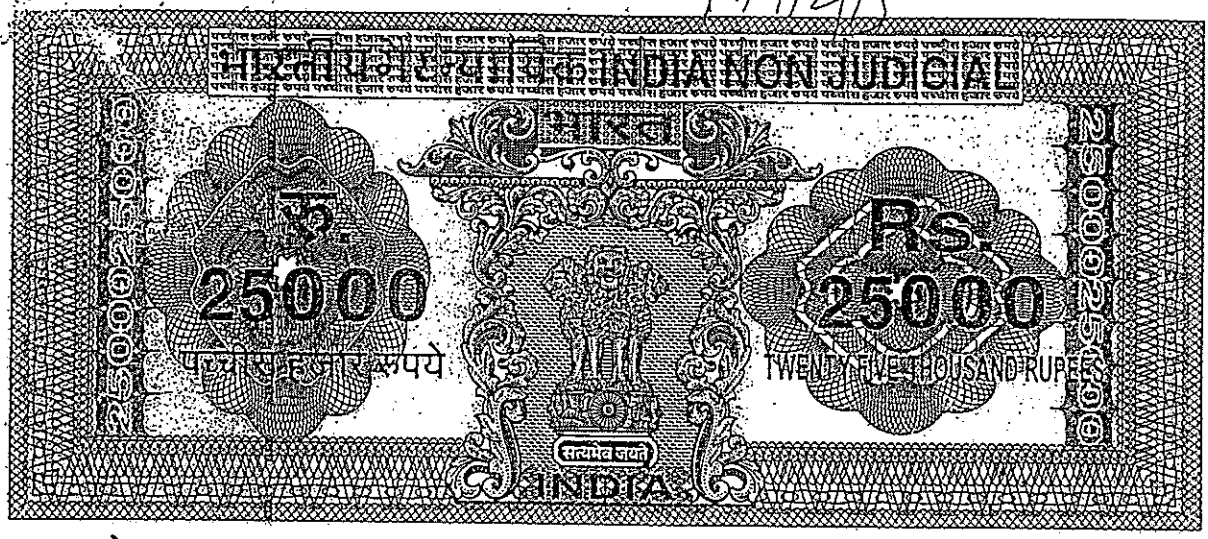
(SK)

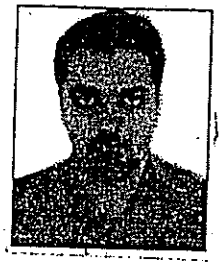
17912/13



उत्तर प्रदेश UTTAR PRADESH

D 000684

U2633



30 JUL

DETAILS OF INSTRUMENT IN SHORT

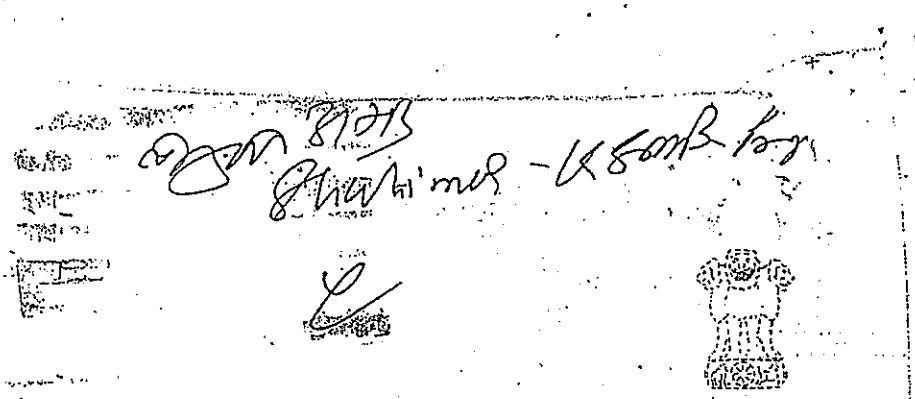
Ward/Pargana	:	Lucknow
Village/Mohalla	:	Ghaila
Details of Property	:	Plot Khasra Nos. 121, 123, 178, 91 Gha, & 114, 117, 120.
Standard of measurement	:	Hectare

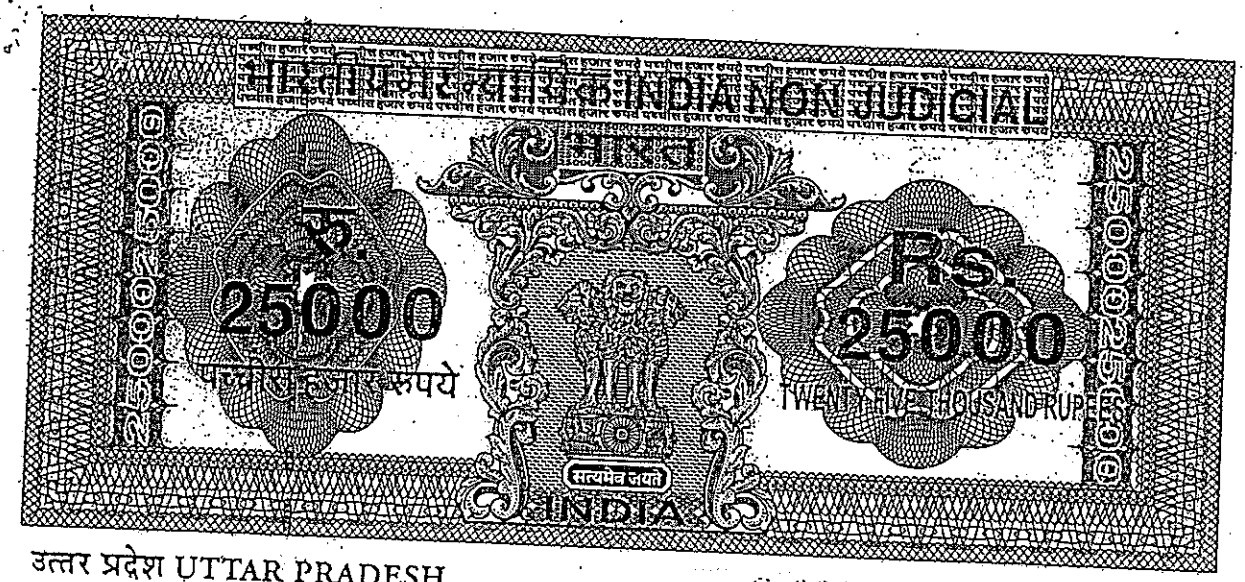
For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH D 000685 D 000685

30 JUL 2018

Area of Property	:	0.5575
	:	
Consideration/ Valuation	:	₹ 77,07,438/- ₹ 64,39,125/-
Stamp Duty paid	:	₹ 5,40,000/-
Boundaries		

BOUNDARY OF KHASRA NO. 121

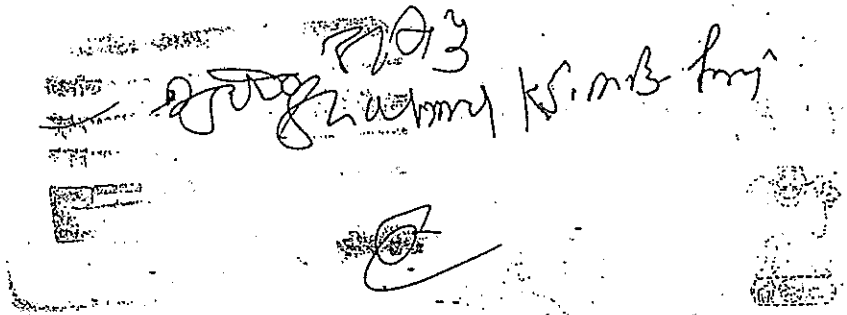
East : Khasra No. 125 & 117
West : Khasra No. 108
North: Khasra No. 122 & 124
South : Khasra No. 120

