

(आप-१)

(प्रस्तुतकर्ता अपना हार्थी द्वारा रक्का करे दाता)

रकम सहाय

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक 02/11

प्रस्तुतकर्ता या प्रार्थी का नाम हारनाम

लेख्य का प्रकार 1

प्रतिफल की अनुरोध 5000/-

1-रजिस्ट्रीकरण शुल्क

2-प्रतिलिपिकरण शुल्क 5000 + 10 + 2

3-निरीक्षण या तलाश शुल्क

4-मुखतारनामा के अधिप्रमाणीकरण के लिए शुल्क

5-कमीशन शुल्क

6-विबिध

7-यांनिक पता

1 से 6 तक का योग

शुल्क वसूल करने का दिनांक

दिनांक, जब लेख्य प्रतिलिपि या तलाशनामा पत्र

वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

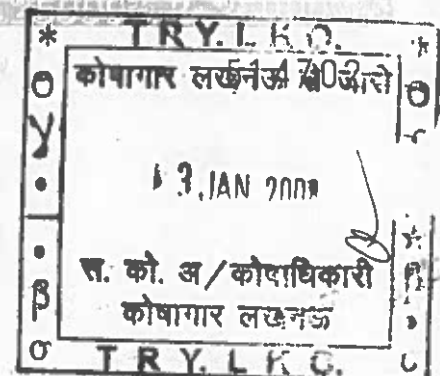


030/84



उत्तर प्रदेश UTTAR PRADESH

2/13



Stamp: Rs. 92,500/-

SALE DEED

Nature of Land  
Pargana  
Village  
Details of Property  
Area  
Area of the Property

Agriculture  
Mahona  
Mubarakpur  
Land bearing Khasra No. 490  
In Hectare  
0.2350 Hectare

सर्व

Contd.....2..







उत्तर प्रदेश UTTAR PRADESH

-2-

Road

More than 1  
Road

Type of Property

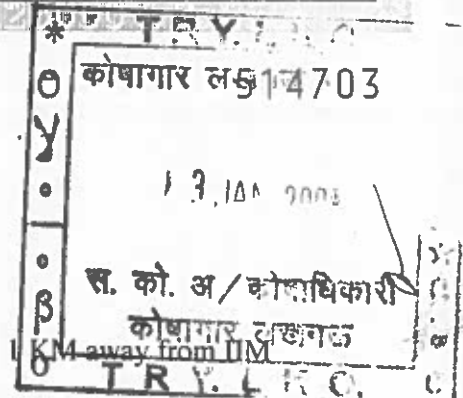
Agriculture

Consideration

Rs. 9,25,000/-

Valuation

Rs. 3,05,000/-



### BOUNDARIES OF LAND KHASRA NO. 490

East : Land of Khasra No. 487

West : Land of Khasra Nos. 491, 492 & 493

North : Land of Khasra No. 489

South : Land of Khasra Nos. 494 & 495

Contd.....3..

प००२

*[Handwritten signature]*

આદર્શ લોવાનગર તા. ૧૦/૮/૮૦  
 દિનો ૧૦/૮/૮૦  
 મૂલ્ય ૨૦૦૦૦/-  
 નં. ૩૬૩૨ બેન્ક યાદ (૧૦/૮/૮૦)

સ. રો. ડિ. ૧

મુ. ર. કંડિયા





उत्तर प्रदेश UTTAR PRADESH



-3-

**Seller (1)**

**Purchaser (1)**

Name of the Seller-

BABLU, S/O SHRI CHOTEY LAL, R/o Gram-Mutakkipur, Pargana, Tehsil & District- Lucknow.

Name of the Purchaser-

M/S. ERUDITE CONSTRUCTIONS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at 1<sup>st</sup> 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.

Contd.....4..

व.क.न.

16/11/2016

आदर्श कोषागार, लखनऊ

दिनांक

मूल्य

नाम

द्वारा

सं. रोकड़िया

मुख्य रोकड़िया







राज्य प्रदेश UTTAR PRADESH

-4-

THIS DEED OF SALE is executed this the 12<sup>th</sup> day of February 2008, by  
BABLU, S/O SHRI CHOTEY LAL, 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 1<sup>st</sup> 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..

