

89/110

I-0828/7



03BB 803447



Sale Consideration : Rs. 1,11,000/-  
 Market Value : Rs. 1,77,188/-  
 Stamp Duty : Rs. 17,800/-  
 Pargana : Bijnore

**SUMMARY OF DOCUMENT**

- |                     |   |               |
|---------------------|---|---------------|
| 1. Type of Land     | : | Agriculture   |
| 2. Ward/Pargana     | : | Bijnore       |
| 3. Mohalla/ Village | : | Kalli Paschim |

*Signature*

*Signature*





उत्तर प्रदेश UTTAR PRADESH

B-368371



(2)

- |                        |   |  |
|------------------------|---|--|
| 4. Detail of Property  | : | Land Khasra No. 2068                     |
| 5. Unit of measurement | : | Hectare                                  |
| 6. Area of Property    | : | 0.081 Hect.                              |
| 7. Location of Road    | : | 100 meter away from<br>Rai Bareilly Road |
| 8. Type of Property    | : | Agriculture land                         |
| 9. Sale Consideration  | : | Rs. 1,11,000/-                           |

**BOUNDARIES :-**

- |       |   |                       |
|-------|---|-----------------------|
| East  | : | Khasra No. 2067       |
| West  | : | Khasra No. 2071,      |
| North | : | Khasra No. 2046, 2050 |
| South | : | Khasra No. 2069,      |

- |                            |   |     |
|----------------------------|---|-----|
| Number of the First Party  | : | One |
| Number of the Second Party | : | One |

*सत्यमेव जयते*

*Bansal*



उत्तर प्रदेश UTTAR PRADESH

B 368367



(3)

**DETAILS OF SELLER**

**KRIPA SHANKAR**, S/o Babu Lal, R/o Kalli Paschim, Pargana Bijnore, Tehsil & District Lucknow.  
Occupation : Farmer

**DETAILS OF PURCHASER**

**HANUMAN LANDBASE PROJECTS PVT. LTD.**, registered office at 181/9, INDRAPRASTH NAGAR, Picnic Spot Road Lucknow, through authorised signatory Sri Rhyth Bansal son of Late M.C. Bansal, resident of 105, Chandra Tower, 6, Jopling Road, Lucknow.  
Occupation : Business

**SALE DEED**

**THIS DEED OF SALE** is made and executed at Lucknow by **KRIPA SHANKAR**, S/o Babu Lal, R/o Kalli Paschim, Pargana Bijnore, Tehsil & District Lucknow (hereinafter referred to as

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Bansal



उत्तर प्रदेश UTTAR PRADESH

B 368368

(4)

the 'SELLER') in favour of **HANUMAN LANDBASE PROJECTS PVT. LTD.**, a company duly registered under the Indian Companies Act, 1956, having its registered office at 181/9, **INDRAPRASTH NAGAR**, Picnic Spot Road Lucknow, through its authorized signatory **Sri Pyush Bansal** son of Late **M.C. Bansal**, resident of **105, Chandra Tower, 6, Jopling Road, Lucknow**, (hereinafter referred to as the '**PURCHASER**'). The expression Seller and Purchaser mean and shall always mean and include their respective heirs, successors, executors, administrators, transferees and assignees.

**WHEREAS**, the seller is the absolute owner and Bhumidhar part of land in Khata No. **00078**, Khasra No. **2068**, measuring area **0.081 (Zero point Zero Eight one) Hect.**, situated at **Kalli Paschim**, Pargana Bijnore, Tehsil & District Lucknow, more specifically detailed in the Schedule of Property given at the foot of this sale deed. The said land is the ancestral property of seller and it is not lease hold property and never been allotted by any authority and the

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Bansal



उत्तर प्रदेश UTTAR PRADESH

B 368369



(5)

seller has got the whole transferable rights as Sankramaniya Bhumidhar.

**AND WHEREAS** the name of seller is duly mutated in the and revenue records.

**AND WHEREAS** the seller is absolute owner of the said property, which is free from all encumbrances whatsoever, and has agreed to sell, transfer and assign absolutely the said property to the purchaser for a total sale consideration of **Rs. 1,11,000/- (Rupees One Lac Eleven Thousand only)**.

