

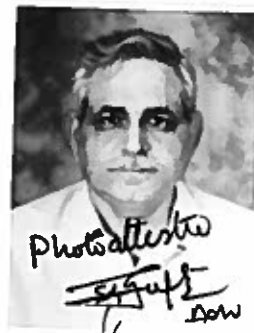
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उत्तर प्रदेश UTTAR PRADESH

415913



Stamp: Rs. 2,00,000/-

### SALE DEED

Nature of Land

Agriculture

Pargana

Mahona

Village

Mubarakpur

Details of Property

Land bearing Khasra No. 403, 393, 400 & 404

Area

In Hectare

Area of the Property

1.001 Hectare

Road

More than 1 KM away from IIM Road

Type of Property

Agriculture

Consideration

Rs. 20,00,000/-

Valuation

Rs. 12,19,969/-

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उत्तर प्रदेश UTTAR PRADESH

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**BOUNDARIES OF LAND KHASRA NO. 403**

- East : Land of Khasra No. 402
- West : Land of Khasra Nos. 404  
Chak Road thereafter
- North : Land of Khasra No. 397 and 398  
Chak Road thereafter
- South : Land of Khasra Nos. 409 & 410

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*1.6.2001*

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इमलाह सहकारी आवास समिति लि०  
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Rs. 1,50,600/-



उत्तर प्रदेश UTTAR PRADESH



-3-

**BOUNDARIES OF LAND KHASRA NO. 375**

- East : Land of Khasra No. 375
- West : Boundary of Gram- Mutakkipur
- North : Chak Road thereafter Land of Khasra Nos. 386, 389, 390, 391 & 392
- South : Nali thereafter Land of Khasra Nos. 396, 397, 398, 399 & 400

**BOUNDARIES OF LAND KHASRA NO. 400**

- East : Land of Khasra No. 399
- West : Boundary of Gram- Mutakkipur
- North : Nali thereafter Land of Khasra No. 393
- South : Chak Road thereafter Land of Khasra Nos. 406 & 407

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उत्तर प्रदेश UTTAR PRADESH



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#### BOUNDARIES OF LAND KHASRA NO. 404

- East : Land of Khasra No. 405  
 West : Land of Khasra No. 403  
 North : Chak Road thereafter Land of Khasra No. 398  
 South : Chak Road thereafter Land of Khasra No. 410

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उत्तर प्रदेश UTTAR PRADESH



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Seller (1)

Purchaser (1)

Name of the Seller-

IMLAK SAHKARI AVAS SAMITI LTD.,  
Registration No. 1371क, having its Registered  
Office at Vikas Nagar, Lucknow, through its  
Secretary Sri Kallu, S/o Sri Dengu Urf Mangre,  
R/o Village- Ghaila, Pargana, Lucknow, Tehsil-  
Bakshi Ka Talab, District- Lucknow.

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.

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उत्तर प्रदेश UTTAR PRADESH

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**THIS DEED OF SALE** is executed this the 30<sup>th</sup> day of April 2007 by **IMLAK SAHKARI AVAS SAMITI LTD.**, Registration No. 1371क, having its Registered Office at Vikas Nagar, Lucknow, through its Secretary Sri Kailu, S/o Sri Dengu Urf Mangre, R/o Village- Ghaila, Pargana, Lucknow, Tehsil- Bakshi, Ka Talab, District- Lucknow, (hereinafter referred to as the **Seller**) which expression, unless repugnant to the context, shall mean and include his 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.

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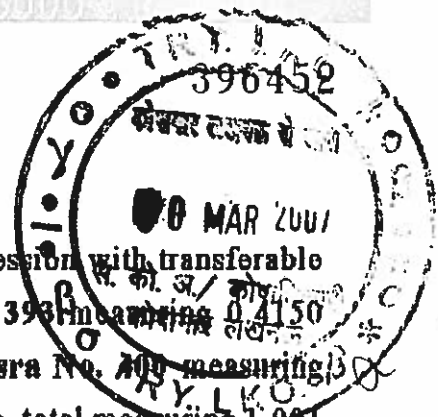


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उत्तर प्रदेश UTTAR PRADESH

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AND WHEREAS the Seller is the absolute owner in possession with transferable rights in relation to the agricultural land of Khasra No. 393 measuring 0.415 hectare, Khasra No. 403 measuring 0.0860 hectare, Khasra No. 404 measuring 0.0850 hectare, total measuring 1.001 hectare, situated at Village- Mubarakpur, Pargana-Mahona, Tehsil- Bakshi Ka Talab, District- Lucknow, (hereinafter referred to as the said "Property");

AND WHEREAS the Seller has assured the Purchaser that it has good, marketable, transferable and unencumbered rights in the Property and there is no impediment or restriction of any sort whatsoever on its 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 a Housing Cooperative Society and therefore, it has obtained the permission for the transfer/sale of the entire land from Joint Avas Ayukt/Joint Registrar, U.P. Avas Evam Vikas Parishad (Sahkarita Anubhag), 104, Mahatma Gandhi Marg, Lucknow, vide their letter No. 917 dated 10.04.2007;

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*Handwritten signature*

समस्त सहकारी धावाय समिति लि.

