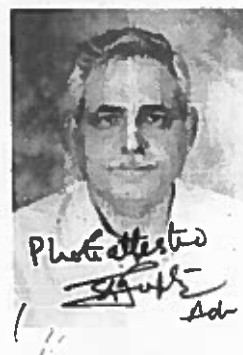




415912



Stamp: Rs. 60,000/-

## SALE DEED

Nature of Land	Agriculture
Pargana	Mahona
Village	Mubarakpur
Details of Property	Land bearing Khasra Nos. 491, 492 & 493
Area	In Hectare
Area of the Property	0.1466 Hectare
Road	More than 1 KM away from IIM Road
Type of Property	Agriculture
Consideration	Rs. 6,00,000/-
Valuation	Rs. 1,46,600/-

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20. 2000 (2000) 2000

$$5000 + 10 + 10 = 5020/-$$

20/11/2024

$$\overline{1-4-100} \quad \frac{1}{2}$$

प्रश्न 27/28

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२५५ गेहूँ उमरक देवरा  
 ५५५ गेहूँ उमरक देवरा

प्रवक्तृ (कर्म) के निवास के अ. सं. २  
 नोकर का अ. सं. १०५१० दीक्षित निवासी  
 B-703 महाराष्ट्र कर्म म. विभाग

21211

२००५  
 २००६  
 २००७

23/11/2019

४१२१

7-4-64

*[Signature]*

पर 3. 11-12

प्रश्न देखा

26/5/2018

4



उत्तर प्रदेश UTTAR PRADESH

303135

-2-

**BOUNDARIES OF LAND KHASRA NOS. 491**

- East : 1/3 Part of Land Khasra No. 491  
West : Chak Road thereafter Land of Khasra No. 477  
North : Land of Khasra Nos. 478 & 489  
South : Land of Khasra No. 492

**BOUNDARIES OF LAND KHASRA NO. 492**

- East : 1/3 part of Land of Khasra No. 492  
West : Chak Road thereafter Land Khasra No. 477  
North : Land of Khasra No. 491  
South : Land of Khasra No. 492

**BOUNDARIES OF LAND KHASRA NO. 493**

- East : 1/3 part of Land of Khasra No. 493  
West : Chak Road thereafter Land Khasra No. 477  
North : Land of Khasra No. 492  
South : Land of Khasra No. 494

Contd.....3..

ग.प्र.देशाज

ग.प्र. १५ नं. ११

26-5-1911

03/11/2022 (10/11/22)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

B 428046

-3-

**Sellers (2)**

Name of the Sellers-

(1) RAM NARESH and (2) DESHRAJ both sons of SHRI BADE alias NANHEY, both R/o Gram-Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow.

**Purchaser (1)**

Name of the Purchaser-

M/S. TURBO REALTORS PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered office at SU-12 13, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi-110 066, and local mailing address 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.

नि.क. देशराज

नि.क. शम्भूराज

Contd.....4..

26/11/2011

संख्या 5255

दिनांक 29/03/07

विषय 1. प्रयोजन

2. प्रयोजन का विवरण

3. प्रयोजन का विवरण

4. प्रयोजन का विवरण

5. प्रयोजन का विवरण

6. प्रयोजन का विवरण



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उत्तर प्रदेश UTTAR PRADESH

B 428045

-4-

THIS DEED OF SALE is executed this the 29<sup>th</sup> day of March 2007 by (1) RAM NARESH and (2) DESHRAJ both sons of SHRI BADE alias NANHEY, both R/o Gram- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Talab, District- Lucknow, (hereinafter jointly referred to as the Sellers) 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. TURBO REALTORS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at SU-12 13, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi-110 066, and local mailing address 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..

वि.म. देशराज

वि.म. देशराज

24. Dikshit

सं. ५७५६

स्थापक वि. सं. दि. २१/०३/०७

स्थापक वि. सं. दि. २१/०३/०७

स्थापक वि. सं. दि. २१/०३/०७

स्थापक वि. सं. दि. २१/०३/०७

सुब्रत कुमार गुप्ता, २०१  
पं. नं. २०१ अ. ३१-०३-०७  
नियामक रेलवे अंतर्गत बाजार







उत्तर प्रदेश UTTAR PRADESH

B 428044

-5-

AND WHEREAS the Sellers are the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00182 Khasra No. 491, measuring 0.1310 hectare, Khasra No. 492 measuring 0.0490 Hectare and Khasra No. 493 measuring 0.0400 hectare, total measuring 0.2200 hectare, out of which 2/3 part i.e. total land hereby sold is 0.1466 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 Sellers have assured the Purchaser that they have 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 Sellers in favour of the Purchaser and that the name of the Sellers are already mutated in the revenue records, available with the appropriate regulatory authorities;

Contd... ..6..

