

(काह-१)

(प्रस्तुतकर्ता अपना शायी द्वारा रक्खा शायी शायी)

कम सख्या 13

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक.....
प्रस्तुतकर्ता या प्रार्थी का नाम.....
लेख्य का प्रकार.....
प्रतिफल की धनराशि.....
1-रजिस्ट्रीकरण शुल्क.....
2-प्रतिलिपिकरण शुल्क.....
3-निरीक्षण या तलाश शुल्क.....
4-मुस्तारनामा के अधिप्रमाणीकरण के लिए शुल्क.....
5-कमीशन शुल्क.....
6-विविध.....
7-यांत्रिक पता.....
1 से 8 तक का योग.....
शुल्क वसूल करने का दिनांक.....
दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र
पत्र करने के लिए तैयार किया.....
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर.....



उत्तर प्रदेश UTTAR PRADESH

406039



Stamp: Rs. 3,06,000/-

SALE DEED

| | |
|----------------------|--|
| Nature of Land | Agriculture |
| Pargana | Mahona |
| Village | Mubarnapur |
| Details of Property | Land bearing Khara Noa. 494, 495 & 497 |
| Area | In Hectare |
| Area of the Property | 0.6460 Hectare |
| Road | More than 1 KM away from IIM Road |
| Type of Property | Agriculture |
| Consideration | Rs 30,60,000/- |
| Valuation | Rs 5,03,880/- |

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10/07/2017

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उत्तर प्रदेश UTTAR PRADESH

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-2-

BOUNDARIES OF LAND KHASRA NO. 494

- East : Land of Khasra Nos. 495 & 497
West : Land of Khasra No. 471
North : Land of Khasra No. 493
South : Land of Khasra No. 498

BOUNDARIES OF LAND KHASRA NO. 495

- East : Land of Khasra No. 496
West : Land of Khasra No. 494
North : Land of Khasra Nos. 490 & 487
South : Land of Khasra Nos. 497 & 496

BOUNDARIES OF LAND KHASRA NO. 497

- East : Land of Khasra No. 496
West : Land of Khasra Nos. 494 & 498
North : Land of Khasra No. 495
South : Land of Khasra No. 498

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जोषी

26/10/19

01/06/2020 11:56:33

विषय: माला

मूल्य: रु. 5000

विवरण: श्री श्री गुरु जी की सेवा

दिनांक: 01/06/2020

सं. रोकटिका 100





उत्तर प्रदेश UTTAR PRADESH

406041

-3-

Seller (1)

Name of the Seller-

JAVED BEG, S/O SHRI MUSHTAQ BEG, R/o
Gram- Mutakkipur, Pargana, Tehsil & District-
Lucknow.

Purchaser (1)

Name of the Purchaser-

M/S. ERUDITE CONSTRUCTIONS PVT. LTD., a
Company incorporated under the Companies Act,
1956 having its registered office at 1st Floor, Pragati
Kendra, Kapoorthala, Aliganj, Lucknow, through its
Authorized Signatory Sri T.K. Dikshit S/o Late
Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow.

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Handwritten signatures:
Javed Beg
T.K. Dikshit

5-1-1971

5-1-1971

दिनांक

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स. रीकडिया

रीकडिया





उत्तर प्रदेश UTTAR PRADESH

406042

4-

THIS DEED OF SALE is executed this the 10th day of August 2007 by JAVED BEG, S/O SHRI MUSHTAQ BEG, R/o Gram- Mutakkipur, Pargana, Tehsil & District- Lucknow, (hereinafter referred to as the Seller) which expression, unless repugnant to the context, shall mean and include their heirs, legal representatives, successors, administrators, executors, transferees, assignees etc. in favour of M/S. ERUDITE CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 1st Floor, Pragati Kendra, Kapoorthala, Aliganj, Lucknow, through its Authorized Signatory Sri T.K. Dikshit S/o Late Sri C.S. Dikshit, R/o B-703, Mahanagar, Lucknow, (hereinafter referred to as the Purchaser) which expression, unless repugnant to the context, shall mean and include it's legal representatives, administrators, executors, transferees, assignees etc.

Contd.....5..

जवेद बेग

26.8.2007

दि. ०८/०५/७३

वि. सं. १००२

पृष्ठ सं. १

नाम स. प्रो. डा. वि. वि.