स. क. ५२

16/2/08

5779

सर्वोच्च न्यायालय की तिथि: 01/01/08

सर्वोच्च न्यायालय के प्रपोजन: 201

सर्वोच्च न्यायालय के पास व मुस वल: 201/08

सर्वोच्च न्यायालय के प्रपोजन: 201/08

सुजनेश कुमार गुप्ता: 201/08

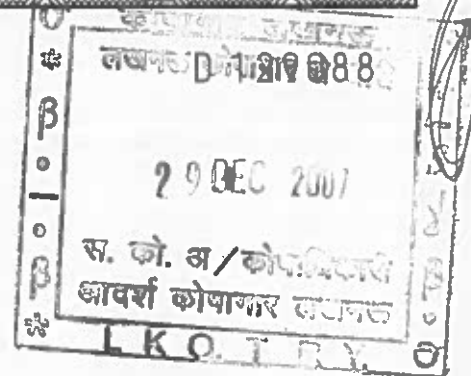
सा. नं. 201 अथवा 31-03-09

सर्वोच्च न्यायालय के प्रपोजन: 201/08





उत्तर प्रदेश UTTAR PRADESH



-5-

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00124 **Khasra No. 490**, measuring 0.2350 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, as mentioned above (hereinafter referred to as the said "Property");

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;

Contd.....6..

*[Signature]*

*[Signature]*

5778

विषय विक्रय की तिथि 10/01/88

काम करने का प्रयोजन

काम के नाम पर पत्र नंबर 31-03-09

लक्ष्मी

नाम की वसति

सुदेश कुमार गुप्ता, 31-03-09

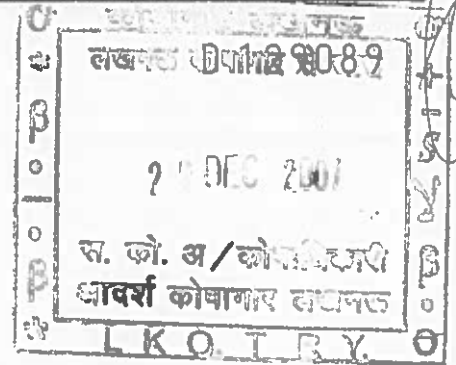
पत्र नंबर 31-03-09

पत्र नंबर 31-03-09





उत्तर प्रदेश UTTAR PRADESH



-6-

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

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, the Purchaser has agreed with the Seller for the absolute sale of all his shares in the Property for a total sale consideration of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand Only);

Contd.....7..

*[Handwritten signature]*

*[Handwritten signature]*

5277

विशेष विभाग की तिथि 19/11/8

विशेष अधिकारी का प्रयोग

विशेष शक्ति का प्रयोग 19/11/8

विशेष अधिकारी का प्रयोग

विशेष अधिकारी का प्रयोग

विशेष अधिकारी का प्रयोग

विशेष अधिकारी का प्रयोग



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

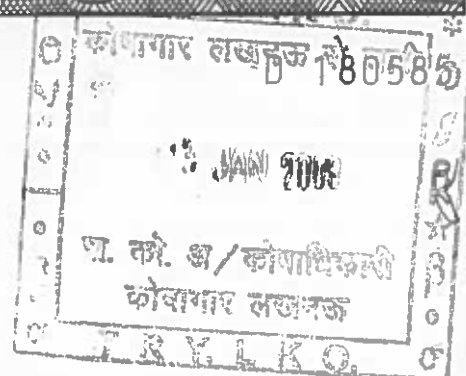
Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

उत्तर प्रदेश UTTAR PRADESH



-7-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five 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.

Contd.....8..

*[Handwritten signature]*

*[Handwritten signature]*

२०७३६  
 नाम के लिए .....  
 नाम के लिए .....  
 नाम के लिए .....  
 नाम के लिए .....  
 नाम के लिए .....

५५५२ नाम = प्रो. वि. ८  
 ८८५

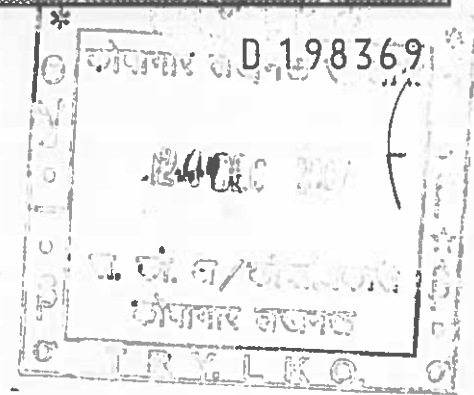
एस० दीक्षित ला० न०-१०५  
 का० की अवधि-३१-३-२००८ विदेणी नगर







उत्तर प्रदेश UTTAR PRADESH



-8-

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in consideration of the said sum of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five 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 agriculture land of Khasra No. 490, total measuring 0.2350 hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka

Contd.....9..

*[Handwritten signature]*

*[Handwritten signature]*

20729  
8.1.7.8  
काम्य प्रत्यक्ष की ...  
काम्य को ...  
काम्य की ...