उ.प्र. देशराज

नि.प्र. राधेश्वर

16/5/2011



**AND WHEREAS** the Sellers are in need of money for their personal therefore, are desirous to transfer by way of sale, their whole shares, rights, and all interests in the property;

**AND WHEREAS** the Purchaser is willing to buy the Property from the Sellers, and the Sellers are willing to sell the same absolutely to the Purchaser, the Purchaser has agreed with the Sellers for the absolute sale of all their shares in the Property for a total sale consideration of Rs. 6,00,000/- (Rupees Six Lacs 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. 6,00,000/- (Rupees Six Lacs Only) which constitutes the total sale consideration, the receipt and sufficiency whereof is hereby acknowledged by the Sellers, as per details given under Schedule of Payment at the end of this Deed of Sale.

G. N. 42777

G. N. 2147271



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26/11/2017

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

1. That in consideration of the said sum of Rs. 6,00,000/- (Rupees Six Lacs Only) paid by the Purchaser to the Sellers, the receipt whereof the Sellers hereby acknowledge, the Sellers doth hereby transfers, conveys, releases and assigns by way of absolute sale of the agriculture land of Khata no. 00182 Khaura No. 491, Khaura No. 492 & Khaura No. 493 total measuring 0.1466 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 Sellers 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 Sellers have 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.....8..

G-3 21/12/21

G-3 21/12/21

16-12-21



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3. That the Sellers hereby declare and has assured the Purchaser that they are 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.
4. That the Sellers have 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 Sellers 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 Sellers 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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G. A. 121215

G. A. 117721

16-5-1916





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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 Sellers, the Purchaser shall be entitled to recover from the Sellers, 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 Sellers, 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 all the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.

Contd... ..10..

G. S. 21/15/

G. S. 21/15/

Medicine



7. That the Sellers and all persons claiming under their 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 Sellers" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.

6-7-21/7/21

6-7-21/7/21

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7/6/21/7/21

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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 Sellers are 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. Avasth Vikas Parishad, or Body under any plan whatsoever.

The Sellers 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.

Contd... ..12..

G. S. S. S. S.

G. S. S. S. S.

G. S. S. S. S.





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

10. That the total area of the premises transferred under this deed is 0.1466 Hectare (Zero Point One Four Six Six), the value of the property as fixed by the Collector Lucknow is Rs. 8,00,000/- per hectare, according to which the market value of the property comes to Rs. 1,17,280/- (Rs. One Lac Seventeen Thousand Two Hundred Eighty Only) but the Purchaser is company hence after enhancement of 25% enhanced value Rs 1,46,600/- (Rs. One Lac Forty Six Thousand Six Hundred only). The actual sale consideration of Rs. 6,00,000/- (Rupees Six Lacs Only) is higher than the market value of Rs. 1,46,600/- (Rs. One Lac Forty Six Thousand Six Hundred only). Hence, the stamp duty on sale consideration of Rs. 6,00,000/- (Rupees Six Lacs Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 60,000/- (Rupees One Lac Sixty Thousand only) and has accordingly been paid by the Purchaser.

नि.अ. ६२१७

नि.अ. २१५२९१

Contd.....13..

16/5/2017



**SCHEDULE OF PAYMENT**

1. Rs. 3,00,000/- (Rupees Three Lacs only) paid in cash through M/s. Vinayak Pawan Associates.
2. Rs. 65,000/- (Rupees Sixty Five Thousand only) vide Bankers Cheque no. 002078 dated 29.03.2007 issued by HDFC Bank Ltd., Aliganj Branch, Lucknow.
3. Rs. 2,35,000/- (Rupees Two Lacs Thirty Five Thousand only) paid in cash through Sri Ansarul Haque.

Received a sum of Rs. 6,00,000/- (Rupees Six Lacs Only) as detailed above and now nothing is payable to the Sellers by the Purchaser, all the above payment received by Seller jointly, paid by the Purchaser Company.

Contd.....14..

G-3. 21/5/07

G-3. 21/5/07

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**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agriculture land of Khata no. 00182 Khasra No. 491, Khasra No. 492 & Khasra No. 493 total measuring 0.1466, situated at Village- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

**BOUNDARIES OF LAND KHASRA NOS. 491**

East : 1/3 Part of Land Khasra No. 491  
West : Chak Road thereafter Land of Khasra No. 477  
North : Land of Khasra Nos. 478 & 489  
South : Land of Khasra No. 492

**BOUNDARIES OF LAND KHASRA NO. 492**

East : 1/3 part of Land of Khasra No. 492  
West : Chak Road thereafter Land Khasra No. 477  
North : Land of Khasra No. 491  
South : Land of Khasra No. 492

**BOUNDARIES OF LAND KHASRA NO. 493**

East : 1/3 part of Land of Khasra No. 493  
West : Chak Road thereafter Land Khasra No. 477  
North : Land of Khasra No. 492  
South : Land of Khasra No. 494

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ॐ देवराज

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IN WITNESS WHEREOF, we the above named Sellers 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. मधुरा

मधुरा S/o राजेश

निवासी - मुबारकपुर मधोना

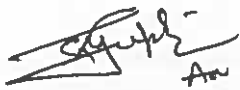
बी.के.डी. लावन

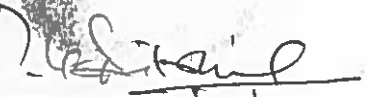
ज.अ. देशपांडे

SELLERS

ज.अ. देशपांडे

2.