**NOW THIS SALE DEED WITNESSETH AS UNDER :**

1. That in consideration of the said sum of **Rs. 1,11,000/- (Rupees One Lac Eleven Thousand only)** paid by the purchaser to the seller, the receipt whereof the seller hereby acknowledge, the seller doth hereby grant, transfer convey, release and assign by way of absolute sale of all that share of

*Handwritten signature*

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उत्तर प्रदेश UTTAR PRADESH

B 368370



(6)

the seller i.e. **0.081 Hect.** of agriculture land part of Khasra no. **2068**, situated at **Kalli Paschim**, Pargana Bijnore, Tehsil & District Lucknow, morefully detailed at the foot of this deed with all the estate, rights, title, interests, claims, demands easements, privileges, and appurtenance 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 premises without any hindrances, interruption or interference from anybody whomsoever.

2. That the seller has delivered to the purchaser to 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 land transferred under this

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*[Handwritten signature]*



उत्तर प्रदेश UTTAR PRADESH

R 475281

(7)

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 litigation and the same is not under any lispendens or Court attachment or acquisition by LDA, U.P. Avas Vikas or any Govt. Authorities or any body under any plan whatsoever.

4. That the seller has further assured the purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the land 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 demand etc. pertaining prior to the date of execution of this deed of sale the seller shall reimburse the same to the purchaser. However, from the date of execution of this deed, the purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.

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*[Handwritten signature]*



उत्तर प्रदेश UTTAR PRADESH

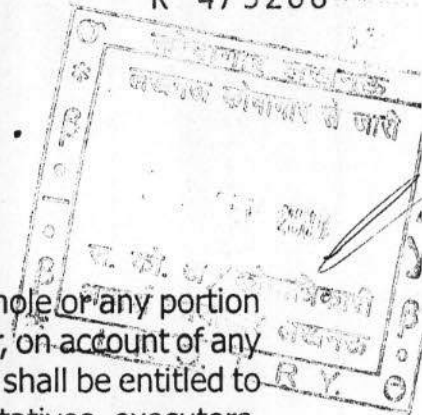
R 475280

(8)

5. That in case the purchaser is deprived of whole or any portion of the land 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, any other person finally establishes any claim to the property transferred under this deed 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 seller and all person claiming under him do hereby further agree with the purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things

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Bansal





उत्तर प्रदेश UTTAR PRADESH

R 475279

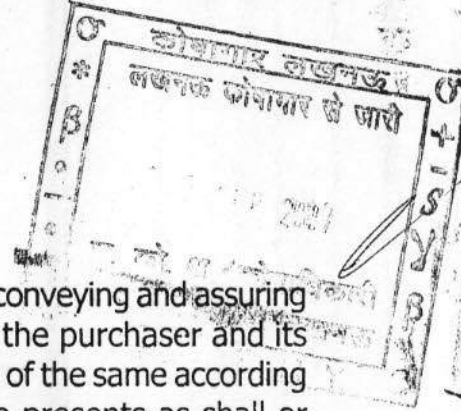
(9)

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.

7. That provided always and it is hereby agreed that whenever 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" hereinbefore used shall include their respective heirs, legal representatives, successors and assigns.
8. That the land transferred under this deed is not situated at any National Highway, State Highway, District Road or Link Road, nor are there any trees, wells, constructions or tube-wells whatsoever in the property hereby sold on the aforesaid land hereby conveyed. The land situates beyond 100 meter away from the main Rai Bareilly Road. The land hereby conveyed is

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an agricultural land. Further, the land hereby conveyed situates beyond the Municipal Limits and no development work has been carried out within the peripheral limits of 200 meters of the same, the agriculture land sold through this deed is beyond the Nagar Nigam area.

It is further declared that the seller is not a member of the Schedule Caste/Schedule Tribes.

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 land hereby transferred to the purchaser.

9. That the total area of the land transferred under this deed is **0.081** hectare, the value of the land as assessed and approved by the collector, Lucknow is Rs. 17,50,000/- per hectare, according to which the market value of the property comes to Rs. **1,41,750/-**. The purchaser is company hence 25% enhanced in the valuation hence the enhanced total valuation comes to Rs. **1,77,188/-**. The stamp duty comes to Rs. **17,800/-** and the same has been paid accordingly by the purchaser.

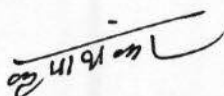
#### SCHEDULE OF PAYMENT


The Seller has received the said sale consideration amount of **Rs. 1,11,000/- (Rupees One Lac Eleven Thousand only)** as per details below from the purchaser and the receipt of the same is hereby acknowledged by the Seller.