पता

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उत्तर प्रदेश UTTAR PRADESH



-5-

WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata no. 00073 Khasra No. 494 measuring 0.3290 hectare, Khasra No. 495 measuring 0.2660 hectare and Khasra No. 497 measuring 0.0510 hectare, total measuring 0.6460 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, (hereinafter referred to as the said "Property");

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(Signature)
(Signature)

जिल्हा को. ११

दिनांक १०/०८/२०१७

पु.सं. १०८७

नाम श्री. राजेश राजेंद्र का शिंदे

वसरा १०८७

म. रोकाडिया

पु.सं. १०८७





उत्तर प्रदेश UTTAR PRADESH



-6-

AND WHEREAS the Seller has assured the Purchaser that he has 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 the seller is already mutated in the revenue records, available with the appropriate regulatory authorities.

AND WHEREAS the Seller is in need of money for his personal use and therefore, is desirous of transferring by way of sale, his whole share, ownership rights and all interests in the property,

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जावेद खान *H. K. S. S. S.*

इस रोडफिफा





उत्तर प्रदेश UTTAR PRADESH



-7-

AND WHEREAS the Purchaser is willing to buy the Property from the Seller and the Seller is willing to sell the same absolutely to the Purchaser for a total sale consideration of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only);

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty 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.

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अधिवसी का नाम

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उत्तर प्रदेश UTTAR PRADESH



-8-

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in consideration of the said sum of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agricultural land of Khata no. 00073 Khamra No. 494, Khamra No. 495 and Khamra No. 497, total measuring 0.6460 hectare, situated at Village-Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, the property morefully 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 whosoever.

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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 has assured the Purchaser that he is 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 attachments or acquisition.

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आदर्श कोषागार लखनऊ

दिनांक १०/०७/२०२०

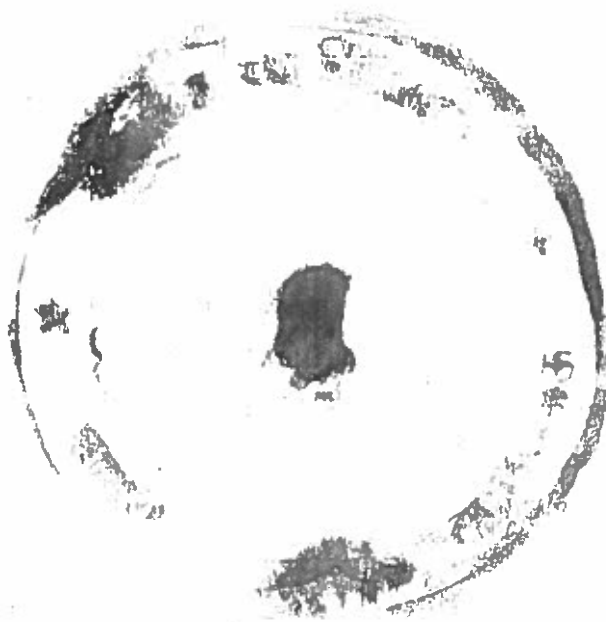
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न. रोकडिया





उत्तर प्रदेश UTTAR PRADESH

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-10-

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 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 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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24.5.2016

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उत्तर प्रदेश UTTAR PRADESH



-11-

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, 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.

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जोबन बर

7.6.2019

आदरा कोशिका लखनऊ

दिनांक 10/02/2022

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वारा ...

रु. रोकटिया

पुत्र रोकटिया



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

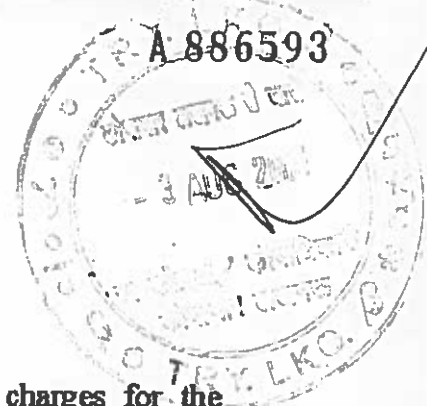
Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH



-12-

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

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सोविश बोर

16/5/2016

मूल्य 3.208

स्टाम्प 10-8-07

स्टाम्प का क्रमांक 25

स्टाम्प का मूल्य 2

...

स्टाम्प का मूल्य 50000

मे. पूरा 5152 का. मूल्य 51.52

हरिचन्द स्टाम्प विक्रेता

लाइसेंस नं-44

लाइसेंस की अवधि-31-3-2010

विवरण की जाँच करें



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

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उत्तर प्रदेश UTTAR PRADESH

-13-

8. Provided always and it is hereby agreed that whenever such an interpretation would be requisite to give the fullest possible 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.

9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road, nor any trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property situates beyond more than 1 KM from the main IIM Road. The property hereby conveyed is an agricultural land. Further, the property 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.

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अविध नगर

7.6.2007



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10-8-07

21/8

मे. पूरी साइडमाने. डा. प्री.