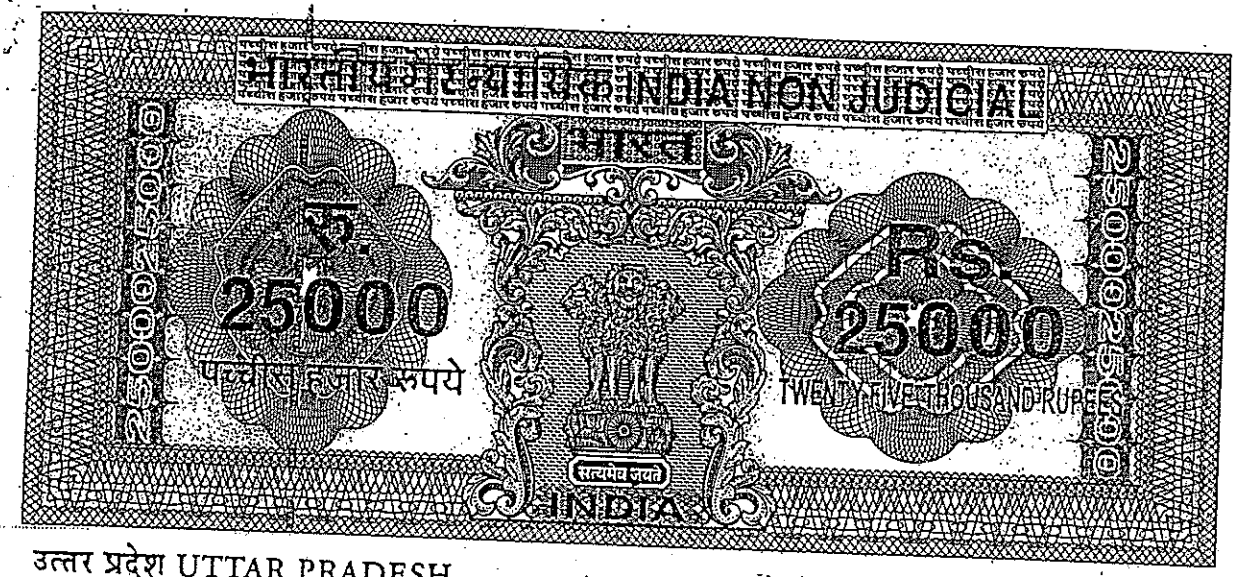
For KSM Rashir Mohamm[illegible]d & Sons

Partner

For SHALIMAR KSMO PRO[illegible]ERS

Partner





उत्तर प्रदेश UTTAR PRADESH

D 000686

30 JUL 2007

BOUNDARY OF KHASRA NO. 123

East : Khasra No. 124
West : Khasra No. 107
North: Link Marg
South : Khasra No. 122

BOUNDARY OF KHASRA NO. 178

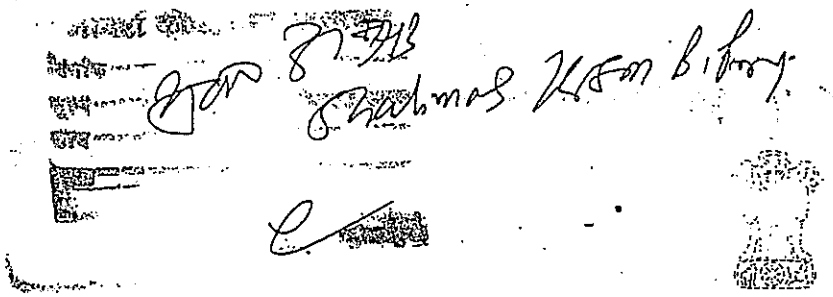
East : Khasra No. 177
West : Khasra No. 180 & 179
North: Khasra No. 177 & 117
South : Khasra No. 184 & 185

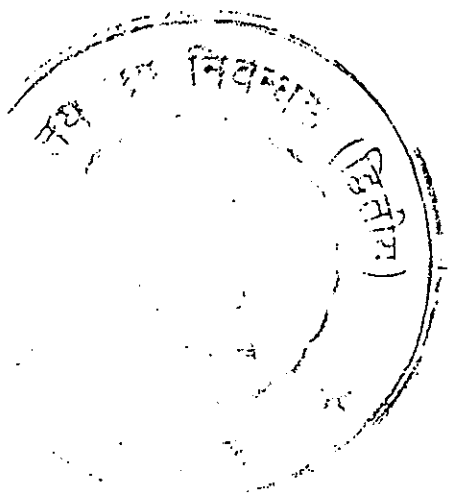
For KSM Bashir Mohammad & Sons

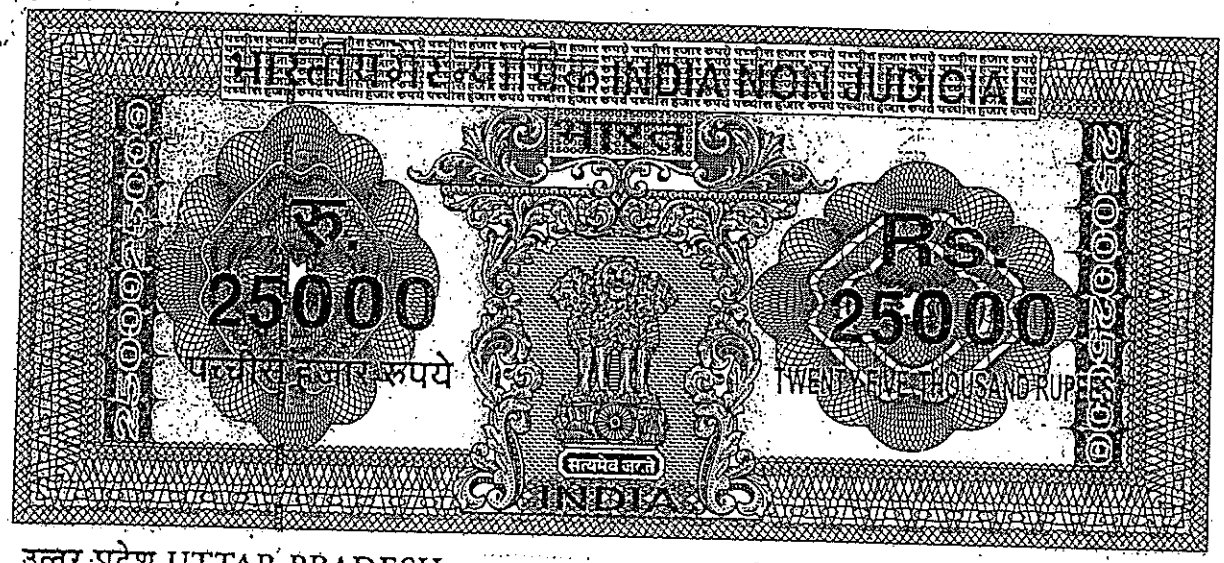
Partner

For SHALIMAR KSMB PROJECTS

Partner







उत्तर प्रदेश UTTAR PRADESH D 000687 D 000687

30 JUL 2013

- 4 -

BOUNDARY OF KHASRA NO. 91 GHA

East : Khasra No. 97 & 98
West : Khasra No. 89
North: Khasra No. 90
South : Khasra No. 92 & 93

BOUNDARY OF KHASRA NO. 114

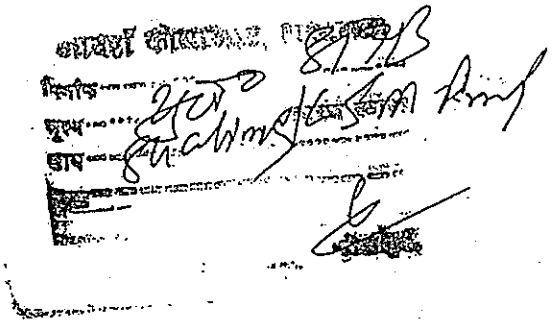
East : Khasra No. 117, 118 & 119
West : Khasra No. 111, 112 & 113
North: Khasra No. 121
South : Khasra No. 116 & 119

