

467524





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- Office Name : Sub Registrar, Zone No. II Kanpur

Nagar

2- Date of Presentation : 11/05/2007

3- Date of Execution : 11/05/2007

4- Name of Presenter : Shahabuddin S/o Noor Mohammad R/o

Vill. Naramau, Tehsil & District Kanpur

Nagar.

5. Nature of document : Sale Deed

6- Sale consideration : Rs. 29,08,900/-

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कोषायार कानपुर नगर ा स्टाम्प रुः 0... Akhilesh (M. Morres Reality & Development Pvt. Ltd. 1, Kapoorthata Complex Aligani, Lucknow-30-4-0 127003 5/551



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- Market Value 7-
- Name of Sellers 8-
- Rs. 23,54,000/-
  - (1) Shahabuddin (2) Zajja (3) Hawaldar all sons of Noor Mohammad & (4) Samsuddinn (5) Shaukat (6) Mohd. Munauvar (7) Mohd. Smile (8) Mohd. Yusuf (9) Mohd. Ishtihaq all sons of Razzaq (10) Smt Khairunisha W/o Razzaq all resident of Village Naramau, Tehsil & District Kanpur.

for of eacts1 218189 JIJ51)

क्रम संख्या प्रमान का प्रकार १८०१ की स्वाधित का पान ते प्रकार १८०१ की स्वाधित का पान ते प्रकार भी प्रकार १८०१ की स्वाधित का पान ते प्रकार भी प्रवास के प्रकार के प्रकार के प्रकार का पान ते प्रवास के प्रकार के प्रकार के प्रवास के प्रवास

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मान्यग्रथा

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- 9- Name of Purchasers
- Akhilesh City Homes Reality & Development Pvt. Ltd. Regd. Off.
   Kapoorthala Complex, Aliganj, Lucknow- 226024
- Alcina City Homes Estate & Development Pvt. Ltd. Regd. Off.
   Kapoorthala Complex, Aliganj,
   Lucknow- 226024
- 3. Alok City Homes Shelters Pvt.

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क्रम संस्था (	ाम्प का प्रकार
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नामं	Akhilesh City Herros Reality
पिता/पति का नान	1, Kapoorthala Complex Aliganj, Lucknow-
पता	Aliganj, Lucknow
दिनांक	5 tolers
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उत्तर प्रदेश UTTAR PRADESH

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Ltd., Regd. Off. 1, Kapoorthala Lucknow-Aliganj, Complex, 226024

- 4. Alvina City Homes Estate & Reality Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
- 5. Amaresha City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
- 6. Ambuja City Homes Shelter Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Lucknow-Aliganj, Francoman 226024.

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## कोणागार कानपुर नगर व्यक्त-स्टाम्प

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दिनांक	हस्ताक्ष्म क्	



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Through Authorised Signatory of All companies Sri Uttam Rai, S/o Late Shri S.K. Roy, adult, Hindu, Resident of L-87, Indira Nagar Colony, Kanpur.

## **DESCRIPATION OF PROPERTY:**

Naramau Kachhar Place 1-

3 Khata No. 2-

429, 534, 535 & 536 Arazi No. 3-

0.5885 Hect. Sold Area of land 4-

Dumat Nature of Land 5-

Natural Rain Sources of Water 6-

There is no Road Width of Road 7-

North: Arazi No. 428 Boundaries of the Arazi South: Arazi No. 430

No. 429 : Arazi No. 322 East

West: Arazi No. 427

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क्रम संख्या प्रकार का प्रकार भ०१ की मूल्य २०० कि स्थाप का प्रकार भ०१ की मूल्य २०० कि सिमार का प्रकार का प्रकार का मूल्य २०० कि सिमार का प्रकार का मान कि सिमार का वाम का प्रकार का प्रकार का वाम का प्रकार का प्

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North: Arazi No. 533 (b)- Boundaries of the Arazi

South: Arazi No. 535 No. 534

> : Arazi No. 536 East

West: Arazi No. 524

North: Arazi No. 534 (c)- Boundaries of the Arazi

South: Arazi No. 537 & 540 No. 535

> : Arazi No. 536 East

West: Arazi No. 524

North: Arazi No. 531 & 532 Boundaries of the Arazi (d)-

South: Arazi No. 541 No. 536

> : Arazi No. 544 East

West: Arazi No. 534

Agriculture Nature of use 9-

Note:- The Sellers do not belong to schedule cast or schedule tribes. The land is not attached to abadi land and not attached with Nagar Nigam, Kanpur. The land is not a Patta land aur Bhudan land. The land does not belong to Gram Samaj.

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## 'कोपागार कानपुर नगर ज्यास्य - स्टाम्प

(12)	टाम्प का प्रकार
मूल्यं रु	लाम्य का प्रकार१०१००
	CONTRACT CON
पिता/पति का नाम	1, Kapoorthala Complex
ਧਗ	Aliganj, Lucknow-
दिनांक	हस्ताक्षर्



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The land is neither acquired, nor any compensation is granted. The land is purely agricultural land and is being purchased for agriculture purpose. It is recorded as Agricultrural land in the Tehsil record. The aforesaid land is not being sold in part and/or on the plot basis. A map of the land is being annexed with this sale deed. There is no residential or industrial land within the radius of 200 Sq. Mtr. of the land hereby sold.