  
Sarvesh Kumar Gupta  
Advocate  
Civil Court, Lucknow



PURCHASER

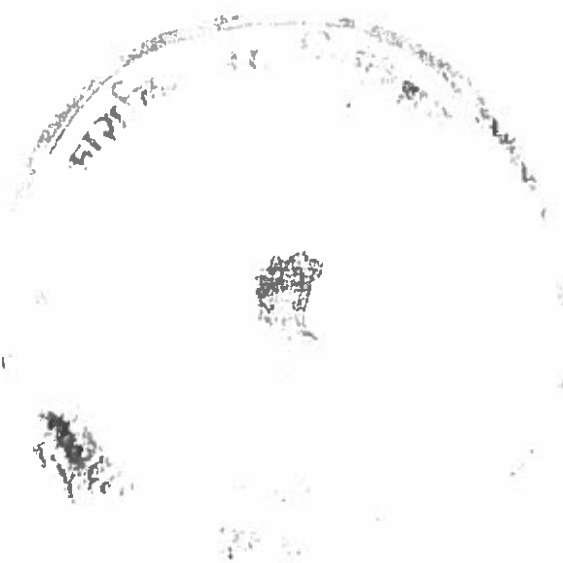
Drafted by:

Typed by:



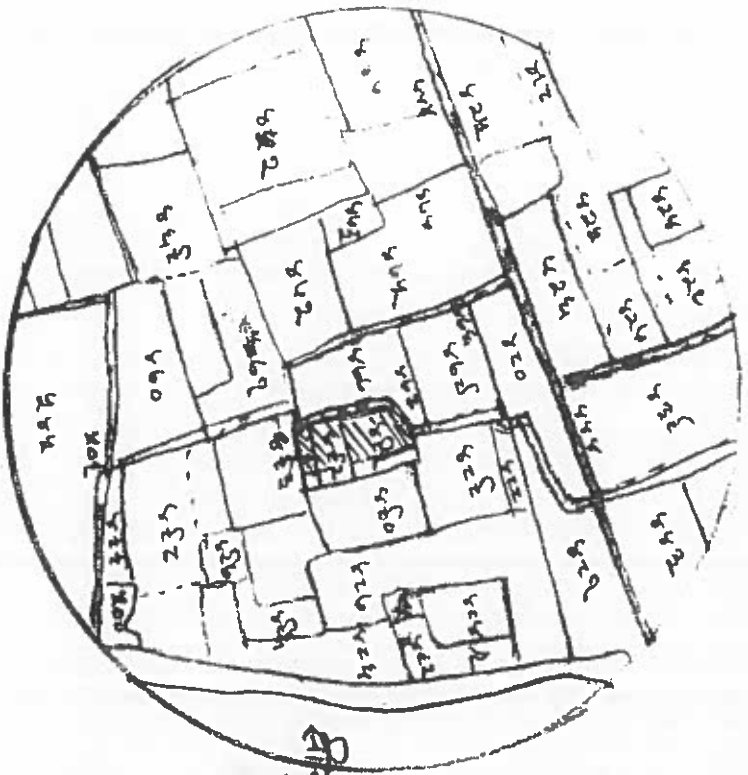
  
(Sarvesh Kumar Gupta)  
Advocate





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श्रीमती  
मुनिकनीपुर

नक्शा नजरी श्रीमि स्थित ग्राम - मुबारकपुर  
परगना - महोना, तहसील - बक्सर का नाला  
जिला - लखनऊ

खसरा नं०. 491, 492 व 493

क्षेत्रफल - 0.1466 हेक्टर

नौदही श्रीमि खसरा नं० 491

खसरा - श्रीमि खसरा नं० 491 का 1/3 भाग

परिचय - यकरोड बादरू श्रीमि खसरा नं० 477

उत्तर - श्रीमि खसरा नं० 478 व 489

दक्षिण - श्रीमि खसरा नं० 492

हं विक्रेता

लखनऊ

हं विक्रेता

श्रीमि खसरा



2

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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Ram Naresh S/o Sri Bade alias Nanhey  
Mubarakpur, Mahona, B.K.T., Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-