इस डाइट काल = 9.1.7.8

एस० दीक्षित ला० न०-105  
न० की अवधि-31-3-2008 त्रिवेणी नगर





उत्तर प्रदेश UTTAR PRADESH

-9-

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.

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.

Contd.....10..

सकल

7.6 *[Signature]*

20720

प्रमाण

प्रमाण विधेय की दिनांक

प्रमाण प्रत्यक्ष कार्य का प्रयोग

प्रमाण केना का दिनांक

प्रमाण की प्रमाणिक

8/1/08

5/1/08

5/1/08

08/1/08

08/1/08

मा.प्र. 510 510 510 510

प्रमाण प्रमाणिक 105

प्रमाण प्रमाणिक 105





उत्तर प्रदेश UTTAR PRADESH

-10-

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.

Contd.....11..

पक्ष

16/11/2016

[illegible]



उत्तर प्रदेश UTTAR PRADESH

-11-

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 will 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.

Contd.....12..

*[Handwritten signature]*

*[Handwritten signature]*

क्रमांक ..... 2312 .....  
विभाग विभाग की तिथि ..... 22/01/22 .....

आपका पत्र मिला है। प्रतीक .....  
आपका पत्र मिला है। प्रतीक .....  
..... लक्ष्मी


आपका पत्र मिला है। प्रतीक .....  
..... लक्ष्मी

आपका पत्र मिला है। प्रतीक .....  
..... लक्ष्मी

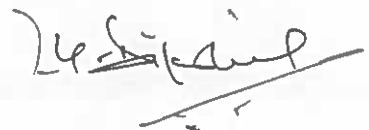




5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller, their legal representatives, executors, administrators, successors etc. 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.
6. That 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 them 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.
8. Provided always and it is hereby agreed that wherever 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" herein before used shall include their respective heirs, legal representatives, successors and assigns.



Contd.....13..





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.

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.

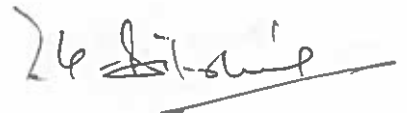
The Seller further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.

The present as well as the permanent addresses of the Seller and the Purchaser are the same as mentioned above.

10. That the total area of the premises transferred under this deed is 0.2350 Hectare (Zero Point Two Three Five Zero), the value of the property as fixed by the Collector Lucknow is Rs. 10,00,000/- per hectare, according to which the market value of the property comes to Rs. 2,35,000/- (Rs. Two Lacs Thrity Five Thousand Only) but the Purchaser is company hence after enhancement



Contd.....14..





of 30% enhanced value Rs 3,05,500/- (Rs. Three Lacs Five Thousand Five Hundred only). The actual sale consideration of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand Only) is higher than the market value of Rs. 3,05,500/- (Rs. Three Lacs Five Thousand Five Hundred only). Hence, the stamp duty on sale consideration of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 92,500/- (Rupees Ninety Two Thousand Five Hundred only) and has accordingly been paid by the Purchaser.

#### **SCHEDULE OF PAYMENT**

1. Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand Only) vide cheque no. 440934, dated 16.01.2008, drawn on The Bank of Rajasthan Ltd. Aliganj, Lucknow.

Received a sum of Rs. 9,25,000/- (Rupees Nine Lacs Twenty Five Thousand Only) as detailed above and now nothing is payable to the Seller by the Purchaser.

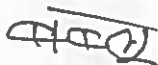
#### **SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agriculture land of Khata No. 00124 **Khasra No. 490**, measuring 0.2350 hectare, situated at Village- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

#### **BOUNDARIES OF LAND KHASRA NO. 490**

East : Land of Khasra No. 487  
West : Land of Khasra Nos. 491, 492 & 493  
North : Land of Khasra No. 489  
South : Land of Khasra Nos. 494 & 495

Contd.....15..

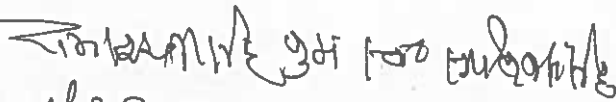




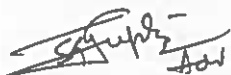


IN WITNESS WHEREOF, we the above named Seller and Authorized Signatory of Purchaser have hereto signed this deed in the presence of witnesses on the date, month and year first above mentioned at Lucknow.