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#### **DETAILS OF STAMP DUTY PAID:**

1- Fixed rate of land : Rs.40,00,000/- per Hect.

2- Area of land : 0.5885 Hect.

3. Value of land : Rs. 23,54,000/-

4- Sale consideration : Rs. 29,08,900/-

5- Stamp duty payable as per : Rs. 2,90,900/-

Sale consideration

6- Stamp duty paid : Rs. 2,90,900/-

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कोणागार कानपुर नगर

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मूल्य रु०श	भिल स्टाम्प रू०. 140 9 W
नाम	Akhilesh City Homes Reality
पिता/पति का नाम	& Development Pvt. Ltd.  1; Kapporthala Complex
पता	Aligani, Lucknow-
दिनांक ५०-५-०	हस्ताक्ष्मर



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### THIS SALE DEED MADE AND EXECUTED AT KANPUR NAGAR.

#### **BETWEEN:**

(1) Shahabuddin (2) Zajja (3) Hawaldar all sons of Noor Mohammad & (4) Samsuddinn (5) Shaukat (6) Mohd. Munauvar (7) Mohd. Smile (8) Mohd. Yusuf (9) Mohd. Ishtihaq all sons of Razzaq (10) Smt Khairunisha W/o Razzaq all resident of Village Naramau, Tehsil & District Kanpur hereinafter referred to as the 'SELLERS' First Party of the First Part; (which expression shall mean and include his heirs, legal representatives, administrators, successors and assigns etc.)

#### AND:

- Akhilesh City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
- 2. Alcina City Homes Estate & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
- 3. Alok City Homes Shelters Pvt. Ltd., Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow-226024

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कोद्रागार कानपुर नगर
कम संख्या । रहामप का प्रकार का प्रक उ० १८-०)





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4. Alvina City Homes Estate & Reality Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024

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- Amaresha City Homes Reality & Development Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024
- 6. Ambuja City Homes Shelter Pvt. Ltd. Regd. Off. 1, Kapoorthala Complex, Aliganj, Lucknow- 226024.

Through Authorised Signatory of All companies Sri Uttam Rai, S/o Late Shri S.K. Roy, adult, Hindu, Resident of L-87, Indira Nagar Colony, Kanpur hereinafter referred to as the Purchasers' Second Party of the Second Part; (which expression shall mean and include his heirs, representatives, administrators, successors, successors — in- interest and assigns etc.)

WHEREAS the Sellers are the recorded co-owners/ Sankramaniya Bhumidhar of arazi no. 429, area 0.266 Hect., arazi no. 534, area 0.297 Hect., arazi no. 535 M, area 0.020 Hect arazi no. 536 M, area 0.594 Hect. (total area 1.177 Hect.) in which sellers have 1/2 undivided share so sellers are the owner of 0.5885 Hect. situated at Village Naramau Kachhar Tehsil Kanpur Sadar District Kanpur Nagar (hereinafter referred to as the "said property")

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को आसूर कानपुर नगर ज्यस्त-स्टाम्प

क्रम संख्या. (12	.स्टाम्प का प्रकार
मत्य रु०	शामिल स्टाल्य स्व ३६१०१
पिता/पति का नाम	Development Pvt. Ltd.     Rapoorthala Complex     Aligani, Lucknow-
प <b>ता</b>	Aliganj, Lucknow-
दिनाक	हस्ताक्षर्
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AND WHEREAS the said property is not yielding any profit to the Sellers so it has been decided to sell the said property therefore the Sellers started negotiation for the sale of the above said property with various persons ultimately on getting an assurance from the Sellers that the said property is free from all type of encumbrances, charges, demands, liens, mortgage and defects both latent and patent and no litigation in respect of the title of the property is pending in any court of law whether in its original, appellate and revisional jurisdiction and there is no impediment to transfer the said property and the Sellers have full and absolute title to the said property with rights to transfer the same in favour of the Purchasers and the Purchasers has offered to purchase the said property admeasuring 0.5885 Hectare equivalent to 1.4542 Acres land situated at village Naramau Kachhar, Tehsil- Kanpur Sadar District Kanpur Nagar for a sale consideration of Rs. 29,08,900/which is the most reasonable proper and fair market value of the property and none other has offered to purchase the said property, at the price so proposed by the Purchasers therefore the Sellers have agreed to sell the aforesaid land, for sale consideration of Rs. 29,08,900/(Twenty Nine Law Eight Thousand Nine Hundred Only)

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### कोषागार कागपुर नगर

चार्या Aknilesh स्वाप्त Reality

श्रिका/पाव पा चार्या १, Kapoorthula Complex

पता Aliganj, Lucknow-

विनोक हस्तादार



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AND WHERESAS the Sellers are being paid by the Purchasers the agreed sale consideration of Rs. 29,08,900/- at the time of execution of this sale deed in respect of the said property, the receipt thereof is being acknowledged by the Sellers.

