.A. Infrabuild Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH

लखनऊ ०७ नवंबर २०१३
०७ NOV २०१३
स. द. अ. / कोर्ट
अदालत कागजात

- 11 -

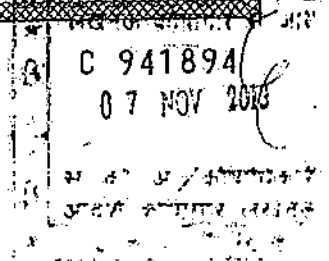
Late Chunnu through a registered sale deed dated 25.03.2010 which instrument is also duly registered in Book No. 1, Jild 9542 at Pages 187/220 Serial No. 3871 on 25.03.2010 in the office of Sub-Registrar-II, Lucknow.

Rehana Javed

S. A. Infrabuild Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH



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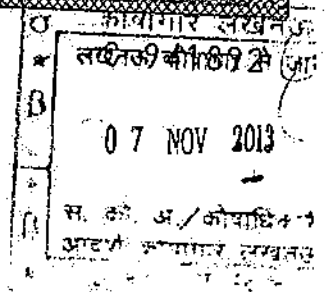
AND WHEREAS the seller purchased Khasra
No. 23 from its ex-owner Dev Narain son of Late
Bharat through a registered sale deed dated
22.12.2010 which instrument is also duly
registered in Book No. 1, Jild 10446 at Pages 31/74

Rehana Daroochi

Handwritten signature and initials.



उत्तर प्रदेश UTTAR PRADESH



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Serial No. 16262 on 22.12.2010 in the office of
Sub-Registrar-II, Lucknow.

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

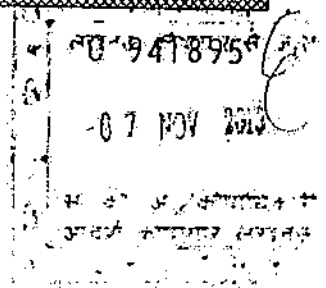
AND WHEREAS the seller as owner of the said
property, which is free from all encumbrances

Rehana Goolbi

S.A. Infrabulid Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH



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whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of ₹ 87,65,050/- only (Rupees Eighty Seven Lacs Sixty Five Thousand and Fifty only).

Rehana Jaleel

S.A. Infrahold Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH

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

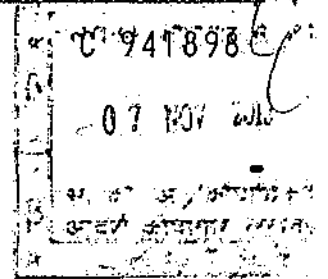
1. ₹ 86,77,399/- through Cheques.
2. ₹ 87,651/- deducted towards TDS.

Rehana Javvohri

[Signature]



उत्तर प्रदेश UTTAR PRADESH



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NOW THIS SALE DEED WITNESSETH AS UNDER :-

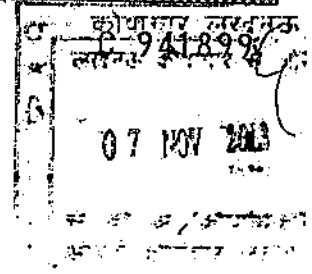
1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser, the said property mentioned above and all that it has

Rehana G. G. G.

S. A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH



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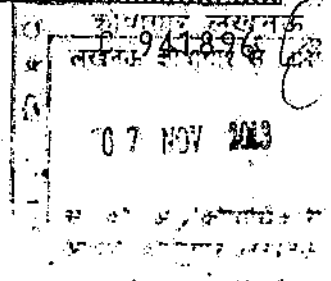
including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.

Rehana Farooqui

S.A. Farooqui P. 113.
H. Farooqui



उत्तर प्रदेश UTTAR PRADESH



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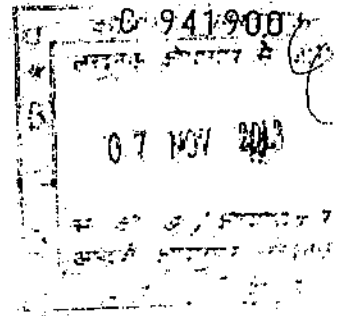
2. That the seller has handed over the vacant possession of said plot to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.