- (i) Rs. **1,11,000/- (Rupees One Lac Eleven Thousand only)** through Cheque no. 000006, dated 03.10.2007, Kotak Mahindra Bank, Hazratganj, Lucknow.

#### SCHEDULE OF PROPERTY

Part of land in Khata No. **00078**, Khasra No. **2068**, measuring area **0.081 ( Zero point Zero Eight one) Hect.**, situated at Kalli Paschim, Pargana Bijnore, Tehsil & District Lucknow, which is bounded as under :-





विक्रय पत्र

111,000.00/ 178,000.00

3,560.00 40 3,600.00 2,000

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल मालियत  
श्री/श्रीमती कृपा शंकर  
पुत्र/पत्नी श्री बाबू लाल  
पेशा कृषि

निवासी स्थायी कल्ली पश्चिम, पर. बिजनौर, लखनऊ  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 5/10/2007 समय 3:11PM  
बजे निबन्धन हेतु पेश किया।

*कृपा शंकर*



*कृपा शंकर*

एच.के. पाण्डेय  
उप निबन्धक (प्रथम)  
लखनऊ  
5/10/2007

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

विक्रेता

श्री/श्रीमती कृपा शंकर  
पुत्र/पत्नी श्री बाबू लाल  
पेशा कृषि  
निवासी कल्ली पश्चिम, पर. बिजनौर, लखनऊ

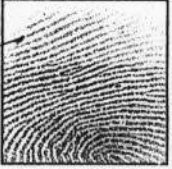
*कृपा शंकर*



क्रेता

श्री/श्रीमती हनुमान लैन्डबेस प्रोजेक्टस  
प्रा.लि.द्रा.अ.हस्ता.पियूष बंसल  
पुत्र/पत्नी श्री स्व.एम.सी.बंसल  
पेशा व्यापार  
निवासी 105, चन्द्रा टावर 6 जापलिंग रोड, लखनऊ

*हनुमान*



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री प्रदीप कुमार वर्मा

पुत्र श्री गिरजा शंकर वर्मा

पेशा व्यापार

निवासी कल्ली पश्चिम लखनऊ

व श्री ज्ञान कुशवाहा

पुत्र श्री मुन्ना लाल

पेशा व्यापार

निवासी 152, करैलाबाग इलाहाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

*प्रदीप कुमार वर्मा*



*ज्ञान कुशवाहा*



एच.के. पाण्डेय  
उप निबन्धक (प्रथम)  
लखनऊ  
5/10/2007

(11)

East : Khasra No. 2067  
West : Khasra No. 2071,  
North : Khasra No. 2046, 2050  
South : Khasra No. 2069,

**IN WITNESS WHEREOF** we the above named seller and purchaser have put our own hands to these present on the day, month and year mentioned first above.

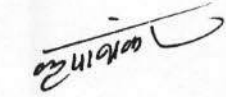
**Lucknow**

**Dated :** 5-10-07

**WITNESSES :**

1. प्रदीप कुमार  
भारत शिकार  
नली पश्चात् अखण्ड

2. बानि लखार  
15-2 कोला भाग 5ला



**SELLER**

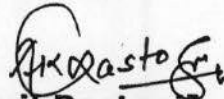




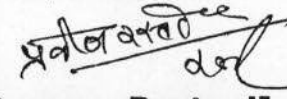
**PURCHASER**



TYPED BY :