### NOW THIS DEED OF SALE WITNESSETH AS UNDER:

- That having received the said consideration amount in the manner detailed hereinbelow, the Sellers do hereby sell, convey and assign absolutely to the Purchasers the said property 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 owners thereof.
- 2. That the Sellers have handed over the vacant and peaceful physical possession of the said property to the Purchasers with all rights and privileges so far held and enjoyed by the Sellers TO HOLD and enjoy the same for ever free from all encumbrances, whatsoever by the Purchasers.

साहास्त्रकाल जाउगा स्तिन पुनाउ वर स्रोहास्त्रकाल जाउगा स्तिन का का स्तिन का स्रोहास का स्तिन का स्तिन

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- That all the rights, title and interest of the Sellers in the said property now vest in the Purchasers hereto and the Sellers their heirs, successors, legal representatives, executers shall have no right, title or interest therein.
- That if any person claims through the Sellers or otherwise any rights, title or interest in respect of the said property, it shall be rendered illegal and void by virtue of the present Sale Deed and if the Purchasers are deprived of the said property or any part thereof or any proprietary rights therein by reason of any defect in the title, the Sellers undertakes to indemnify the Purchasers to the extent of such loss or losses as the case may be from other movable and immovable property of the Sellers wherever found in existance at that time.

अधायाता आयादी न

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## कोदाणार कानपुर नजर

	ल्-स्टाम्प
कर्ष रहिता (12	्रिया का प्रकार प्रकार
मूर्ट राष्ट्र	्रास्त्रम् का प्रकार
नीग्राम	Akhilesh Cib. Romes Reality
पिता/पति ज नाज	& Development Pvt Ltd.
पता	1, Kapoorthala Complex

Park - N

30-4-07

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- 5. That if the Sale deed is declared null and void by any competent Authority, Court, Forum or any other authority, the Purchasers shall have the right to recover from the Sellers the entire consideration paid by him to the Sellers in respect of the said property alongwith 18% interest thereon till the date of actual payment.
- 6. That the Purchasers shall be entitled and liable to get the demised property mutated in their names in the Revenue records at their own cost and expenses for which the Sellers's consent shall be deemed by these presents. If necessary the Sellers hereto shall at Purchasers's cost and expenses, do and execute all such acts deeds and things necessary for such mutations and for more perfectly assuring the demised property and every part thereof UNTO and TO the Purchasers hereto.

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कोषागार कानपुर नगर

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& Dover on Pvt. Ltd.

1, Kapcorthala Complex

Aligani, Lucknow-

2 4 APR 2007

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- That any dues, taxes, cesses etc., payable to the concerned 7. authorities upto the date of execution of this Sale Deed, shall be the liability of the Sellers and shall be recoverable from the movable and immovable properties of the Sellers.
- That both the Sellers and the Purchasers are not members of the 8. Schedule Caste or Schedule Tribes.
- That the entire expenses of this sale deed like stamp duty, 9. registration and counsel fee etc. is being borne by the Purchasers.

### SCHEDULE OF PAYMENT

The total Sale consideration of Rs. 29,08,900/- (Twenty Nine Lacs Eight Thousand Nine Hundred Only) received by the Sellers from the

Purchasers in the manner given below:

भाराकहार जाउडा।

असम इस्त्याम

स्टाम्प वेन्हरों को बिक्री का दिनांक 2 4 कि 2007

रसाक्षर राजसमेही वादय सहस्यह नेवर्डिया

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vide Cheque No. 968681 dt. 30-04-2007 of Punjab Rs. 5,74,000/-National Bank, Colonel Ganj Branch, Kanpur. vide Cheque No. 968682 dt. 30-04-2007 of Punjab Rs. 5,74,000/-National Bank, Colonel Ganj Branch, Kanpur. vide Cheque No. 968683 dt. 30-04-2007 of Punjab Rs. 5,74,000/-National Bank, Colonel Ganj Branch, Kanpur. ide Cheque No. 968684 dt. 30-04-2007 of Punjab Rs. 82,000/-National Bank, Colonel Ganj Branch, Kanpur. vide Cheque No. 968685 dt. 30-04-2007 of Punjab Rs. 82,000/-National Bank, Colonel Ganj Branch, Kanpur. vide Cheque No. 968686 dt. 30-04-2007 of Punjab Rs. 82,000/-National Bank, Colonel Ganj Branch, Kanpur.