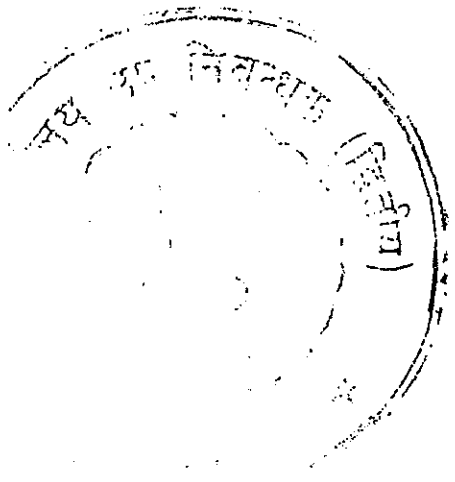
For KSM Rashi Infraam[illegible] & Sons

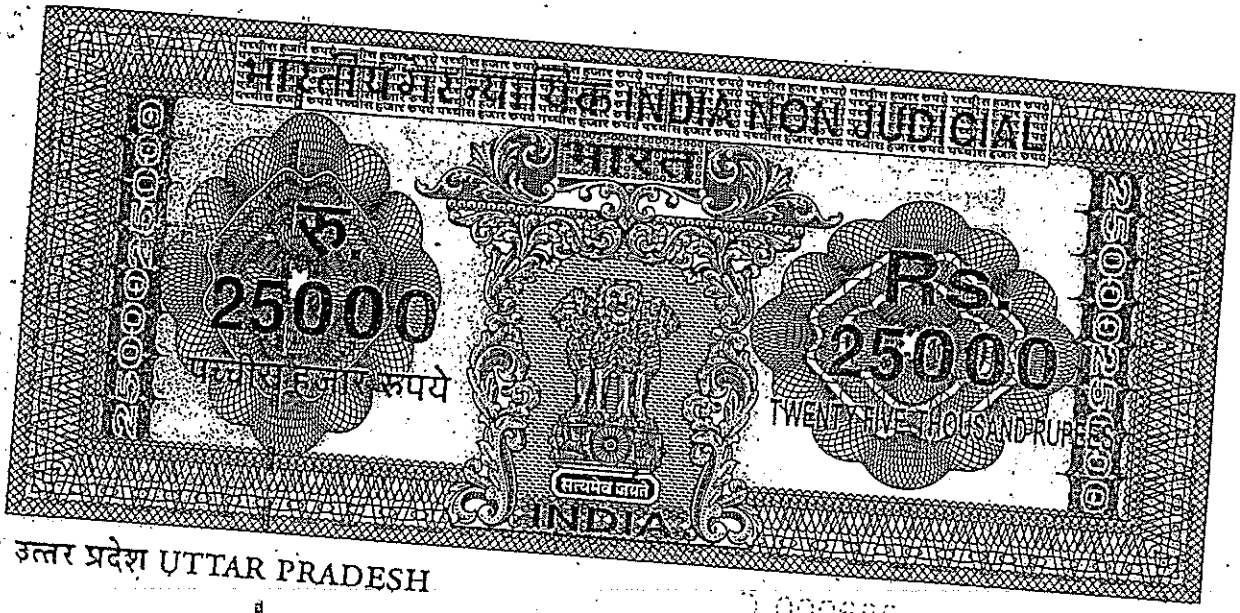
Partner

For SHALIMAR KSMB PROJECTS

Partner







उत्तर प्रदेश UTTAR PRADESH

D 000688

30 JUL

- 5 -

BOUNDARY OF KHASRA NO. 117

East : Khasra No. 117, 118 & 119
West : Khasra No. 111, 112 & 113
North: Khasra No. 121
South : Khasra No. 116 & 119

BOUNDARY OF KHASRA NO. 120

East : Khasra No. 117, 118 & 119
West : Khasra No. 111, 112 & 113
North: Khasra No. 121
South : Khasra No. 116 & 119

For KSM Bashir Mohamm.d & Sons

Partner

For SHALIMAR KSMB PROJE.TS

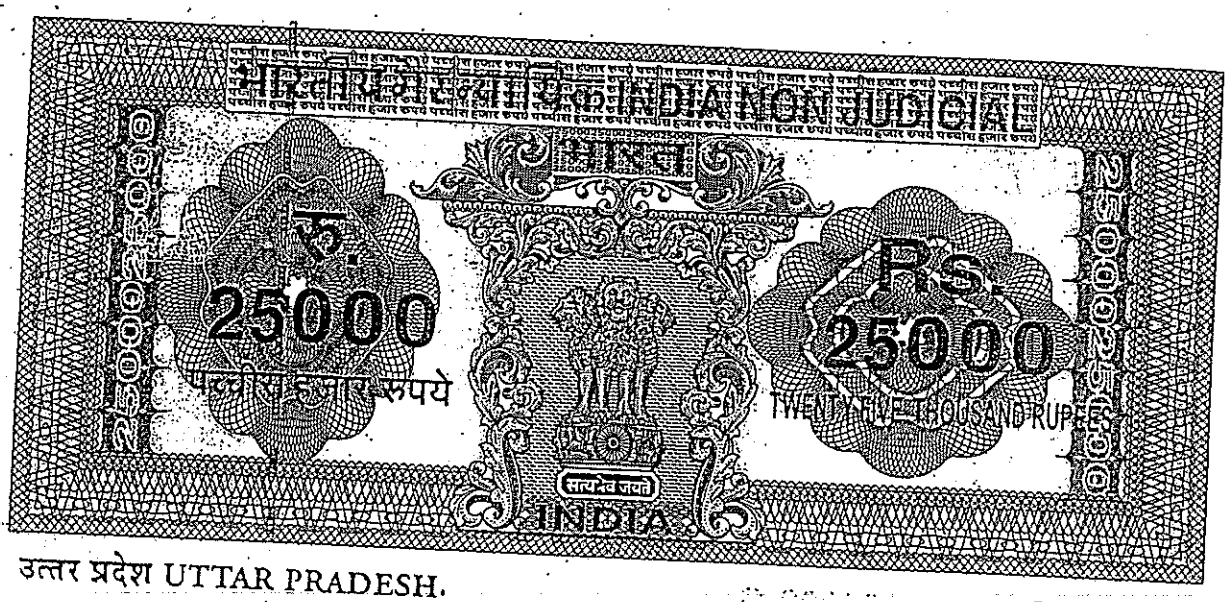
Partner

आदर्श कोषागार, [illegible]

दिनांक — 2000 [illegible]

पृष्ठ — [illegible]

राशि — [illegible]



उत्तर प्रदेश UTTAR PRADESH.

D 000689

30 JUL

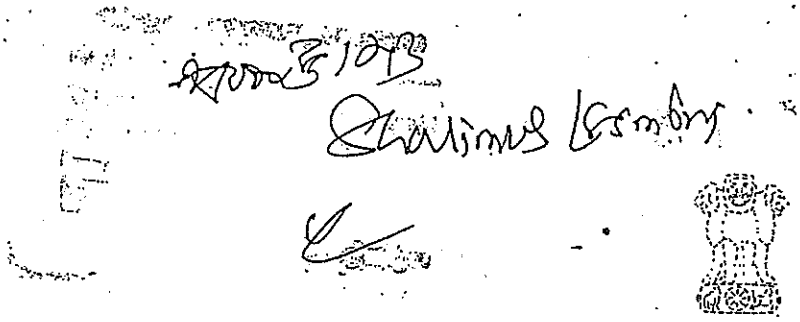
No. of persons in First Part (1)
Details of Seller : M/s K.S.M. BASHIR MOHAMMAD & SONS, a Partnership Firm, having its registered office at 24-New Berry Road, Lucknow, through its Partner Mohammad Zakaria son of Shri Zakir Mohammad Farooqui, Permanent & Present resident of 24-New Berry Road, Lucknow
No. of persons in Second Part (1)
Details of Purchaser : M/S SHALIMAR KSMB PROJECTS, a partnership Firm having its office at Shalimar Square, B.N. Road, Lalbagh, Lucknow through its Partner Mohammad Kareem Farooqui, son of Sri Waseem Mohammad,