  
[Amit Rastogi]  
Civil Court, Lucknow

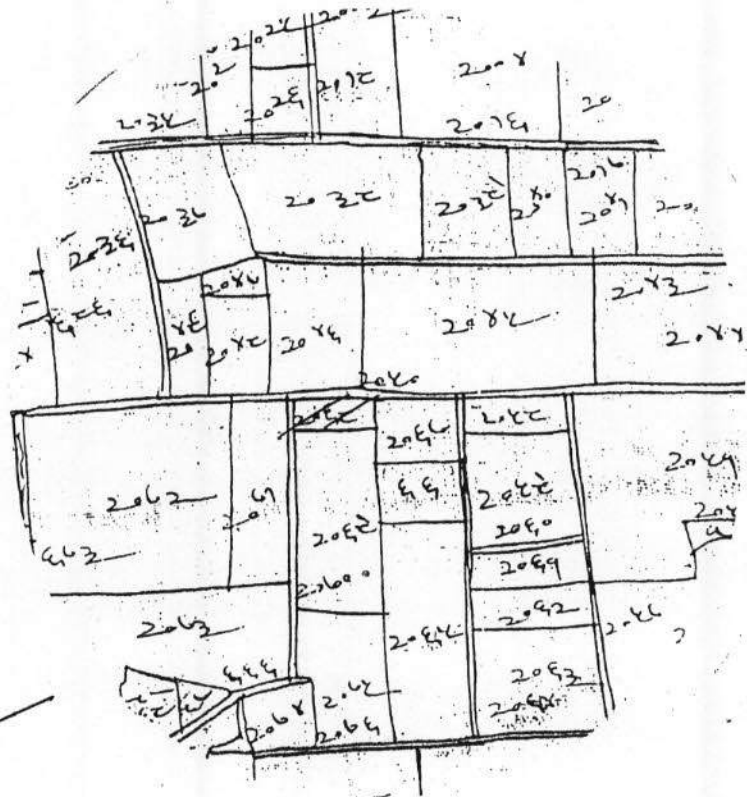
DRAFTED BY :

  
[Praveen Rastogi]  
Advocate  
Civil Court, Lucknow

क्रमांक सं 2068 डिप्ट ग्राक काली पंचिम

परगना विजौरा ता जिं

200 गज्या में कोई पैर, कुक्का रूखेले  
आवारी आदि नहीं है



Handwritten signature and the word 'की' (key) written vertically.

Handwritten signature and the word 'वि' (vi) written vertically.

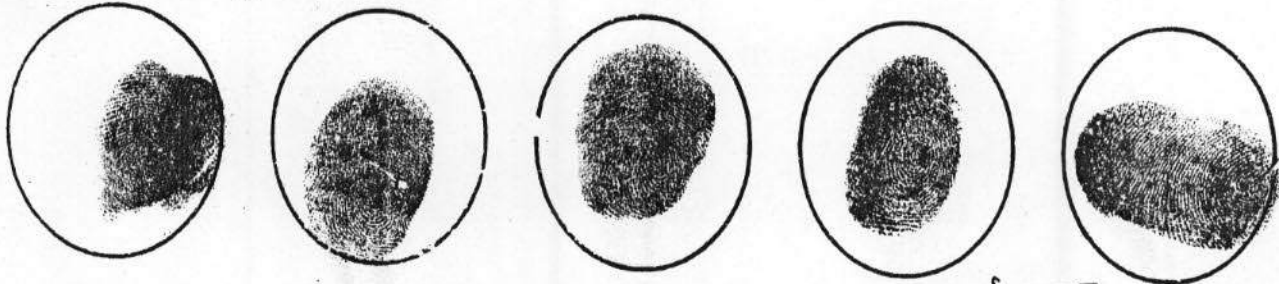
जिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन

प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Krupa Shankar Sr. Babulal R/O  
Walli Pachim Raegm Rajmouliab Rd Aho  
बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :-

Piyush Bansal Sr. P.O. Bansal Ph/O  
165 Chandra Bower 6 Toplip Road Aho

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



हस्ताक्षर  
विक्रेता/क्रेता के हस्ताक्षर

आज दिनांक 05/10/2007 को  
वही सं 1 जिल्द सं 8621  
पृष्ठ सं 231 से 256 पर क्रमांक 8828  
रजिस्ट्रीकृत किया गया ।

एच.के.पाण्डेय  
उप निबन्धक (प्रथम)  
लखनऊ  
5/10/2007

(37) (पठ)  
Previous Sale Deed of

Sale Deed No. 4724

(C-32)

शुल्का 89

1- या प्राप्तिना पत्र प्रस्तुत करने का दिनांक .....  
2- हता या प्राप्ति का नाम .....  
3- प्रकार .....  
4- की बनराशि .....  
5- रजिस्ट्रीकरण शुल्क .....  
6- प्रतिलिपिकरण शुल्क .....  
7- निरीक्षण या तलाश शुल्क .....  
8- मुहतारनामा के अधिप्रमाणीकरण के लिए शुल्क .....  
9- कमीशन शुल्क .....  
10- विविध .....  
11- यांत्रिक पता .....  
12- तक का योग .....  
13- सूच करने का दिनांक .....  
14- अब लेख्य प्रतिलिपि या तलाशनामा पत्र .....  
15- रने के लिए तैयार किया .....  
16- एव अधिकारी के हुस्ताकर .....