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भी ० ६ भार ना

क्स रांज्य रिटा का नपुर नगर क्स रांज्य रिटा का प्रकार प्रकार कार का प्रकार प्रकार प्रकार वार कि Development Pvt. Ltd. पता Aligani Lucknow-दिनांक उठा प्रकार स्टाम्प वेन्डरों को बिक्र को विनांक 2 4 APX 2007

हस्तावर राजसमिति जादव सहायक सेकार

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vide Cheque No. 968687 dt. 30-04-2007 of Punjab Rs. 82,000/-

National Bank, Colonel Ganj Branch, Kanpur.

Rs. 82,000/vide Cheque No. 968688 dt. 30-04-2007 of Punjab

National Bank, Colonel Ganj Branch, Kanpur.

Rs. 82,000/vide Cheque No. 968689 dt. 30-04-2007 of Punjab

National Bank, Colonel Ganj Branch, Kanpur.

Rs. 82,000/vide Cheque No. 968690 dt. 30-04-2007 of Punjab

National Bank, Colonel Ganj Branch, Kanpur.

Rs. 5,74,000/-By Cash

अस्य डिस्ट्रियार्ट्स भि- जंबल खुमिता

कोबाजार कानपुर नगर मूल्य रः

Akhilish Cip. Hames Reality & Development Pvt. Ltd. 1, Kapoorthala Complex Aliganj, Lucknow

दिनांक. .30 ८५ - व

स्टाम्प वेन्डरों को बिकी का APR 2007

रामसमेही यादव



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### Left Palm identification of the Sellers No. 1

- Thumb
- 2. Index Finger
- Middle Finger
- Ring Finger

Right Palm identification of the Sellers No. 1 2/100/

- Thumb
- 2. Index Finger
- Middle Finger
- Ring Finger

Little Finger 2 VI 2 2 0 5/24/41

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5. Little Finger

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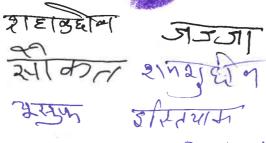
का पारार कानपुर नगर दिनांक रिनांक शिकार १ कि सिनांक स्टामप वेन्डरों के विकार १ कि सिनांक सिना

## Left Palm identification of the Sellers No. 2

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

# Left Palm identification of the Sellers No. 3

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger



# Right Palm identification of the Sellers No. 2

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

# Right Palm identification of the Sellers No. 3

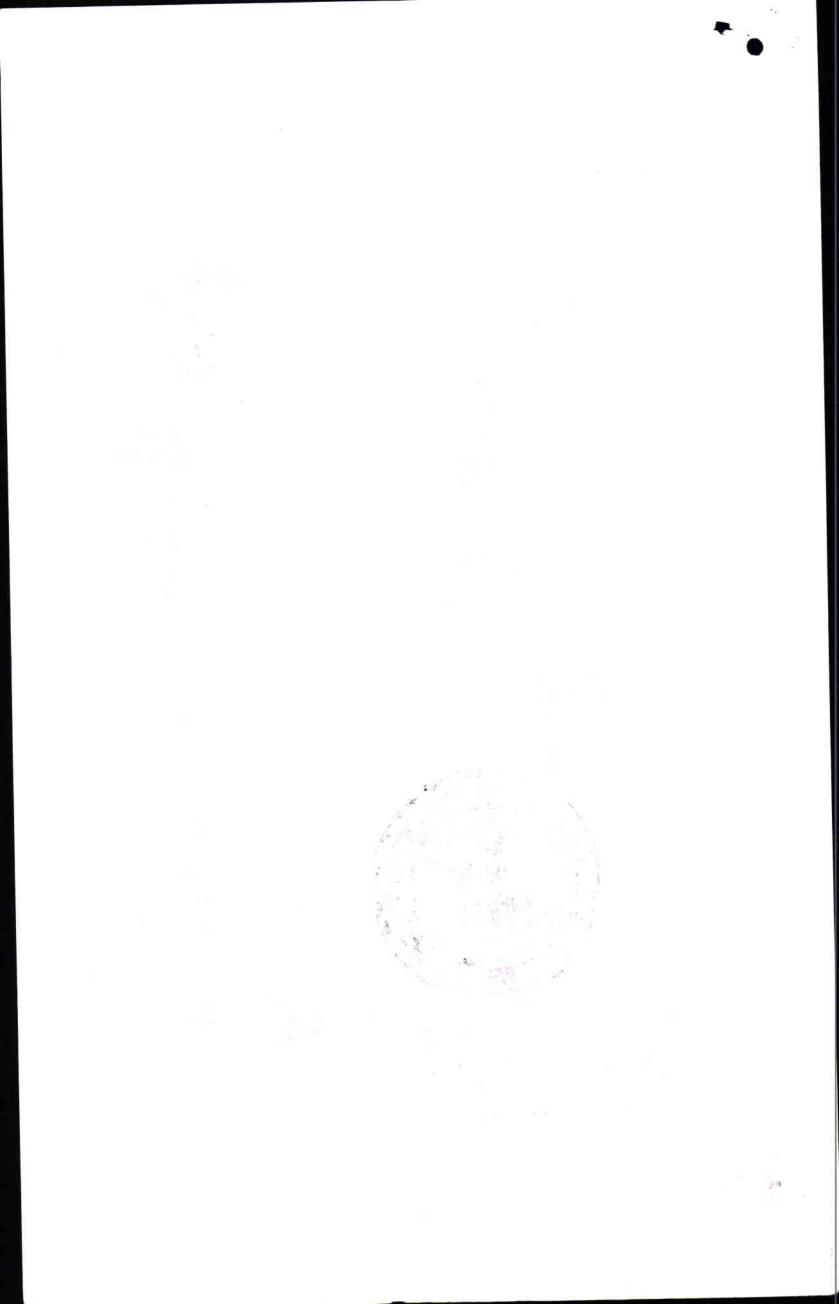
- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