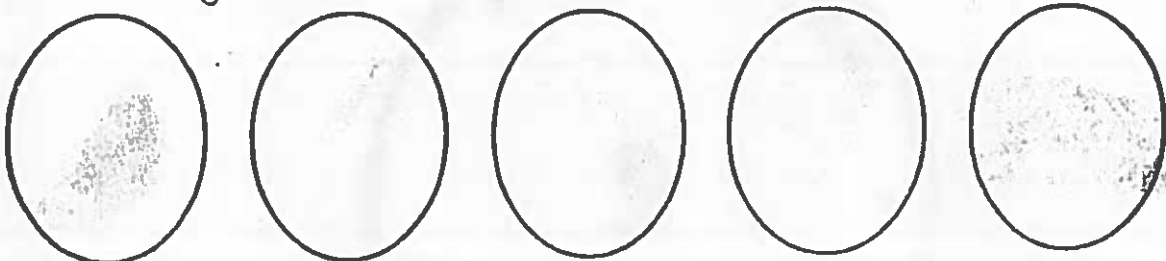


दाहिने हाथ के अंगुलियों के चिन्ह :-

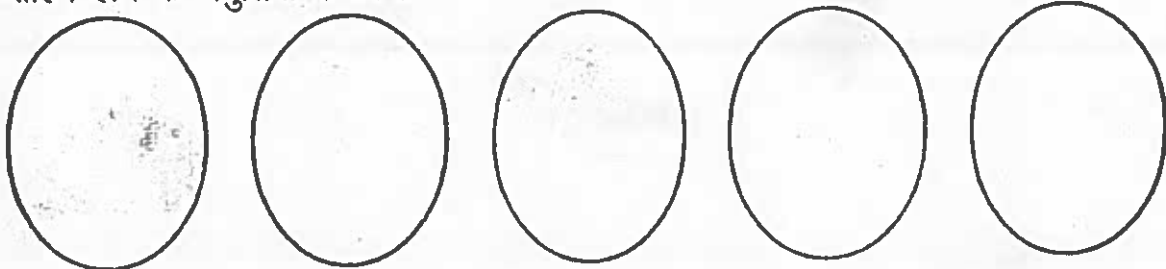


प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर  
विक्रेता/क्रेता का नाम व पता :- Desh Raj S/o Sri Bade alias Nanhey  
Mubarakpur, Mahona, B.K.T., Lucknow.

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- T.K. Dikshit S/o Late Sri C.S. Dikshit  
13-703 Mahanagar, Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



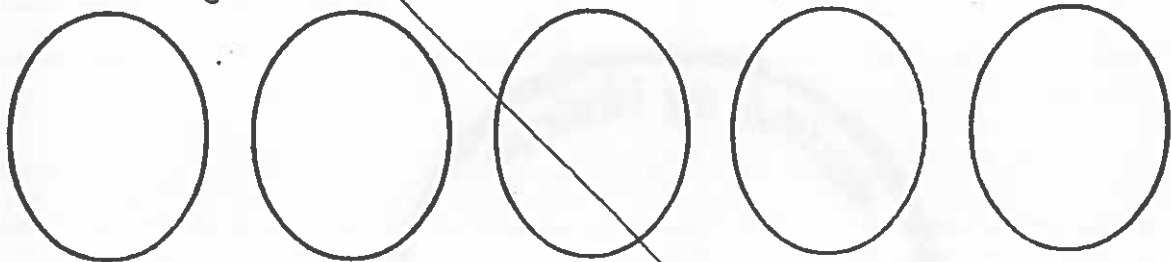
दाहिने हाथ के अंगुलियों के चिन्ह :-



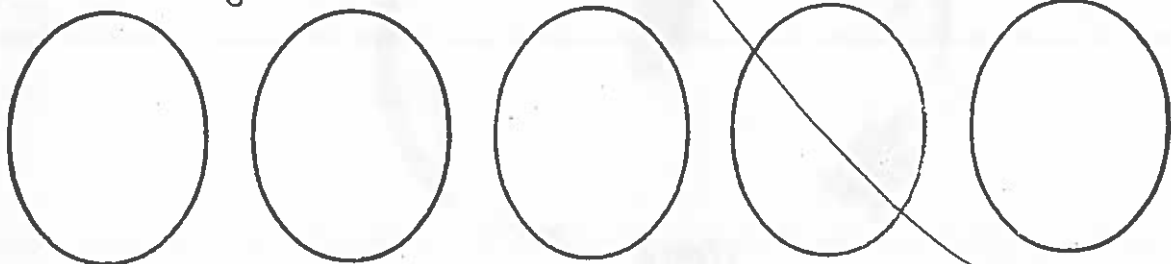
T.K. Dikshit  
प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर

विक्रेता/क्रेता का नाम व पता :-

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

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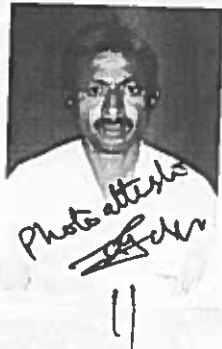
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उत्तर प्रदेश UTTAR PRADESH

B 419561



**SALE DEED**

Nature of Land

Agriculture

Pargana

Mahona

Village

Mubarakpur

Details of Property

Land bearing Khasra Nos. 491, 492 and 493

Area

In Hectare

Area of the Property

0.0733 Hectare

Road

More than 1 KM away from IIM Road

Type of Property

Agriculture

Consideration

Rs. 3,00,000/-

Valuation

Rs. 73,300/-

Contd... ..2..