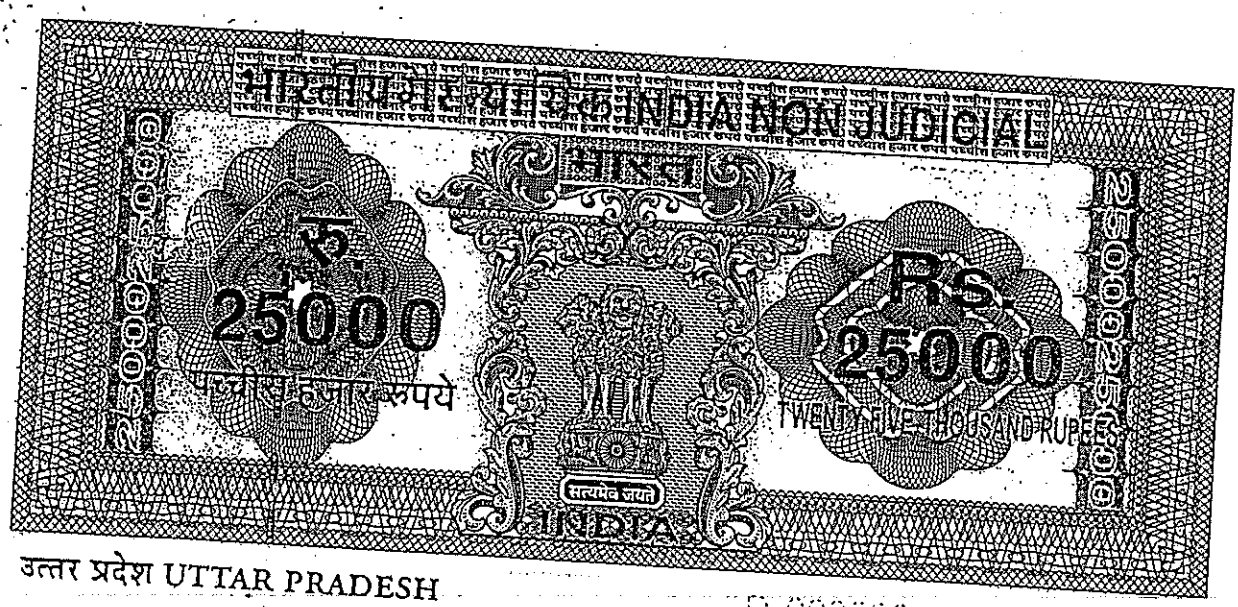
For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH

D 000690

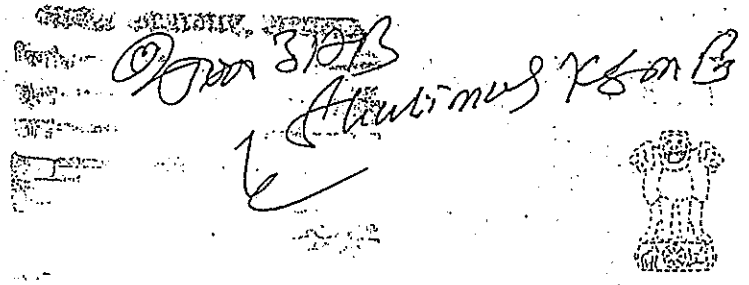
30 JUL

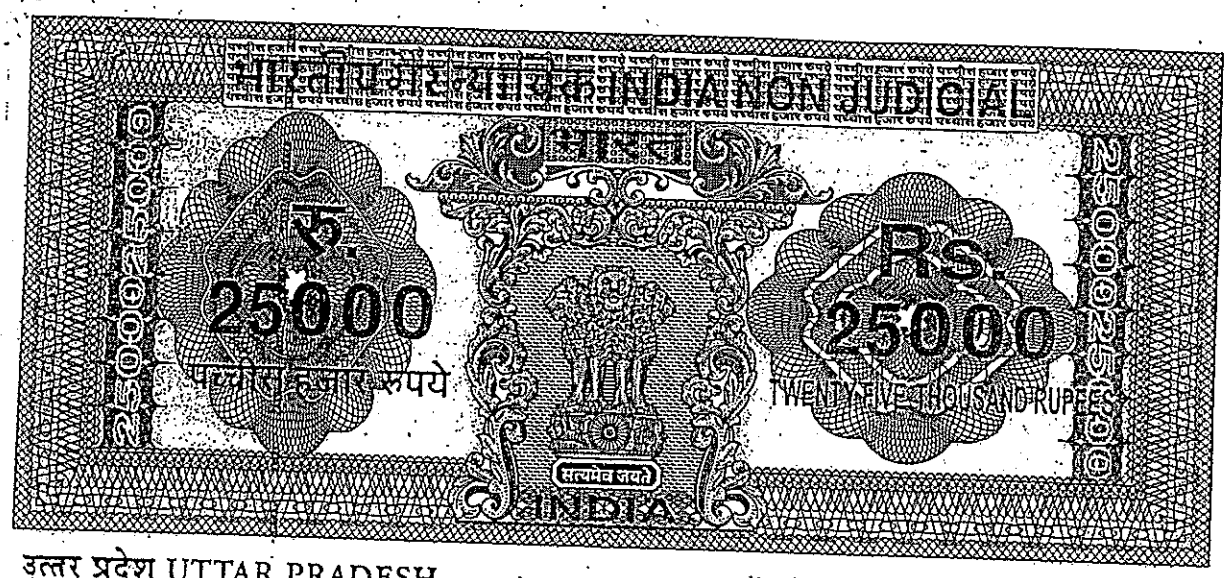
SALE DEED

THIS SALE DEED MADE ON this 4th day of August, 2013 BY M/s K.S.M. BASHIR MOHAMMAD & SONS, a Partnership Firm, having its registered office at 24-New Berry Road, Lucknow, through its Partner Mohammad Zakaria son of Shri Zakir Mohammad Farooqui, Permanent & Present resident of 24-New

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH D 000691

Berry Road, Lucknow, (hereinafter referred to as SELLER)

IN FAVOUR OF

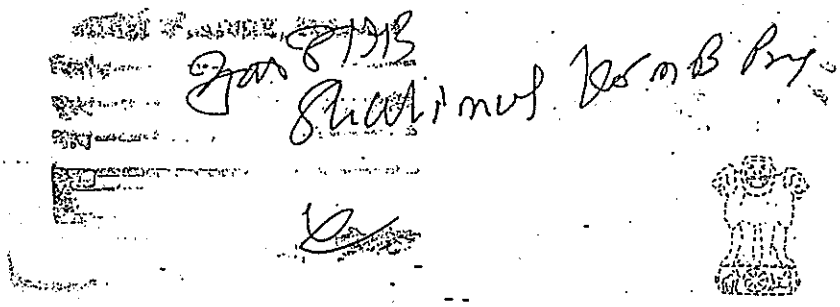
M/S SHALIMAR KSMB PROJECTS, a partnership Firm having its office at Shalimar Square, B.N. Road, Lalbagh, Lucknow through its Partner Mohammad Kareem Farooqui, son of Sri Waseem Mohammad, (hereinafter referred to as the PURCHASER).