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- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

#### Left Palm identification of the Sellers No. 5

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

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#### Right Palm identification of the Sellers No. 4

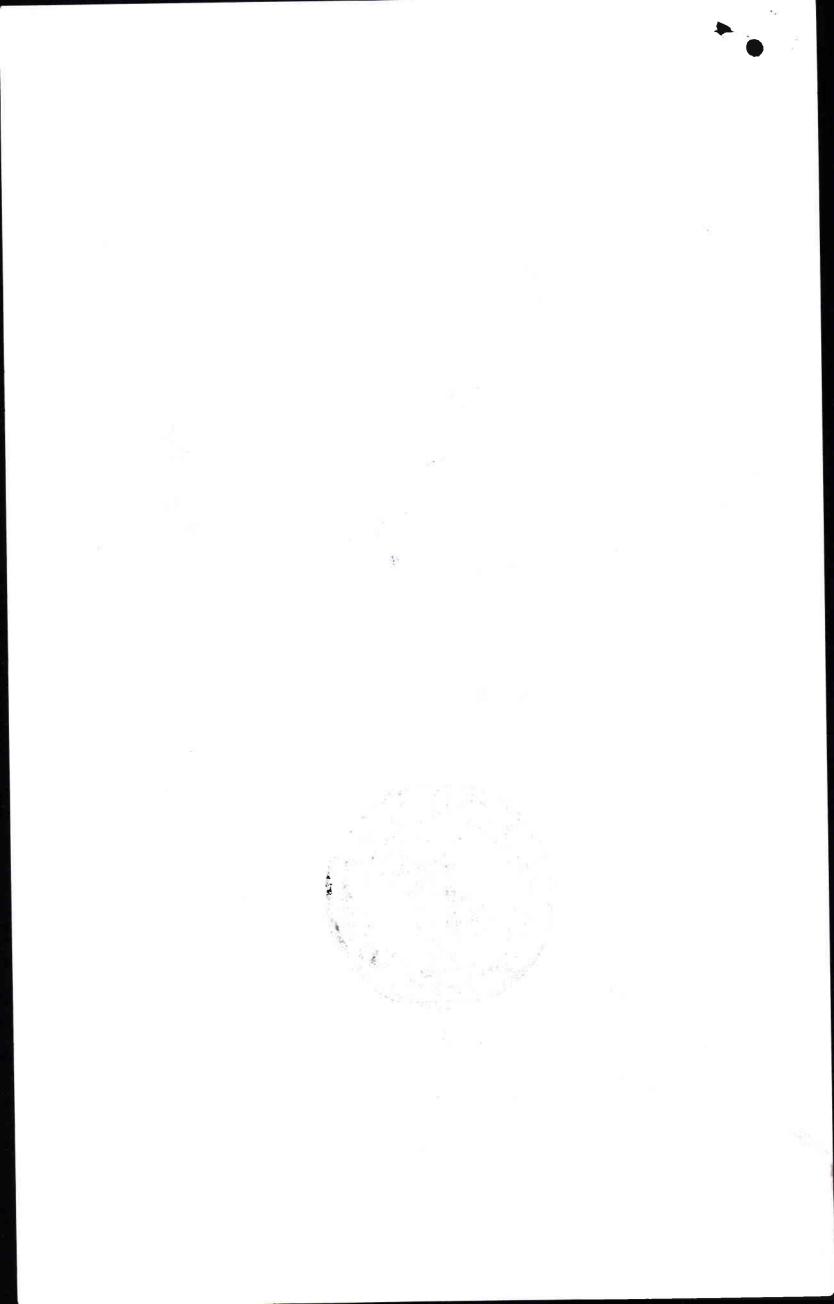
- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

## Right Palm identification of the Sellers No. 5

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

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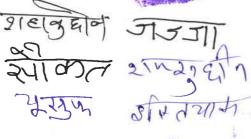
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- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