Rehana Jaroo bin

S. A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH



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5. 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

Rehana Sarobin

S. A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

C 965402

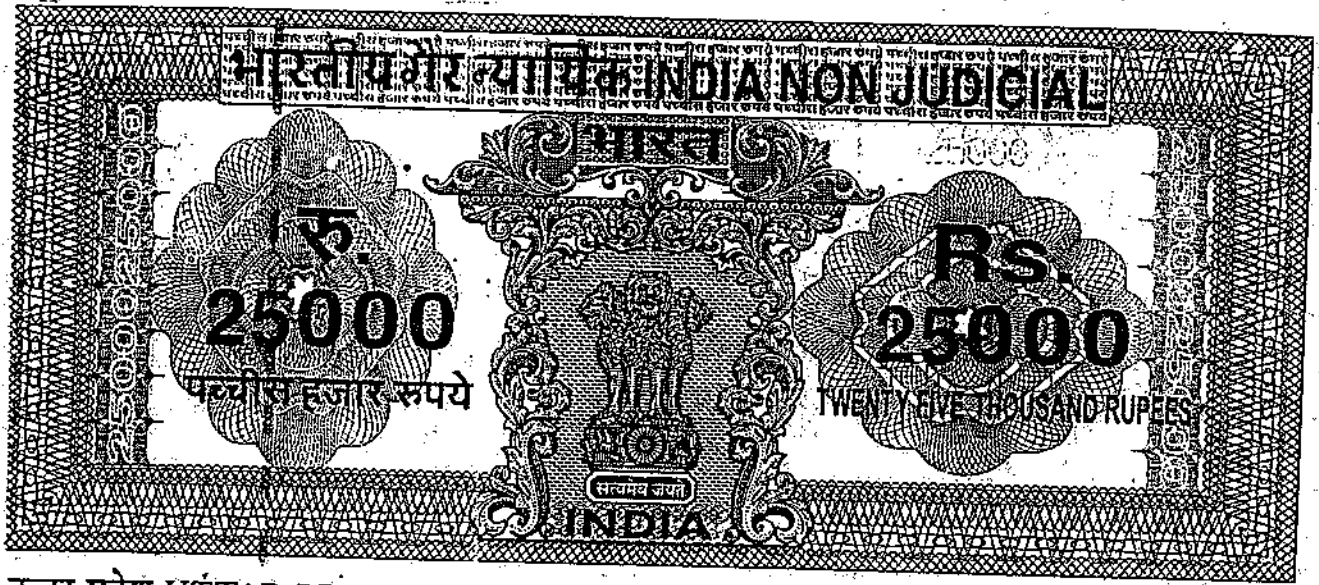
○	कोषागार लखनऊ
★	लखनऊ कोषागार से जारी
β	12 NOV 2013
β	स को अ./कोषाधिकारी
★	आदर्श कोषागार लखनऊ
	LKOTRY

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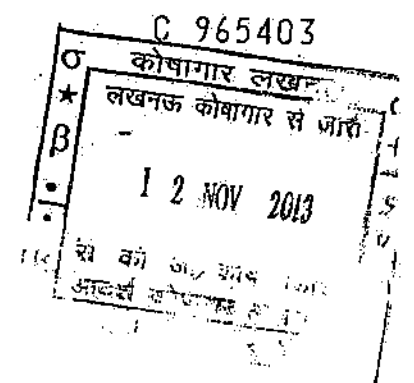
of the property mentioned above or any
proprietary right therein, by reason of any
defect in the title, the Seller undertakes to
indemnify the purchaser to the extent of such
loss or losses as the case may be from her

Rehana Jaiswal

S.A. Jaiswal
H
B



उत्तर प्रदेश UTTAR PRADESH



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other moveable or immoveable properties
wherever found in existence at that time.