ने. अ. दे. र. अ.

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13.4.07

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पिन ३ देश (12)

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13.4.07



उत्तर प्रदेश UTTAR PRADESH

B 419562

-2-

**BOUNDARIES OF LAND KHASRA NO. 491**

East : Part of Land of Khasra No. 491 of Purchaser

West : ~~Balance part of~~ Land of Khasra No. 491

North : Land of Khasra Nos. 478 and 489

South : Land of Khasra No. 492 of Purchaser

**BOUNDARIES OF LAND KHASRA NO. 492**

East : Part of Land of Khasra No. 492 of Purchaser

West : ~~Balance part of~~ Land Khasra No. 492

North : ~~Balance part of~~ Land Khasra No. 491 of Purchaser

South : Land of Khasra No. 493 of Purchaser

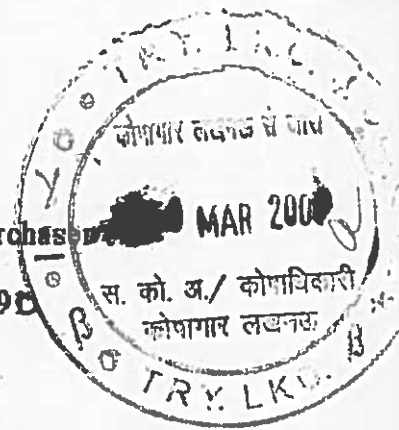
**BOUNDARIES OF LAND KHASRA NO. 493**

East : Part of Land of Khasra No. 493 of Purchaser

West : ~~Balance part of~~ Land Khasra No. 493

North : Land of Khasra No. 492 of Purchaser

South : Land of Khasra No. 494



17/3/2005

Contd.....3..

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दिनांक 2/04/07  
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स्थिति 2 कि  
स्थिति 2 कि  
स्थिति 2 कि

सुधनेश कुमार गुप्ता 34/02  
भा. नं. 201 व. नं. 31-03-09  
जिलापट रोड प्रजाता बलन





उत्तर प्रदेश UTTAR PRADESH

B 419563

-3-

**Seller (1)**

**Name of the Seller-**

DESH RAJ, S/o BADE Urf. NANHE R/o Gram  
Mubarakpur, Pargana- Mahona, Tehsil- Bakshi  
Talab, District- Lucknow.

**Purchaser (1)** को. अ. / को. अ. लि. लि.  
को. अ. लि. लि.  
को. अ. लि. लि.

**Name of the Purchaser-**

M/S. TURBO REALTORS PVT. LTD., a Company  
incorporated under the Companies Act, 1956 having  
its registered office at SU-12 13, Bhikaiji Cama  
Bhawan, Bhikaiji Cama Place, New Delhi-110 066,  
and local office address 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.

अ. अ. दे. 21.1.11

Contd.....4..



16-11-11

... २१ ...  
 ... 2/04/02 ...  
 ... २३ ...  
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 ... २००१ ...

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उत्तर प्रदेश UTTAR PRADESH

B 484260

-4-

THIS DEED OF SALE is executed this the 13<sup>th</sup> day of April 2007 by DESH RAJ, S/o BADE Urf. NANHE R/o Gram- Mubarakpur, Pargana- Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, (hereinafter referred to as the Sellers) 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. TURBO REALTORS PVT. LTD., a Company incorporated under the Companies Act, 1956, having its registered office at SU-12 13, Bhikaiji Cama Bhawan, Bhikaiji Cama Place, New Delhi-110 066, and local 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.



पुनः मर्यादा

Contd.....5..

16/4/2007

133

क्रम संख्या..... 11-04-2007

स्टाम्प विक्रय की तिथि.....

स्टाम्प क्रय करने का प्रयोजन.....

स्टाम्प ब्रेला का नाम व पूरा पता..... टि.बी. रिमल्टर्स प्रा० लि०

.....

स्टाम्प की धनराशि..... 5000/-

मो० आनिर सिद्दीकी (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 209/03

लाइसेन्स की अवधि 31-3-2009

चौदन पो० आफिस सिनेप जि०, लखनऊ

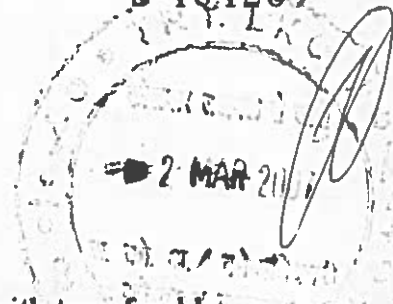






उत्तर प्रदेश UTTAR PRADESH

B-484261



-5-

AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khata No. 00182 Khasra No. 491, measuring 0.1310 hectare, Khasra No. 492 measuring 0.0490 hectare and Khasra no. 493 measuring 0.0400 hectare, measuring 0.2200 hectare, out of which 1/3 part i.e. total measuring 0.0733 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..