## Left Palm identification of the Sellers No. 7

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger



### Right Palm identification of the Sellers No. 6

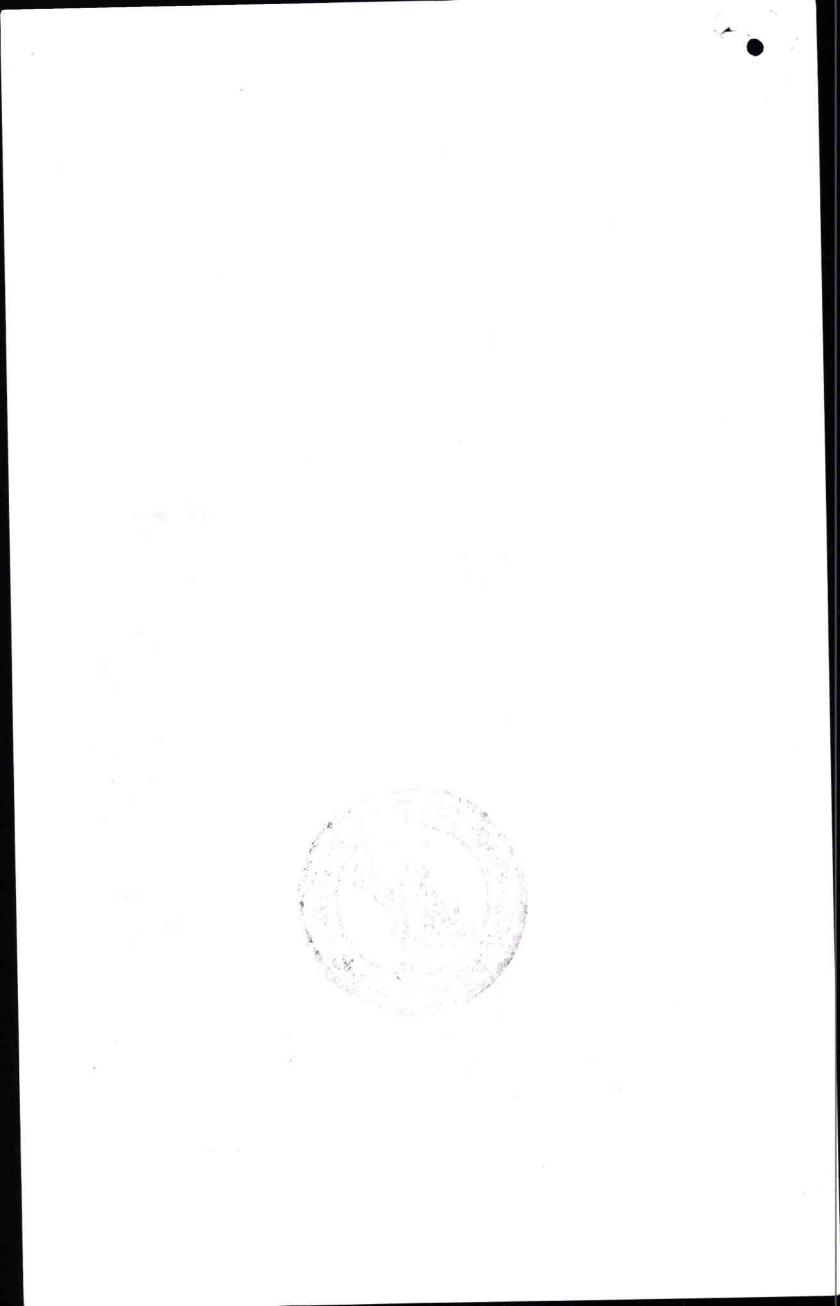
- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

## Right Palm identification of the Sellers No. 7

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

भि के स्वलिया भी ० स्मार्क

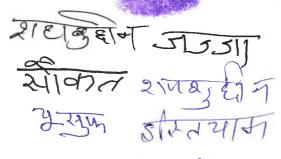
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- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