WITNESSES :-

1.   
A 14/28 दिनांक 2018.

  
SELLER


2.   
Sarvesh Kumar Gupta  
Advocate  
Civil Court, Lucknow

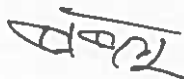
Drafted by:

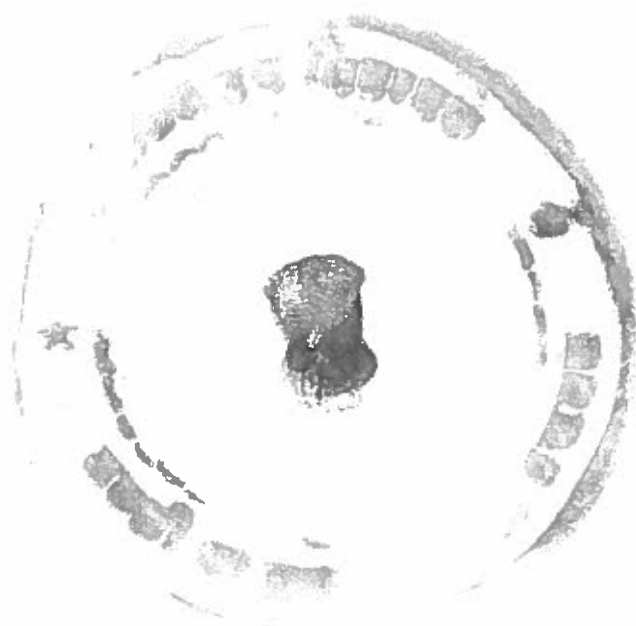
Typed by:



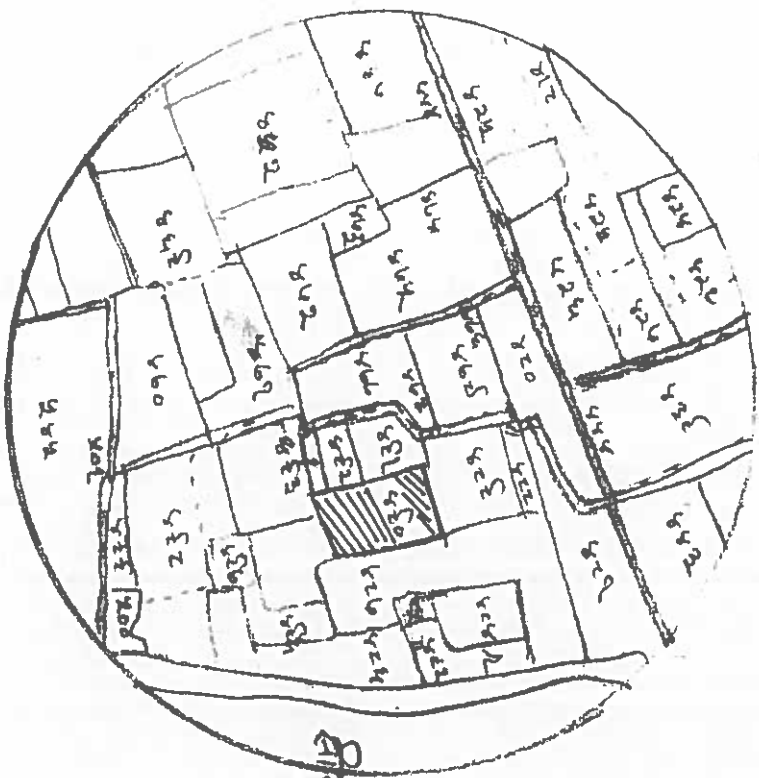
  
(Sarvesh Kumar Gupta)  
Advocate

  
PURCHASER









विष्णु शास्त्र  
मुद्राङ्कित

 $\rightarrow Z$ 

नवशा नजरी श्रीम दिव्य ग्राम - भुवारकपुर  
परगना - भेदना, नरसील - बबरी का तालाब,  
जिला - लखनऊ  
खसरा नं०. 490

$$\frac{27442}{100000} = 0.2742$$

पौडडी - श्रीमि खरा नं० ५१०

शुद्ध-भूमि खसरा नं० ५८७

प्राथम्य - ग्रामि खेतरा सं० ५१, ५१२ व ५१३

उत्तर - श्रीमद्वेदां नं ५४९

४१४८१ - श्री काशी से ४९४ व ४९५

Σ 0 192511

after 12

50503

Testland



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Bablu S/o Shri Chotay Lal

Mutakkipur, Pargna, Tehsil & Dist - Lucknow

दायें हाथ के अंगुलियों के चिन्ह :-



दायें 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

दायें हाथ के अंगुलियों के चिन्ह :-



दायें हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

T.K. Dikshit

13-2-88  
1889  
133/166  
230/08

13-2-88