Ch-अ २२२२२२

14-Bilal



क्रैग संख्या 134  
स्टाम्प विक्रय की तिथि 11-04-2007  
स्टाम्प क्रय करने का प्रयोजन ~~अज्ञात~~  
स्टाम्प क्रैता का नाम व पूरा पता ~~ए.बी. रियल्टर्स प्रा० लि०~~  
लपक  
स्टाम्प की धनराशि ~~500/-~~

मो० आभिर सिद्दीकी (स्टाम्प विक्रेता)  
लाइसेन्स नम्बर 209/03  
लाइसेन्स की अवधि 31-3-2009  
चौदन पो० आफिस सिनेप जि०, लखनऊ





उत्तर प्रदेश UTTAR PRADESH



-6-

AND WHEREAS the Purchaser informed the Seller Sri Desh Raj on learning the fact that some imposter posing as Desh Raj appeared as the Seller before the Sub Registrar and misrepresenting himself signed the sale deed for the part of land in the name of Desh Raj along with his real brother Sri Ram Naresh and the same is registered in the office of Sub Registrar, Bakshi Ka Talab, Lucknow, in Book No. I, Khand 1632, Pages 359/394 dated 07.04.2007. As far as my share in the said sale deed is concerned the same be deemed to be null and void, because I the present Seller is the original owner having presented my photo ID. proof and have also consequently received the agreed sale consideration through Demand Draft as mentioned in the Schedule of Payment.

अ. न. देश राज

Contd.....7..

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उत्तर प्रदेश UTTAR PRADESH

-7-

AND WHEREAS the Seller the true owner and in possession of the said land has proved his identity before the Purchaser through his photo I.D. of driving license and has agreed to sell his share in the above land at a total consideration of Rs. 3,00,000/- (Rs. Three Lacs only) having received the same as mentioned in the schedule of payment at the foot of this deed.



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. 3,00,000/- (Rupees Three Lacs Only);

Contd..... 8..



अ-अ ५२२१५४

26-8-2001

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म. 2 वा (2 वा नमूना) 100

500Rs.



-8-

AND WHEREAS the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum of Rs. 3,00,000/- (Rupees Three Lacs 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.



१० म देश राज

Contd... ..9..

Ge. K. S. S.

125

क्रम संख्या

स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प क्रेता का नाम व पूरा पता

स्टाम्प की धनराशि

मो० आभिर सिद्धीकी (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 209/03

लाइसेन्स की अवधि 31-3-2009

पता पो० आफिस सिमैय जि०, लखनऊ

11-04-2007

2500

एवो रिथल्टस प्रा० लि०

अवकाश

800/-





-9-

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

1. That in consideration of the said sum of Rs. 3,00,000/- (Rupees Three Lacs Only) paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfer, convey, release and assign by way of absolute sale of the agriculture land of Khata no. 00182 Khasra No. 491, Khasra No. 492 & Khasra no. 493 total measuring 0.0733 hectare, situated at Village- Mubarakpur, Pergana- 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.



*Ch. m. 22/12/15*

Contd.....10..

*1/12/15*



134

क्रम संख्या

रामप विक्रम की तिथि

रामप क्रम करने का प्रयोग

रामप क्रम का नाम व पूरा नाम

11-04-2007

राम

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रामप की श्रम

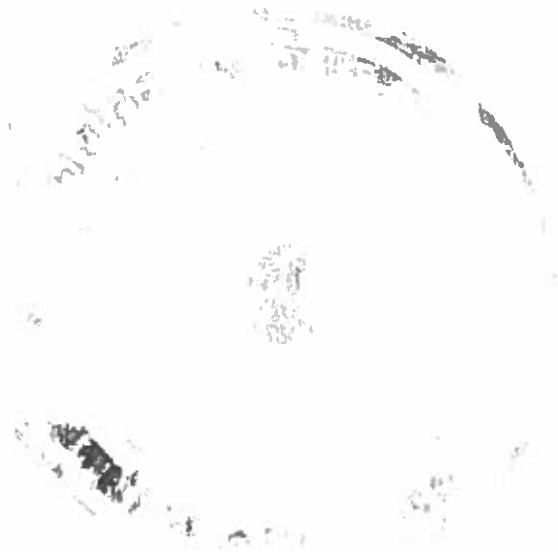
मो० आभिर सिदीकी (रामप विक्रेता)

रामप क्रम 209/03

रामप क्रम की अवधि 31-3-2009

मो० आभिर सिदीकी, लखनऊ

रामप





-10-

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.