- 6: That the area of the land hereby sold is 0.634
hectare, the market value whereof being
agricultural land for the purposes of Stamp
duty as per rates fixed by Collector Lucknow

Rehana Javochi

K. S. A. Infrabuild Pvt. Ltd.
Director



उत्तर प्रदेश UTTAR PRADESH

G. 965405
12 NOV 2013
स को अ./कोषाधिकारी
आदरी कायागार लखनऊ
LKOTRY

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@ Rs. 50,00,000/- per Hectare. valuation comes Rs. 31,70,000/- There is no Trees, No tube well, no construction on the said plot. There is no abadi within a radius of 200 Meters. It is more than 100 meters away from Sitapur Road by pass.

Rehana Garoo In

S. A. Infrabuild Pvt. Ltd.
Kumar



उत्तर प्रदेश-UTTAR PRADESH

C 941890	
कोषागार लखनऊ	
सबनऊ कोषागार से जारी	
07 NOV 2013	
स. को. अ./कोषाधिकारी	
आदर्श कोषागार लखनऊ	
L K O T R Y	

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7. That, the seller is not member of schedule caste or schedule tribe, as such there is no impediment for the present transfer.
8. That the land hereby sold is not subject matter of any acquisition under any of the

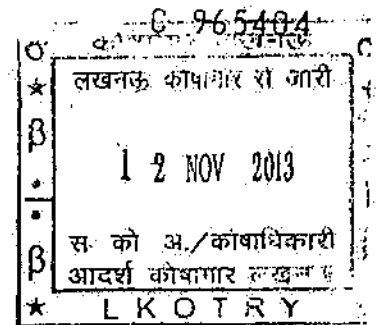
Rehana Jaroobin

S.A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

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Scheme notified by Lucknow Development or
Housing Board or any other authority.

9. That the expressions "SELLER" and
"PURCHASER" hereinbefore used unless
repugnant to the context mean and shall
always mean and include their respective

Rehana Darooji

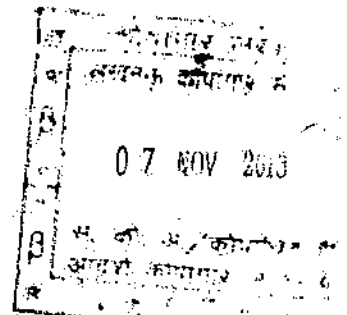
S.A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