Signature

लगावक

इति वत्त सत्य विक्रेता

साइसेन्स नं-11

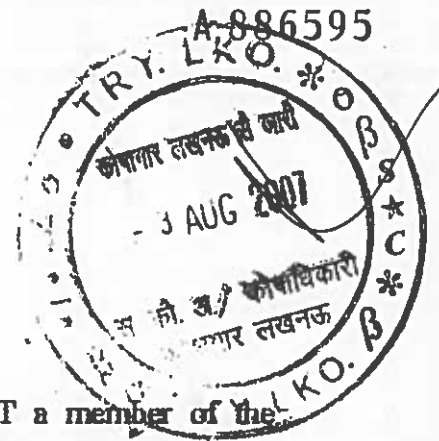
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उत्तर प्रदेश UTTAR PRADESH



-14-

It is further declared that the Seller is NOT a member of the Scheduled Caste/Scheduled Tribe. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.

The Seller further declares categorically that barring the instant Sale Deed he has 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.

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10-8-07

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मे. प्रो. सिद्ध चामे. डा. प्र.

Sever 2007

हरिश्चन्द्र साम्य विक्रेता

लाइसेन्स नं-44

लाइसेन्स की अवधि-31-3-2010

बिबल कोड, 3000



भारतीय गैर न्यायिक INDIA NON JUDICIAL

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Rs.5000

FIVE THOUSAND RUPEES

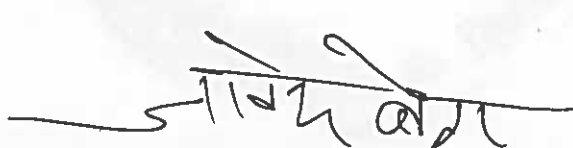
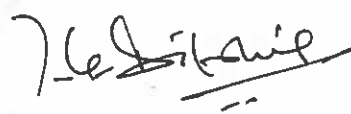
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सत्यमेव जयते
INDIA

उत्तर प्रदेश UTTAR PRADESH

-15-

10. That the total area of the land transferred under this deed is 0.0469 Hectare (Zero Point Six Four Six Zero), the value of the property as fixed by the Collector Lucknow is Rs. 7,80,000/- per hectare, according to which the market value of the property comes to Rs. 5,03,880/- (Rs. Five Lacs Three Thousand Eight Hundred Eighty Only) but the Purchaser is a company hence after enhancement of 25% enhanced value Rs. 6,29,850/- (Rs. Six Lacs Twenty Nine Thousand Eight Hundred Fifty only). The actual sale consideration of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only) is higher than the market value of Rs. 5,03,880/- (Rs. Five Lacs Three Thousand Eight Hundred Eighty only). Hence, the stamp duty on sale consideration of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 3,06,000/- (Rupees Three Lacs Six Thousand Only) and has accordingly been paid by the Purchaser.

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संख्या 1303

विम्व विक्रय की तिथि 10/08/07

विम्व क्रय करने का प्रयोजन शिक्षा

विम्व प्राप्त करने का नाम व पता श्री अमर सिंह 50/100

विम्व की प्रकृति लक्ष्य

विम्व की प्रकृति शिक्षा

मुख्य अधिकारी का नाम सुवनेश कुमार गुप्ता 31-03-09

दिनांक 20/03/09

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

-16-

SCHEDULE OF PAYMENT

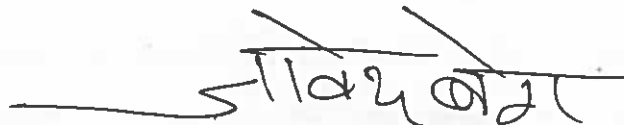
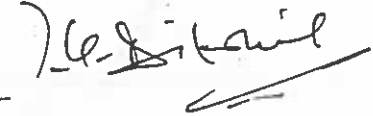
1. Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only) vide Bankers Cheque no. 483761 dated 10.08.2007 issued by The Bank of Rajasthan Ltd., Aliganj, Lucknow.

Received a sum of Rs. 30,60,000/- (Rs. Thirty Lacs Sixty Thousand Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

SCHEDULE OF THE PROPERTY HEREBY SOLD

Agricultural land of Khata No. 00073 Khasra No. 494, Khasra No. 495 & Khasra No. 497 total measuring 0.6460 hectare, situated at Village-Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

Contd.....17..