Contd.....11..



*Handwritten signature in Hindi script.*

*Handwritten signature in English script.*

क्रम संख्या.....127

स्टाम्प विक्रय की तिथि.....11-04-2007

स्टाम्प क्रय करने का प्रयोजन.....रजिस्ट्रार

स्टाम्प क्रेता का नाम व पूरा पता.....ट.बी. रिमल्टस प्रा. लि.

.....  
.....  
स्टाम्प की धारद्वारा.....

मो० आमेर सिटीकी (स्टाम्प विक्रेता)

लाइसेन्स नम्बर 209/03

लाइसेन्स की अवधि 31-3-2009

जोड़न पो० आफिस सिमैप जि०, लखनऊ

*[Signature]*





-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..

Ch. m. देशराम

M. S. K. S. & Co. Ltd.



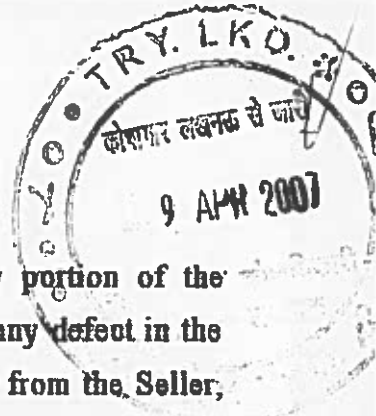
कैम रॉयल 100  
रॉयल रीजिस्ट्रार 11-04-2007  
रॉयल रीजिस्ट्रार का प्रमाण रजिस्ट्रार  
रॉयल रीजिस्ट्रार का नाम व पूरा पता टर्को रियल्टर्स प्रा. लि.  
लाहौर

रॉयल रीजिस्ट्रार 840/2  
भौ. रजिस्ट्रार लिमिटेड (रॉयल रीजिस्ट्रार)  
रजिस्ट्रार का नंबर 209/03  
रजिस्ट्रार का जन्मदिन 31-3-2009  
रजिस्ट्रार का पता रजिस्ट्रार लिमिटेड, लाहौर





-12-



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.

Contd.....13..



*26/4/2007*

139

कम संख्या

11-84-2007-

स्वाम्य विक्रय की तिथि

स्वाम्य क्रय करने का प्रयोजन

रजिस्ट्रार

स्वाम्य क्रय का नाम व पूरा पता

रजिस्ट्रार रिजल्ट्स प्रा. लि.

लपन

स्वाम्य की मर्यादा

308/2

मो० आनिर सिद्दीकी (स्वाम्य विक्रेता)

लाइसेन्स नम्बर 209/03

लाइसेन्स की अवधि 31-3-2009

चौदन पो० आफिस सिमैप जि०, लखनऊ







-13-

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.....14..



*Ch. Meharis*

*14.2.2007*



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क्रमा संख्या

11-04-2007

स्वास्थ्य विभाग की दिशि

स्वास्थ्य सेवा करने का प्रमाण

स्वास्थ्य सेवा का नाम व पूरा पता

डॉ. रिथल्टर्स प्रा. लि.

अ.प्र.क.

स्वास्थ्य की प्रमाणित

ए.प्र.क.

मो. आरिथर सिटीकी (स्वास्थ्य विभाग)

राजस्थान नम्बर 200/03

लाइसेन्स की अवधि 01-01-2007

चौकिस मो. आरिथर सिटीकी (स्वास्थ्य विभाग)



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 H.M. 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.



Contd.....15..  
16-11-2015



10. That the total area of the premises transferred under this deed is 0.0733 Hectare (Zero Point Zero Seven Three Three), the value of the property as fixed by the Collector Lucknow is Rs. 8,00,000/- per hectare, according to which the market value of the property comes to Rs. 58,640/- (Rs. Fifty Eight Thousand Six Hundred Forty Only) but the Purchaser is company hence after enhancement of 25% enhanced value Rs 73,300/- (Rs. Seventy Three Thousand Three Hundred only). The actual sale consideration of Rs. 3,00,000/- (Rupees Three Lacs Only) is higher than the market value of Rs. 73,300/- (Rs. Seventy Three Thousand Three Hundred only). Hence, the stamp duty on sale consideration of Rs. 3,00,000/- (Rupees Three Lacs Only) i.e. on the actual value paid for the transfer of the property comes to Rs. 30,000/- (Rupees Thirty Thousand Five Hundred only) and has accordingly been paid by the Purchaser.

Contd.....16..

*Handwritten signature*

*Handwritten signature*





**SCHEDULE OF PAYMENT**

1. Rs. 3,00,000/- (Rupees Three Lac only) vide Bankers Cheque no. 002157 dated 13.04.2007 issued by HDFC Bank Ltd., Aliganj Branch, Lucknow.