#### Left Palm identification of the Sellers No. 9

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger



### Right Palm identification of the Sellers No. 8

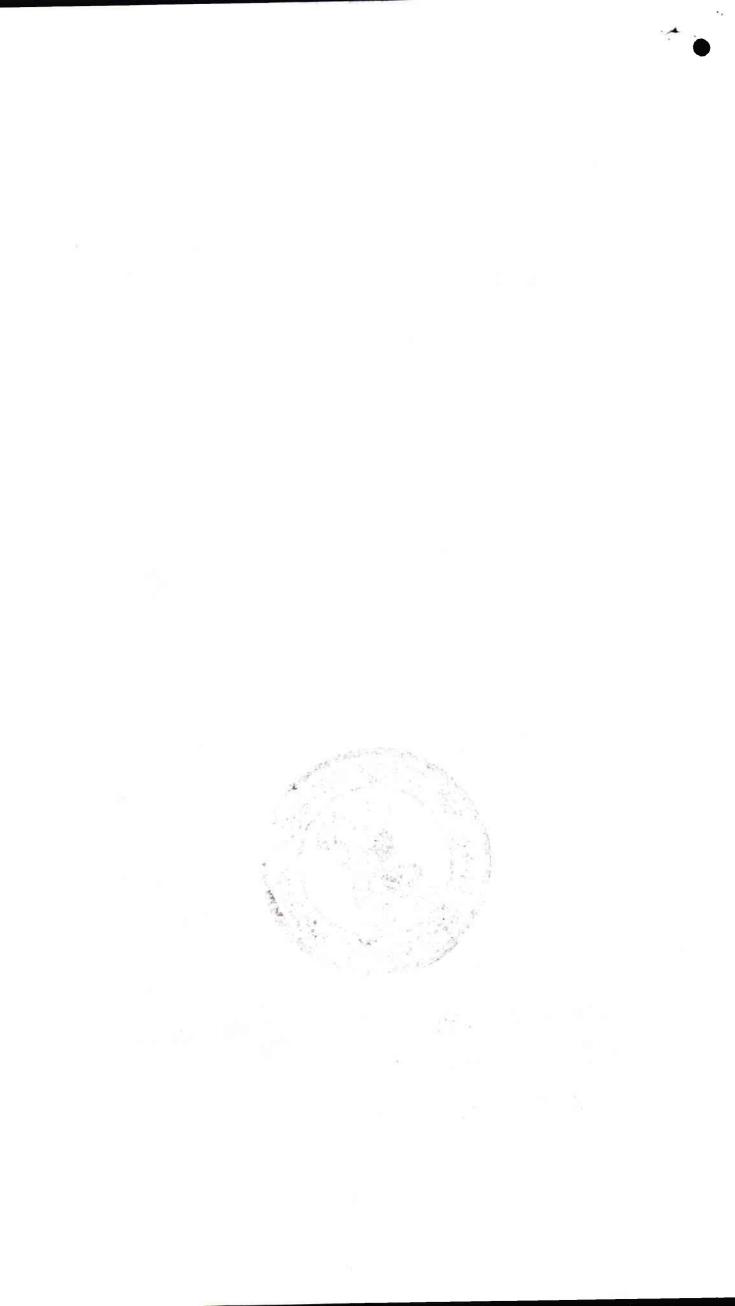
- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

### Right Palm identification of the Sellers No. 9

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

भी ० स्थारण

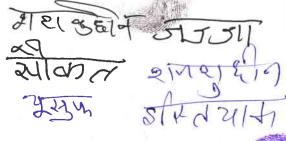
hos's am donlan



- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

## Left Palm identification of the Purchasers

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger



## Right Palm identification of the Sellers No. 10

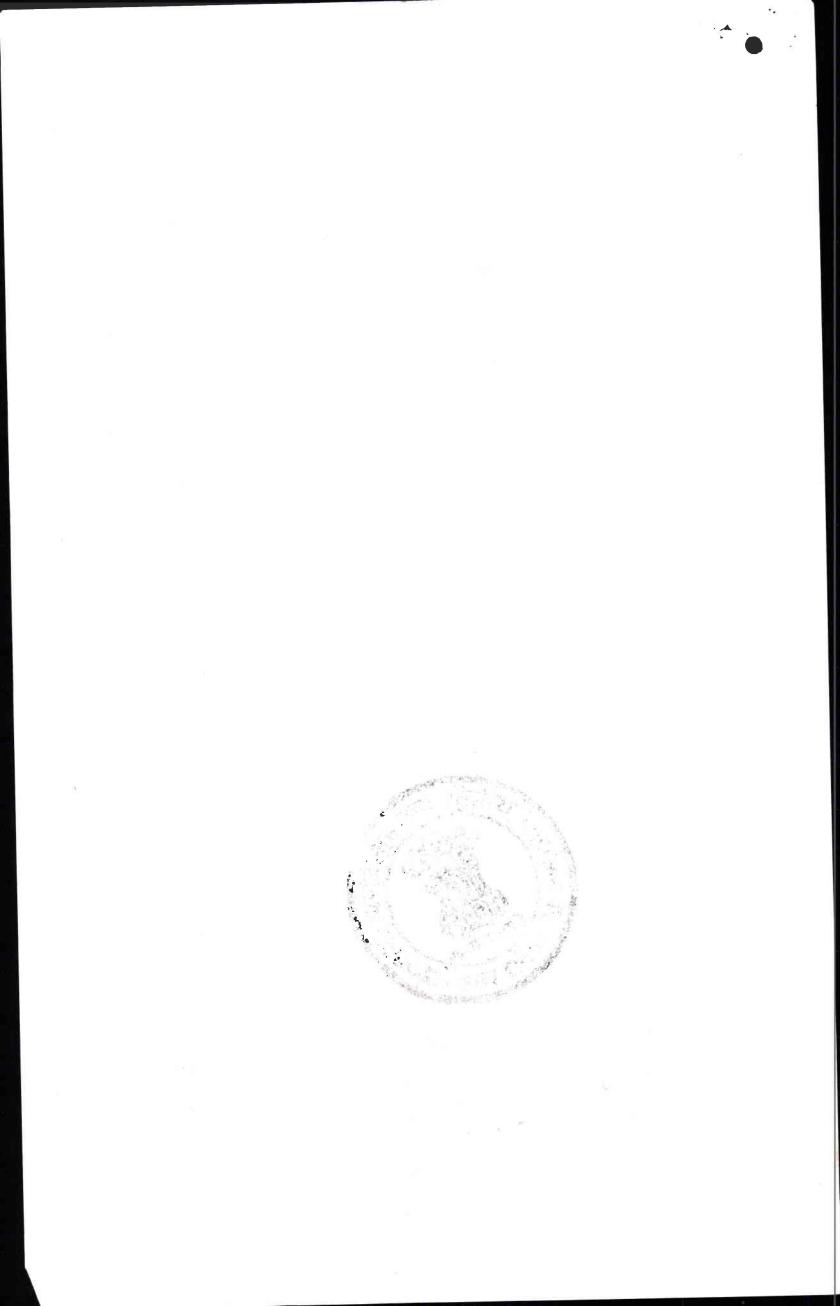
- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