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**AND WHEREAS** the Purchaser has, on this day of the execution of this Deed of Sale, paid to the Seller a sum Rs. 20,00,000/- (Rupees Twenty 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;

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

1. That in consideration of the said sum of Rs. 20,00,000/- (Rupees Twenty Lacs 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. 393, Khasra No. 400, Khasra No. 403 & Khasra No. 404** total measuring 1.001 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.
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.

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*[Signature]*

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.
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.
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

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*[Handwritten Signature]*

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*[Handwritten Signature]*

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.
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.
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.

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- 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 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 1.001 Hectare (One Point Zero Zero One), 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

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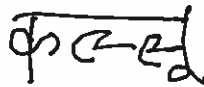
Rs. 7,80,780/- (Rs. Seven Lacs Eighty Thousand Seven Hundred Eighty Only) but the Purchaser is company hence after enhancement of 25% on valuation the enhanced market value of the property comes to Rs. 9,75,975/- (Rs. Nine Lacs Seventy Five Thousand Nine Hundred Seventy Five only) and the Seller is Society hence 25% valuation is enhanced as per direction of District Magistrate, Lucknow, hence the total enhanced valuation of the said property is Rs. 12,19,969/- (Rs. Twelve Lacs Nineteen Thousand Nine Hundred Sixty Nine only). The actual sale consideration of Rs. 20,00,000/- (Rupees Twenty Lacs only) is higher than the market value of

Rs. 12,19,969/- (Rupees Twelve Lacs Nineteen Thousand Nine Hundred Sixty Nine only). Hence, the stamp duty on sale consideration of Rs. 20,00,000/- (Rupees Twenty Lacs only) i.e. on the actual value paid for the transfer of the of the property comes to Rs. 2,00,000/- (Rupees Two Lacs only) and has accordingly been paid by the Purchaser.

### **SCHEDULE OF PAYMENT**

1. Rs. 20,00,000/- (Rupees Twenty Lacs only) in cash already paid through M/s. Ansarul Haque Associates duly acknowledged by the Seller and paid by the Purchaser Company.

Received a sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) as detailed above and now nothing is payable to the Seller by the Purchaser.

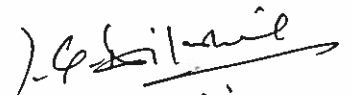


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**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agriculture land of Khasra No. 393, Khasra No. 400, Khasra No. 403 & Khasra No. 404 total measuring 1.001 Hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil-Bakshi Ka Talab, sDistrict- Lucknow, which is bounded as under: -

**BOUNDARIES OF LAND KHASRA NO. 403**

East : Land of Khasra No. 402  
West : Land of Khasra No. 404  
North : Chak Road thereafter Land of Khasra Nos. 397 & 398  
South : Chak Road thereafter Land of Khasra Nos. 409 & 410

**BOUNDARIES OF LAND KHASRA NO. 393**

East : Land of Khasra No. 375  
West : Boundary of Gram- Mutakkipur  
North : Chak Road thereafter Land of Khasra Nos. 386, 389, 390, 391 & 392  
South : Nali thereafter Land of Khasra Nos. 396, 397, 398, 399 & 400

**BOUNDARIES OF LAND KHASRA NO. 400**

East : Land of Khasra No. 399  
West : Boundary of Gram- Mutakkipur  
North : Nali thereafter Land of Khasra No. 393  
South : Chak Road thereafter Land of Khasra Nos. 406 & 407

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इमलीक-बहलानी शाखा समिति वि०

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7.6.2014

**SCHEDULE OF THE PROPERTY HEREBY SOLD**

Agriculture land of Khasra No. 393, Khasra No. 400, Khasra No. 403 & Khasra No. 404 total measuring 1.001 Hectare, situated at Village- Mubarakpur, Pargana- Mahona, Tehsil-Bakshi Ka Talab, sDistrict- Lucknow, which is bounded as under: -

**BOUNDARIES OF LAND KHASRA NO. 403**

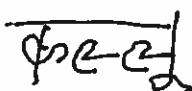
East : Land of Khasra No. 402  
West : Land of Khasra No. 404  
North : Chak Road thereafter Land of Khasra Nos. 397 & 398  
South : Chak Road thereafter Land of Khasra Nos. 409 & 410

**BOUNDARIES OF LAND KHASRA NO. 393**

East : Land of Khasra No. 375  
West : Boundary of Gram- Mutakkipur  
North : Chak Road thereafter Land of Khasra Nos. 386, 389, 390, 391 & 392  
South : Nali thereafter Land of Khasra Nos. 396, 397, 398, 399 & 400