Received a sum of Rs. 3,00,000/- (Rupees Three Lacs 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. 00182 Khasra No. 491, Khasra no. 492 & Khasra no. 493 total measuring 0.0733, situated at Village- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, which is bounded as under: -

**BOUNDARIES OF LAND KHASRA NO. 491**

East : Part of Land of Khasra No. 491 of Purchaser  
West : ~~Balance part of~~ Land of Khasra No. 490  
North : Land of Khasra Nos. 478 and 489  
South : Land of Khasra No. 492

Contd.....17..



*Handwritten signature or initials, possibly 'A-3' followed by some numbers and a flourish.*

*Handwritten signature or initials, possibly 'K. S. Singh' or similar, with a flourish.*



**BOUNDARIES OF LAND KHASRA NO. 492**

East : Part of Land of Khasra No. 492 of Purchaser

West : ~~Balance part of~~ Land Khasra No. 492

North : ~~Balance part of~~ Land Khasra No. 491 of purchaser

South : Land of Khasra No. 493 of purchaser

**BOUNDARIES OF LAND KHASRA NO. 493**

East : Part of Land of Khasra No. 493 of Purchaser

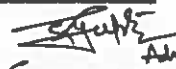
West : ~~Balance part of~~ Land Khasra No. 492

North : Land of Khasra No. 492

South : Land of Khasra No. 494

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.

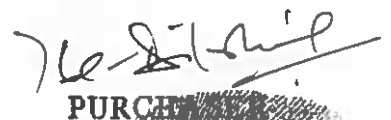
**WITNESSES :-**

1.   
Advocate  
Civil Court, Lucknow



**SELLER**

2. Anserul Haque  
S/o Sri Mubimul Haque  
405/150 / Lakarmandi  
Dahganj 115

  
**PURCHASER**

Drafted by:

Typed by:

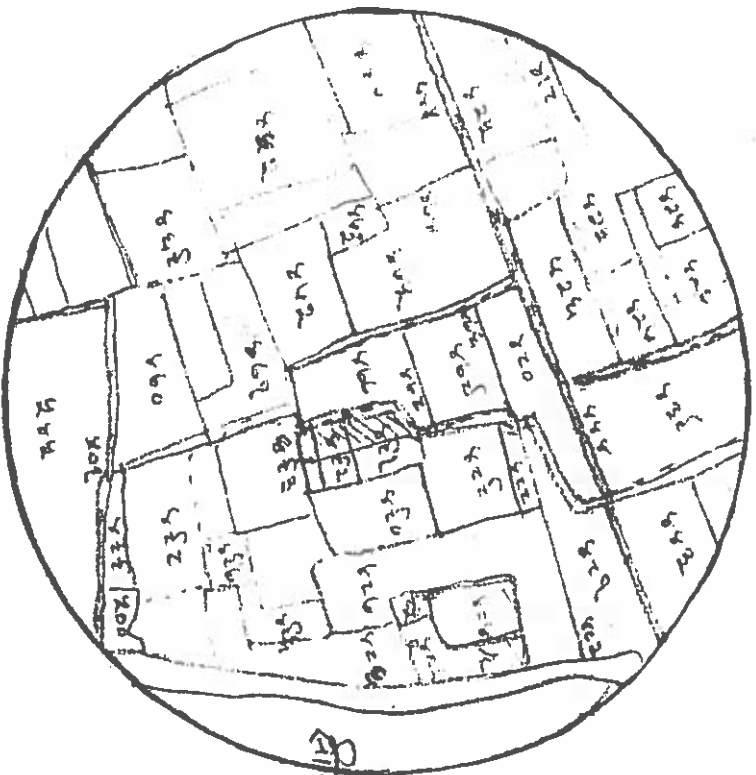


  
(Sarvesh Kumar Gupta)  
Advocate





N  
↑



श्रीम. ग्राम  
मुनकलीपुर

नक्शा नजरी श्रीम. ग्राम - मुवाकर  
पराना - मेहना, नदलील - वक्की का तान  
जिला - जलनक

क्षेत्रफल - ५१, ५३३ वर्ग मीटर

क्षेत्रफल - ०.०७३३ हेक्टेयर

जमीनी - ५१

पूरव - श्रीम. ग्राम - ५१

पश्चिम - श्रीम. ग्राम - ५१

उत्तर - श्रीम. ग्राम - ५१

दक्षिण - श्रीम. ग्राम - ५१

हस्ताक्षर



हस्ताक्षर

हस्ताक्षर



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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Desh Raj S/o Sri Bade Lal Wanhey  
Mubarakpur, Mahona, B.K.T. Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



प्रस्तुतकर्ता/विक्रेता/क्रेता के हस्ताक्षर  
विक्रेता/क्रेता का नाम व पता :- Sri 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

13.4.07  
3P1/420  
1640  
2015/07

  
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