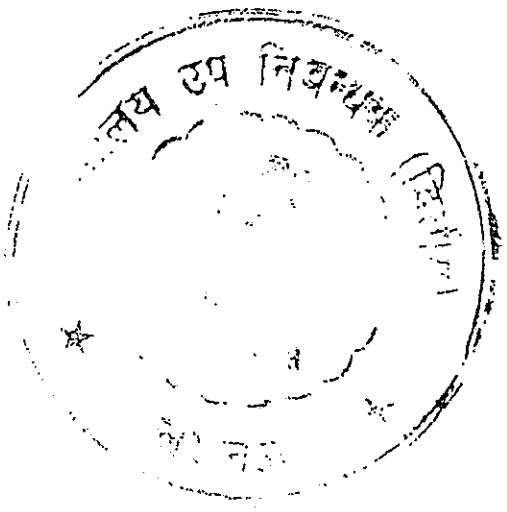
For KSM Bashir Mohammad & Sons

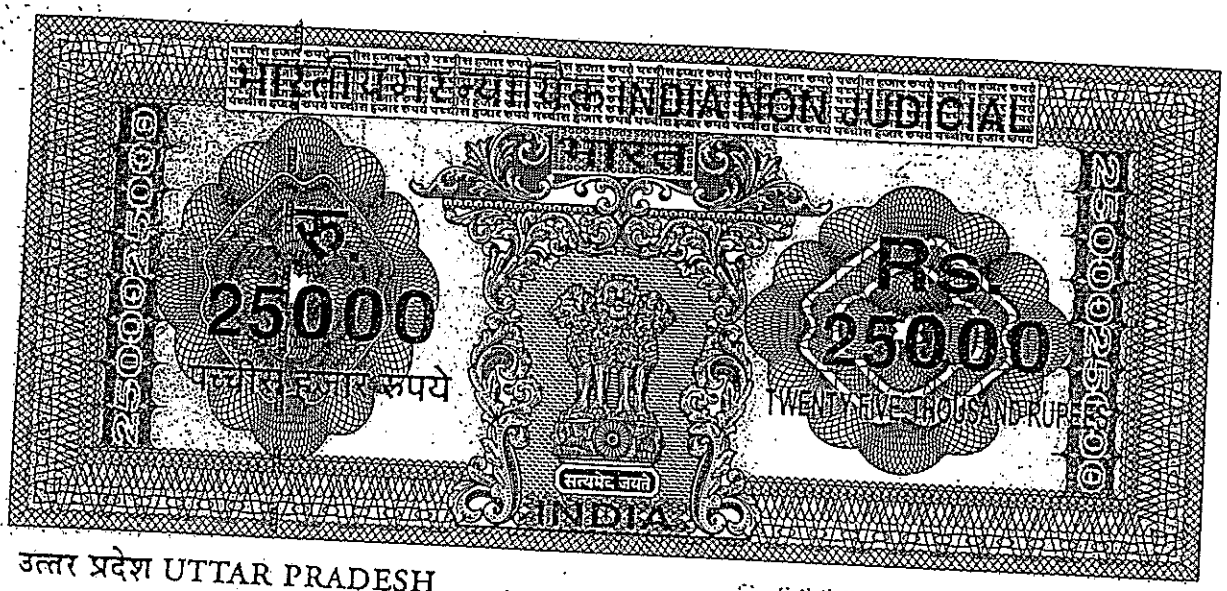
Partner

For SHALIMAR KSMB PROJECTS

Partner







उत्तर प्रदेश UTTAR PRADESH

D 000692

30 JUL

WHEREAS the seller is the owner and bhumidhar of plot Khasra Nos. 121, 123, 178, 91 Gha, & 114, 117, 120, measuring 0.5575 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow, more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the SAID PROPERTY).

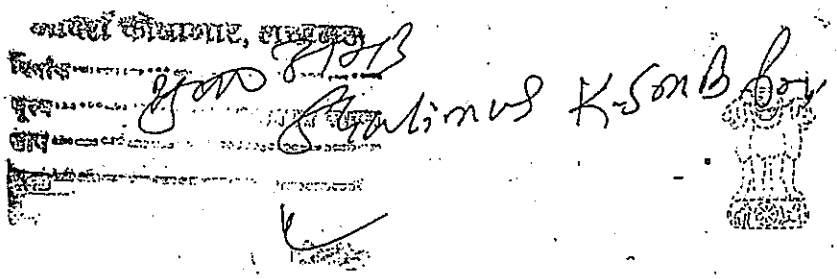
AND WHEREAS seller purchased Khasra No. 121, 123 & 178 from its ex-owner Furkan Ali son of

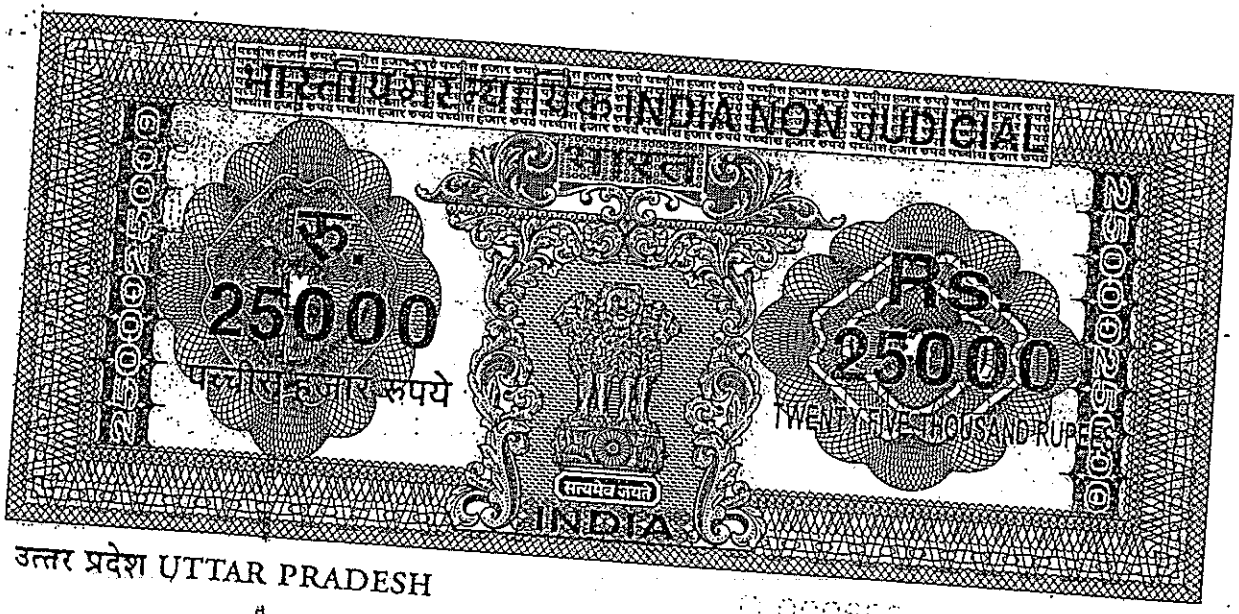
For SSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH

D 000693

30 JUL 2015

Late Izhar Ali & others, through a registered sale deed dated 29.07.2006 which instrument is duly registered in Book No. I, Jild 5980 at pages 25/54, Serial No. 7702 on 19.08.2006 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the seller further purchased Khasra Nos. 114, 120, 91 Gha, & 117 from its ex-owner Furkan Ali son of Late Izhar Ali & others through a registered sale deed dated 30.07.2006 which instrument is duly registered in Book No. 1,

For SHALIMAR KSME PROJECTS

Partner

उत्तर प्रदेश UTTAR PRADESH D 000694

30 JUL 2006

Jild 5980 at Pages 81/108 Serial No. 7704 on 19.08.2006 in the office of Sub-Registrar-II, Lucknow.

AND WHEREAS the name of the seller is duly mutated in the Revenue Records.

AND WHEREAS the seller as owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of ₹ 77,07,438/- only (Rupees

For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner

उत्तर प्रदेश UTTAR PRADESH

D 000695

30 JUL

Seventy Seven Lacs Seven Thousand Four Hundred Thirty Eight only).

AND WHEREAS the seller has received the said consideration amount from the purchaser manner details given below :-

1. ₹ 76,30,358/- (Seventy Six Lacs Thirty Thousand Three Hundred Fifty Eight) through Cheques.