नं० 201 अ दि 31-13-0

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

-17-

BOUNDARIES OF LAND KHASRA NO. 494

East : Land of Khasra Nos. 495 & 497
West : Land of Khasra No. 471
North : Land of Khasra No. 493
South : Land of Khasra No. 498

BOUNDARIES OF LAND KHASRA NO. 495

East : Land of Khasra No. 496
West : Land of Khasra No. 494
North : Land of Khasra Nos. 490 & 487
South : Land of Khasra Nos. 497 & 496

BOUNDARIES OF LAND KHASRA NO. 497

East : Land of Khasra No. 496
West : Land of Khasra Nos. 494 & 498
North : Land of Khasra No. 495
South : Land of Khasra No. 498



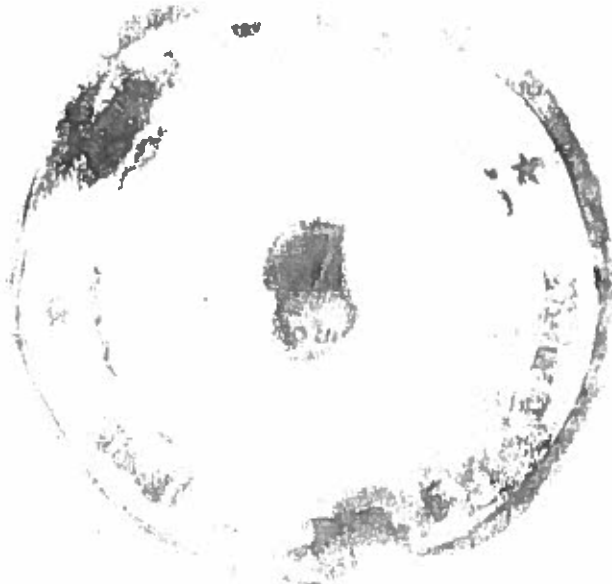
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जावेद मेम

14/8/07

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10/08/02
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श्री जयंत
वकाश
श्री

शुभनेश कुमार गुप्ता 30/08/02
नं० 201 भ 31-03-09
नं० 201 भ 31-03-09



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

सत्यमेव जयते


उत्तर प्रदेश UTTAR PRADESH


C 198743

-18-

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

WITNESSES :-

1. 
Mahesh Chandra Singh (Chand) s/o Mahesh Shabbir
vill - Mathhauri Pur 2140

2. 
Sarvesh Kumar Gupta
Advocate
Civil Court, Lucknow

Drafted by:

Typed by:



(Sarvesh Kumar Gupta)
Advocate


PURCHASER

संख्या

दिनांक

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विषय

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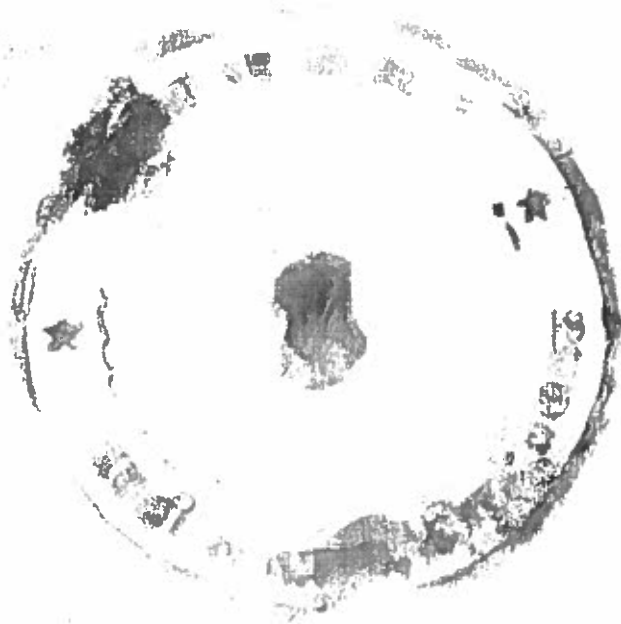
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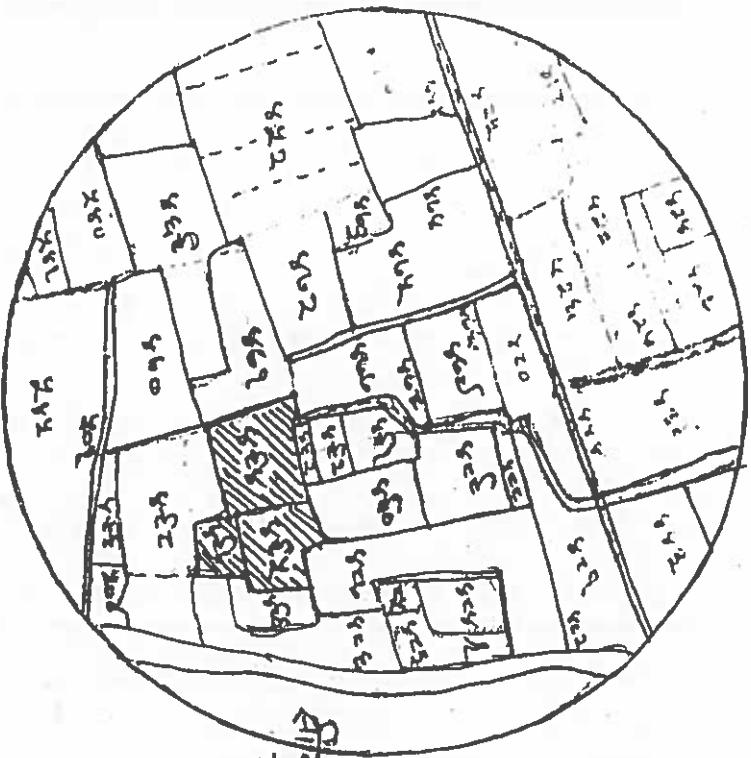
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संख्या