**BOUNDARIES OF LAND KHASRA NO. 400**

East : Land of Khasra No. 399  
West : Boundary of Gram- Mutakkipur  
North : Nali thereafter Land of Khasra No. 393  
South : Chak Road thereafter Land of Khasra Nos. 406 & 407



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**BOUNDARIES OF LAND KHASRA NO. 404**


East : Land of Khasra No. 405  
West : Land of Khasra No. 403  
North : Chak Road thereafter Land of Khasra No. 398  
South : Chak Road thereafter Land of Khasra No. 410

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

**WITNESSES :-**

1. *Musareel Hayer*  
808m Musareel Hayer  
6875/150/61mm  
Dated 2/4


2. *Sarvesh Kumar Gupta*  
Advocate  
Civil Court, Lucknow

  
*फरह*  
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इमजो क इतुहारी आदात समिति 19-  
बकनर  
SELLER

Drafted by:

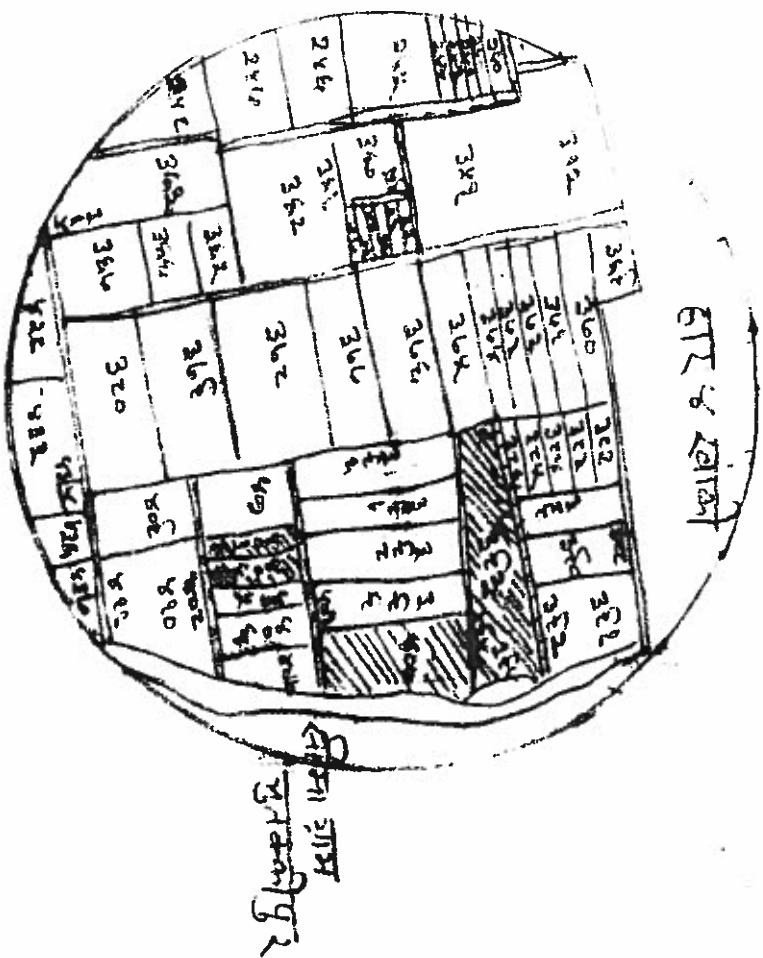
Typed by:  
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*Sarvesh Kumar Gupta*  
Adv  
(Sarvesh Kumar Gupta)  
Advocate

  
*(Signature)*  
PURCHASER



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नक्शानाजरी भूमि खसरा नं० ४०३, ३९३, ४००  
व ४०४ स्थित गाँव - मुबारकपुर परगना - जौनपुर  
तहसील - बक्सर का नालाब जिला - नरनगढ़  
कुल क्षेत्रफल - १.००१ हेक्टर

चौहद्दी भूमि खसरा नं० ४०३.

पूरव - भूमि खसरा नं० ४०२

पश्चिम - भूमि खसरा नं० ४०४

उत्तर - चक रौडनादहू भूमि खसरा नं० ३९७ व ३९८  
दक्षिण - चक रौडनादहू भूमि खसरा नं० ४०९ व ४१०

ह० विवेना कदम

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प्रमाण अधिकारी का व  
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ह० विवेना

10.10.2020

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

प्रस्तुतकर्ता/विक्रेता का नाम व पता :- Kallu S/o Sri Dengu w/o Mangre P/o Ghila,  
Lucknow Secretary - Imbak Sahkari Avas Samiti GD, Vikas Nagar, Lucknow  
बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



कल्लू

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

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



26/11/2017  
विक्रेता/क्रेता के हस्ताक्षर

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