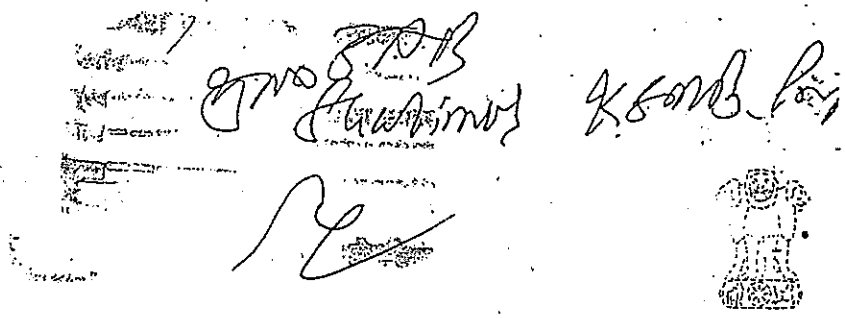
2. ₹ 77,080/- deducted towards TDS.

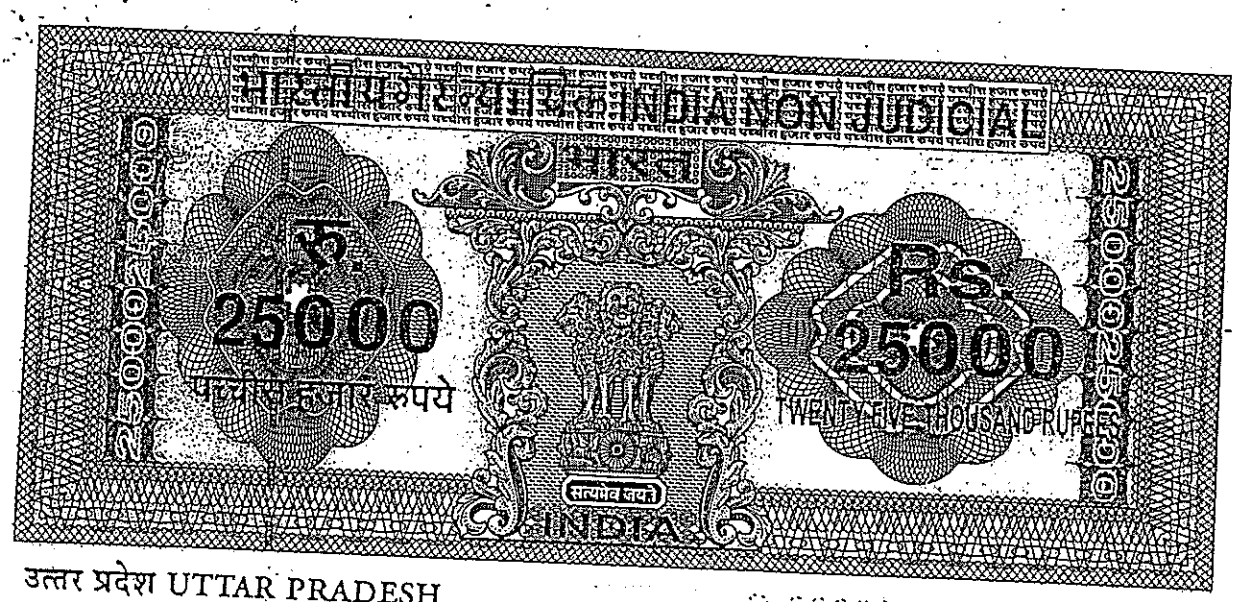
For KSM Basher Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH D 000696

30 JUL

NOW THIS SALE DEED WITHNESSETH AS UNDER :-

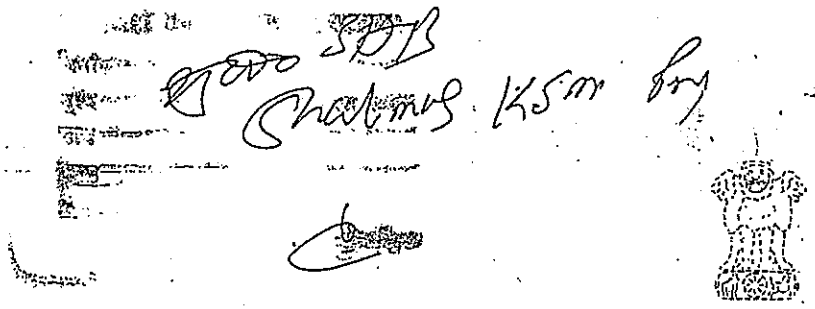
1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser, the said property mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the

For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner



उत्तर प्रदेश UTTAR PRADESH D 000697 D 000697

30 JUL 20

same as absolute owner thereof free from all encumbrances whatsoever.

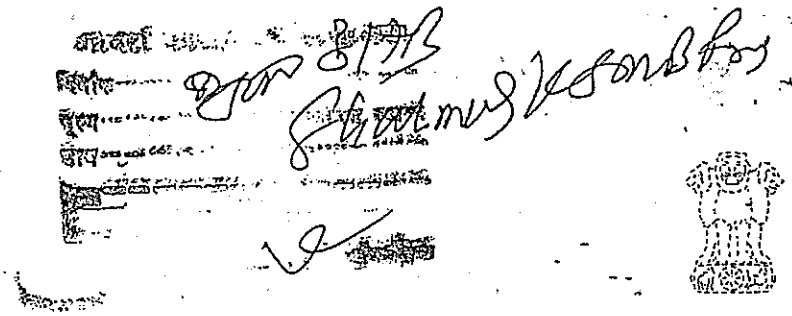
2. That the seller has handed over the vacant possession of said plot to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.

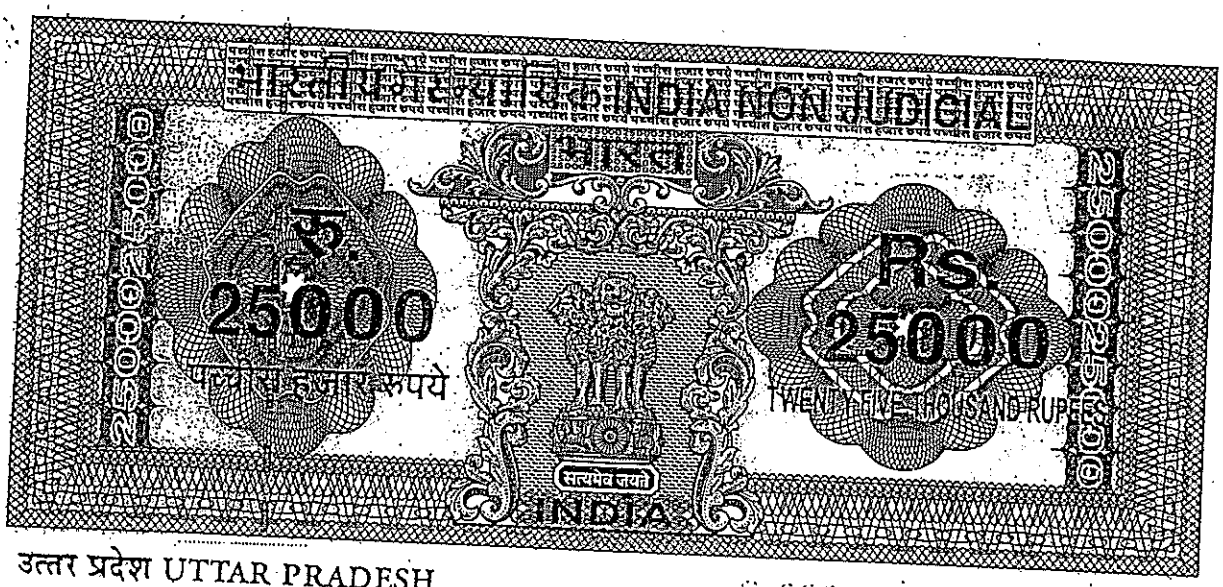
For KSM Pashi Mohan Lead & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH