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सोमनाथ
ग्राम
मुनकपीपुर

नक्शा नजरी ग्रामि स्थित ग्राम - मुवाकरपुर
पराना - मोना, लहरील-वक्की का लाला,
जिला - जालनक

खसरा नं. 494, 495 व 497

क्षेत्रफल - 0.6460 हेक्टर

चौदही - श्री खसरा नं. 494

खसरा - श्री खसरा नं. 495 व 497

परिचय - श्री खसरा नं. 471

उत्तर - श्री खसरा नं. 493

दक्षिण - श्री खसरा नं. 498

हं विक्रेता

सोमनाथ

हं विक्रेता

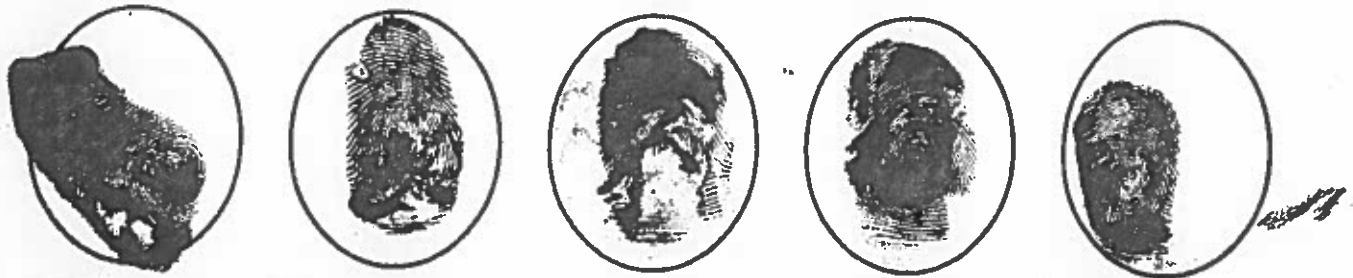
सोमनाथ



रजिस्ट्रेशन अधिनियम-1908 की धारा 32-ए, के अनुपालन
हेतु फिंगर्स प्रिन्टर्स

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Javed Beg S/o Sri Mushtaq Beg
Mutakkipur, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-

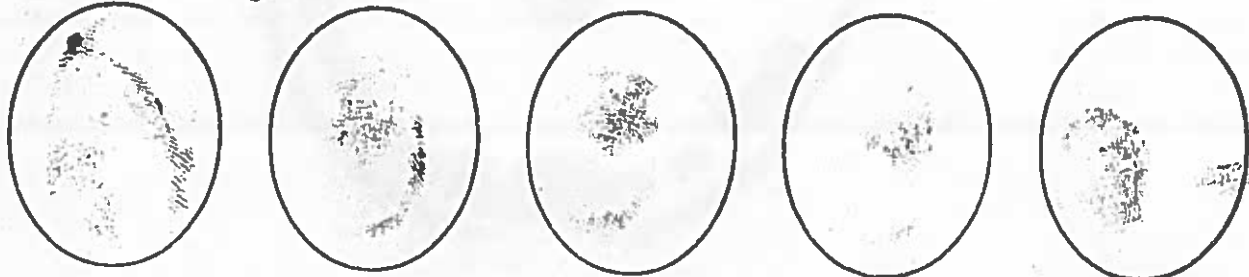


प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर
विक्रेता/क्रेता का नाम व पता :- T.K. Dikshit S/o late Sri C.S. Dikshit
B-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



T.K. Dikshit
विक्रेता/क्रेता के हस्ताक्षर

10.8.9
88/128 1758
428/9
✓
10/8/9