558905

- 25 -

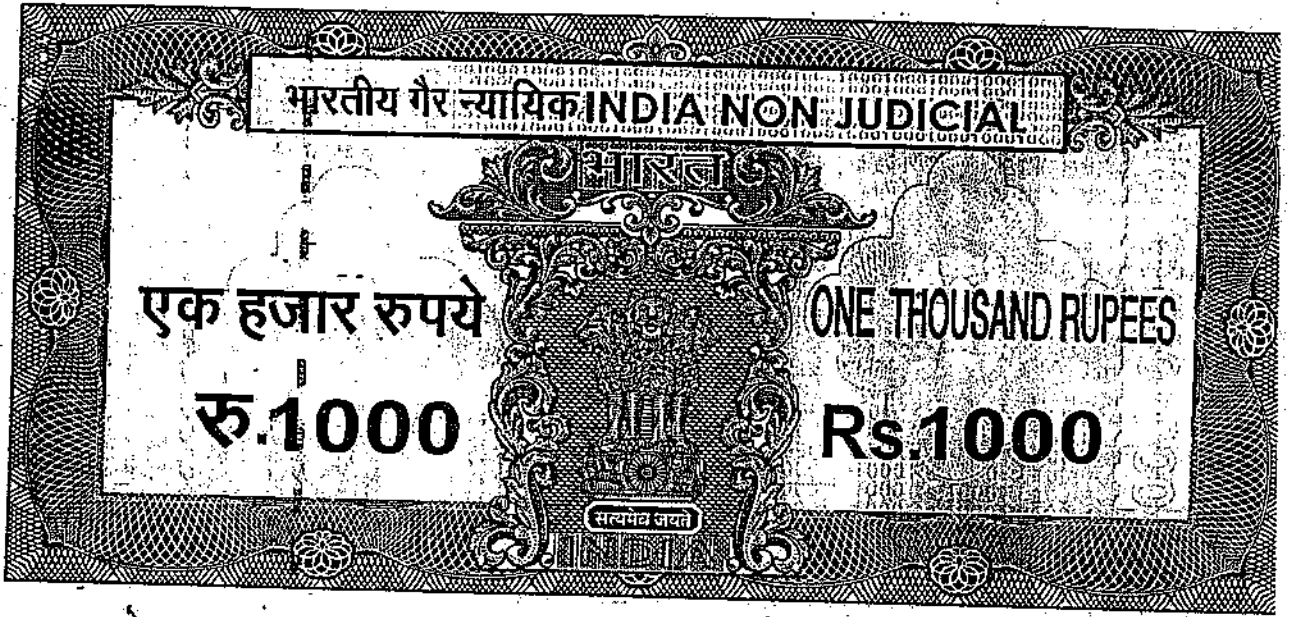


heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above named Seller and purchaser have put our respective hands and thumb impressions to

Rehana Saroo

S. A. Infrabuild Pvt. Ltd.
[Signature]
Director



उत्तर प्रदेश UTTAR PRADESH

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these presents on the date, month and year
mentioned first above.

SCHEDULE OF PROPERTY

Plot Khasra Nos. 36 measuring 0.064 Hectare, 41
measuring 0.338 Hectare, 23 measuring 0.232
Hectare, total measuring 0.634 hectare, situated

Rehana Jaroo bin

S. A. Jaroo bin F.V. 16.
Dir.



उत्तर प्रदेश UTTAR PRADESH

S. 795087

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at Village Ali Nagar, Pargana, Tehsil & District
Lucknow and bounded as below :-

BOUNDARY OF KHASRA NO. 36 MEASURING 0.064

HECTARE,

East : Chak Road thereafter Khasra No. 39

West : Chak Road thereafter Khasra No. 29

Rehana Jaisoori

[Signature]



उत्तर प्रदेश UTTAR PRADESH

S 795086

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North: Khasra No.37

South : Khasra No. 35

BOUNDARY OF KHASRA NO. 41 MEASURING 0.338
HECTARE

East : Chak Road thereafter Khasra No. 46,
47 & 48

West : Khasra No. 39

Rehana Javoo

S. A. Infrabuild Pvt. Ltd.

Director



उत्तर प्रदेश UTTAR PRADESH

S. 795085

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North: Seench Nali

South : Khasra No. 40, 40/258

BOUNDARY OF KHASRA NO. 23 MEASURING 0.232

HECTARE

East : Chak Road thereafter Khasra No. 26 & 27

West : Chak Road thereafter Khasra No. 20

Rehana Jadoon

S. A. Infrabund P. N. 11.

Signature

North : Sarhad of Village Ghalla

South : Khasra No. 25

WITNESSES :

1. *Rajiv K. Sharma*
S/O V. N. Sharma
Choupatan, Uo.

Rehana Daroo bin

SELLER



S. A. Infrabuild Pvt. Ltd.

Ky Director

PURCHASER



Drafted By:

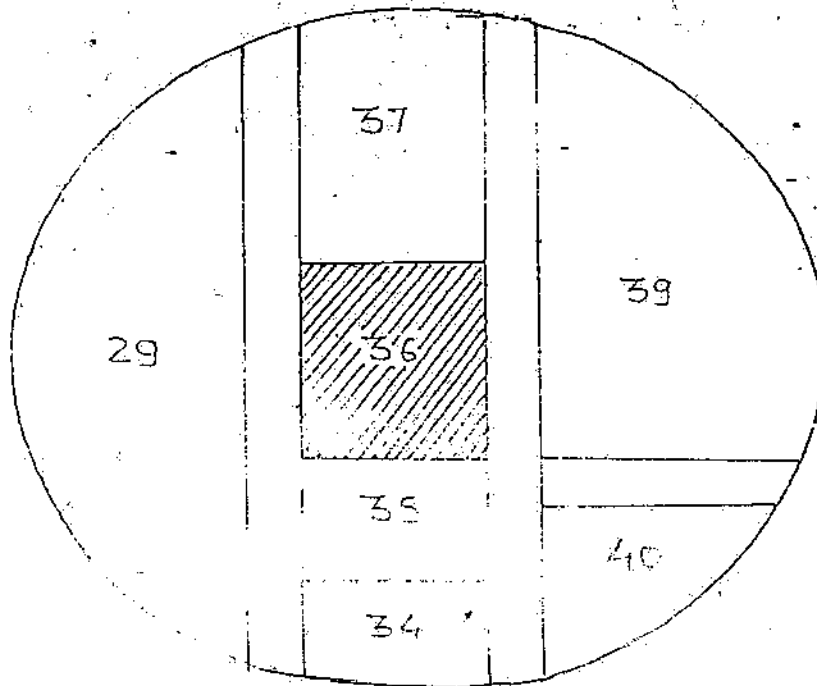
[Signature]
Advocate

Civil Court, Lucknow.
Mob. No. 945229697
Regn. No. 1220/1972

Typed by:

[Signature]
(SHUBHAM MAURYA)
Civil Court, Lucknow.

KHASRA NO - 36 SITUATED AT VILLAGE - ALI NAGAR, PARGANA, TEHSIL &
DISTICT - LUCKNOW



SELLER

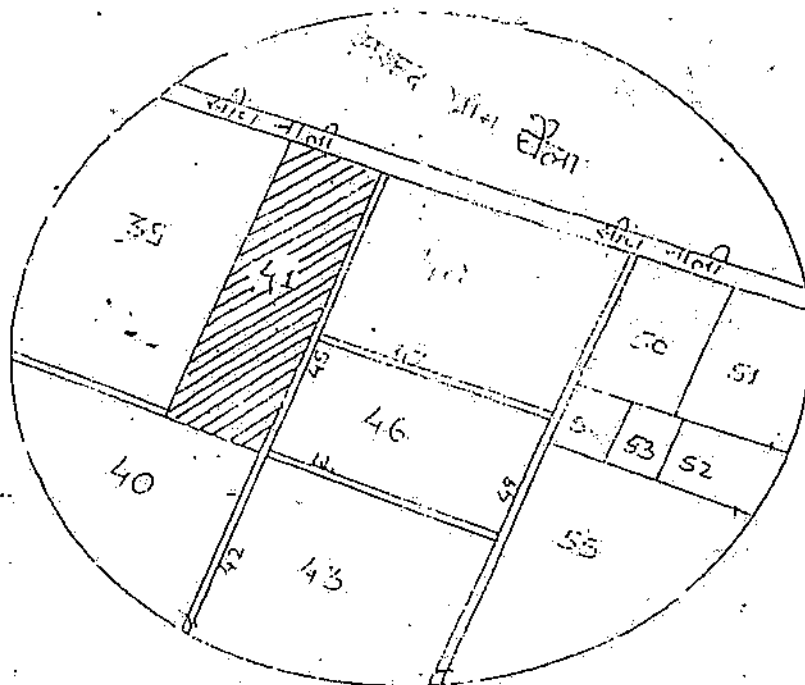
Rehana Javotri

S. A. Infrabuild Pvt. Ltd.

Director

PURCHASER

K IASRA NO - 41 SITUATED AT VILLAGE - ALI NAGAR, PARGANA, TEHSIL &
DISTRICT - LUCKNOW



SELLER

Rehana Daroo bin

S. A. Infrabuild Pvt. Ltd.
Director.

PURCHASER

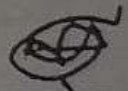
आज दिनांक 03/12/2013 को

बही सं. 1 जिल्द सं. 14685

पृष्ठ सं. 103 से 168 पर क्रमांक 17909

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एच० के० पाण्डेय
उप-निबन्धक (द्वितीय)

लखनऊ

3/12/2013