D 000698

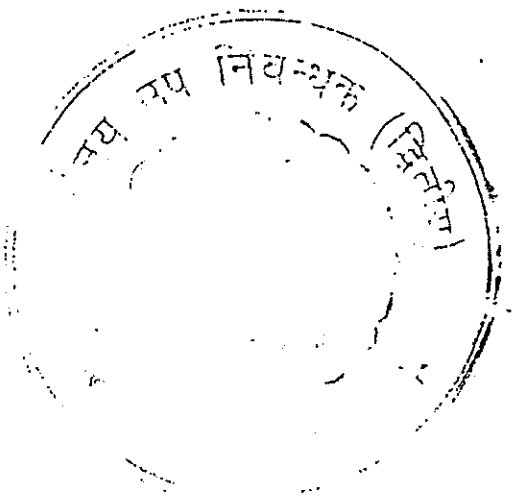
30 JUL

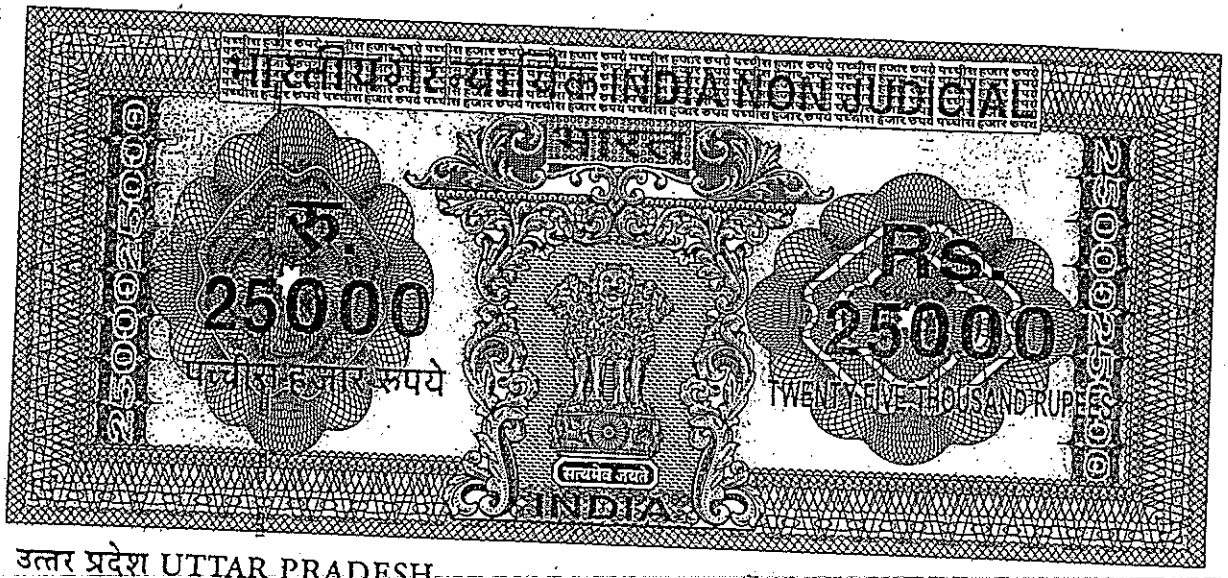
5. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein, by reason of any defect in the title, the Seller undertakes to indemnify the purchaser to the extent of such

For KSM Bashir Mohammad & Sons

Partner

आदर्श कोऑपरेटिव्ह बँक लि.





उत्तर प्रदेश UTTAR PRADESH

D 000699

loss or losses as the case may be from its other moveable or immoveable properties wherever found in existence at that time.

6. That the area of the land hereby sold is 0.5575 hectare. the market value whereof being agricultural land for the purposes of Stamp duty as per rates fixed by Collector Lucknow @ Rs. 70,00,000/- per Hectare. valuation comes Rs. 39,02,500/- say Rs.

For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner

Jaan Sild
Shalimar Kaabi Pony

उत्तर प्रदेश UTTAR PRADESH D 000700 D 000700

30 JUL 2021

39,03,000/-. added with 65% it comes to ₹ 64,39,125/-. There is no Tree, No tube well, no construction on the said plot. It is more than 100 meters away from Sitapur Bye Pass.

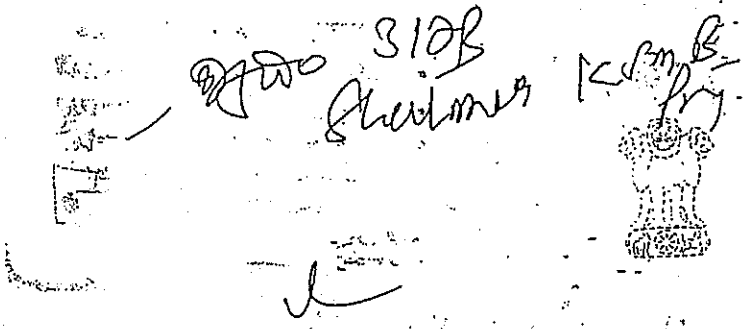
7. That both, the seller is not member of schedule caste or schedule tribe, as such there is no impediment for the transfer of the above land.

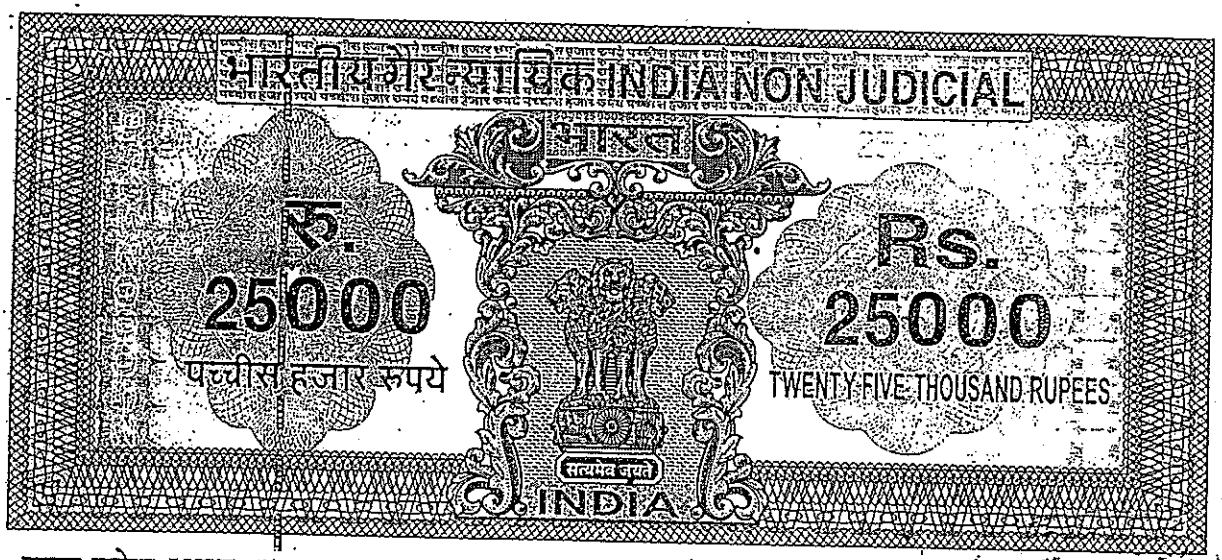
For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH C 959301

JUL

8. That the land hereby sold is not subject matter of any acquisition under any of the Scheme notified by Lucknow Development or Housing Board or any other authority.