# Right Palm identification of the Purchasers

- 1. Thumb
- 2. Index Finger
- 3. Middle Finger
- 4. Ring Finger
- 5. Little Finger

मिर मुगडवर मा० म्माउवर

: oni



IN WITNESS WHEREOF the parties hereto have put and subscribed their hands on this Sale Deed, after fully reading and understanding the contents, without any coercion or undue influence, in the presence of witnesses on the day, month and year first above written.

WITNESSES:

1. Pary Part

To 22 modrus

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ति. %. omi रेके स्थिति त शास्त्र हिंदिन मां मुनड्य भे अवस्था हिंदिन मां मुनड्य

2. किर्यामी ड/. हन. वाह्यि। नाराभक कानम

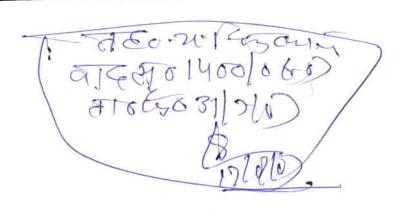
Purchasers

Drafted by:

185 BM

(Uma Shankar Gupta)

Advocate





pik

24 1 1941 — 6.00 Eo 21 / 24121

24 1 1941 — 6.00 Eo 21 / 24121

A35 — 0.750 ...

A37 — 0.560 ...

A37 — 0.560 ...

A31 — 0.560 ...

A32 — 0.560 ...

A31 — 0.560 ...

A32 — 0.560 ...

A31 — 0.560 ...

A32 — 0.560 ...

A32 — 0.560 ...

A32 — 0.560 ...

A33 — 0.560 ...

A31 — 0.560 ...

A32 — 0.560 ...

A32 — 0.560 ...

A33 — 0.560 ...

A33 — 0.560 ...

A34 — 0.560 ...

A35 — 0.560 ...

A35 — 0.560 ...

A35 — 0.560 ...

A36 — 0.560 ...

A37 — 0.560 ...

A37 — 0.560 ...

A37 — 0.560 ...

A38 — 0.560 ...

A38 — 0.560 ...

A39 — 0.560 ...

A39 — 0.560 ...

A31 — 0.560 ...

A31 — 0.560 ...

A32 — 0.560 ...

A33 — 0.560 ...

A35 — 0.560 ...

A36 — 0.560 ...

A37 — 0.560 ...

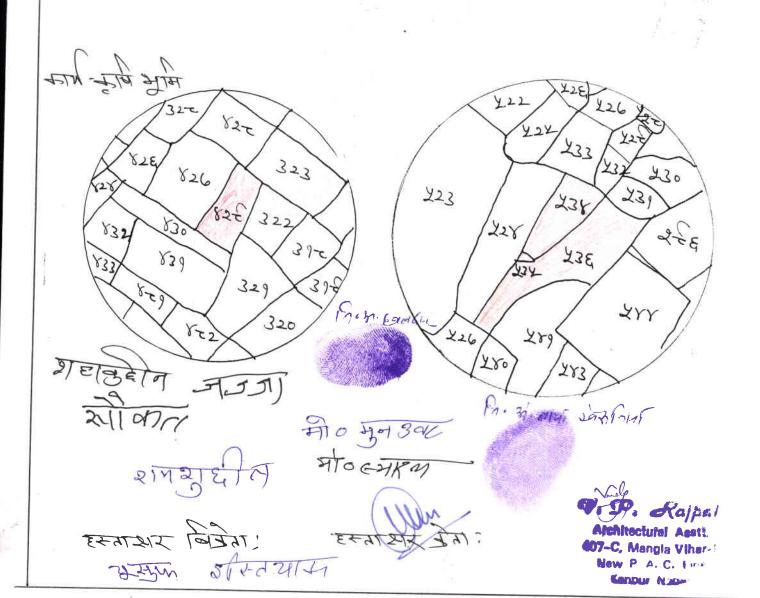
A37 — 0.560 ...

A37 — 0.560 ...

A38 — 0.560 ...

A38 — 0.560 ...

A39 — 0.56





which better