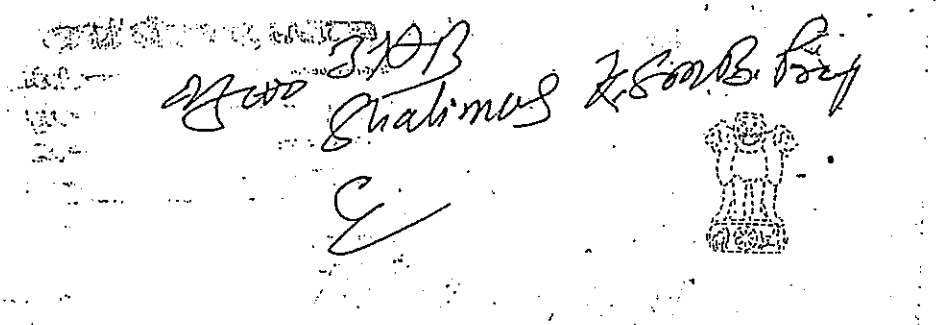
9. That the expressions "SELLER" and "PURCHASER" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

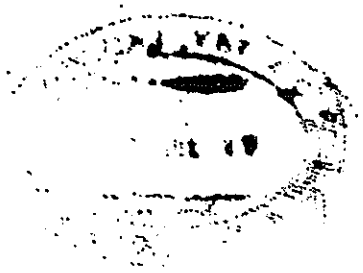
For KSM Bashir Mohammad & Sons

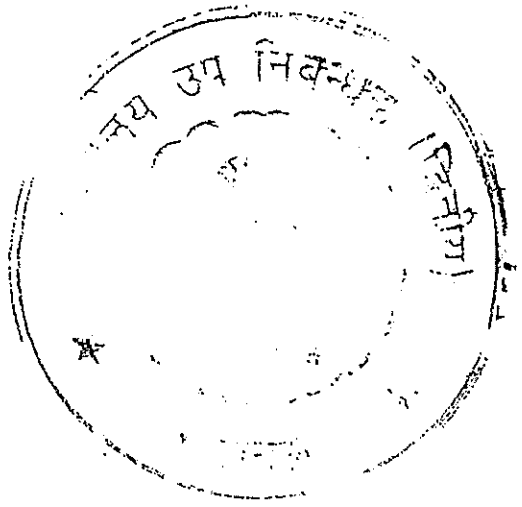
Partner

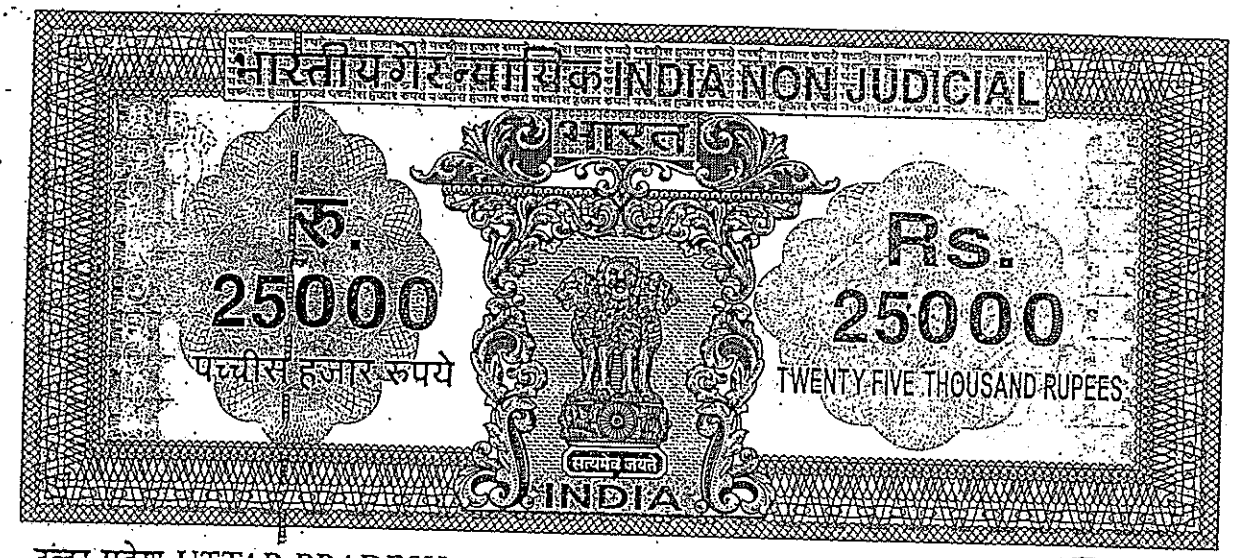
For SHALIMAR KSMB PROJECTS

Partner









उत्तर प्रदेश UTTAR PRADESH

IN WITNESS WHEREOF WE the above named Seller and purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

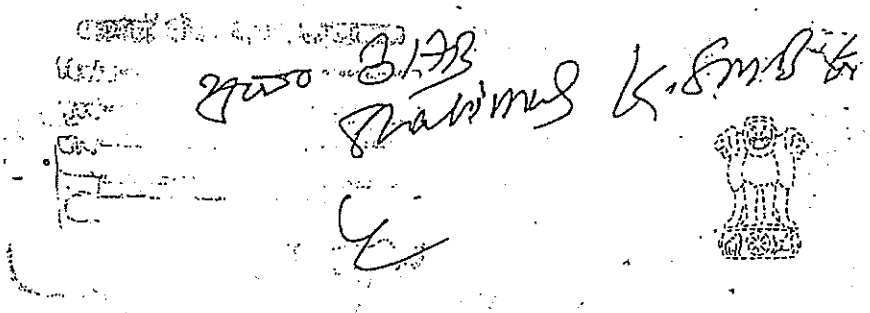
plot Khasra Nos. 121, 123, 178, 91 Gha, & 114, 117, 120, measuring 0.5575 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow. and bounded as below :-

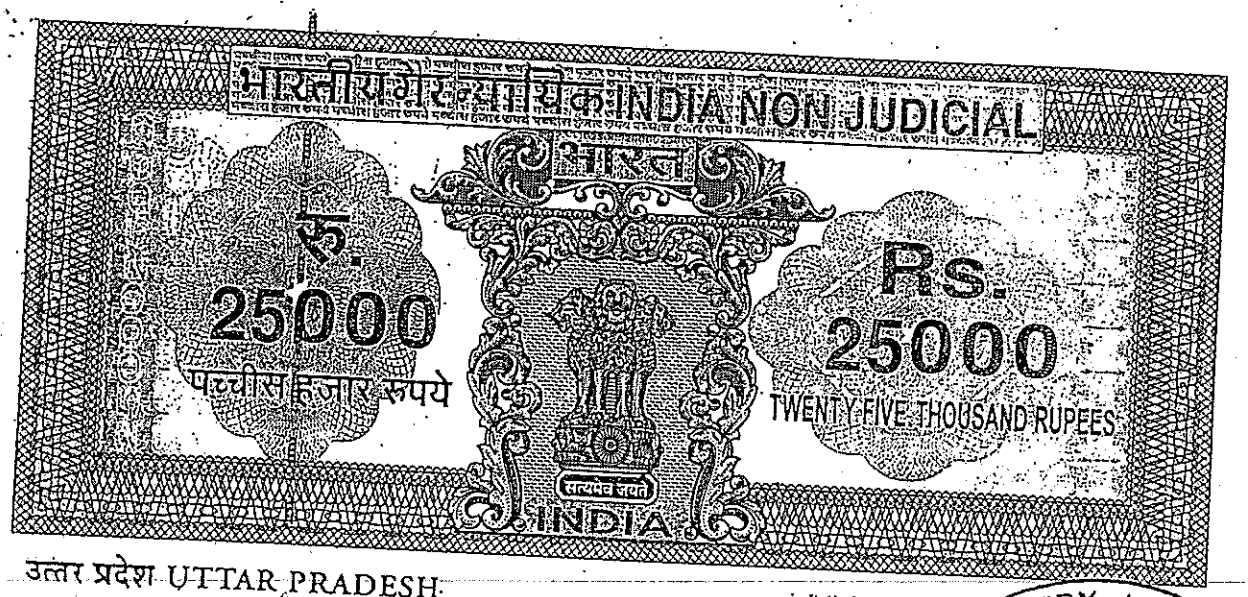
For KSM Bashir Mohan and Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH

BOUNDARY OF KHASRA NO. 121

East : Khasra No. 125 & 117

West : Khasra No. 108

North: Khasra No. 122 & 124

South : Khasra No. 120

BOUNDARY OF KHASRA NO. 123

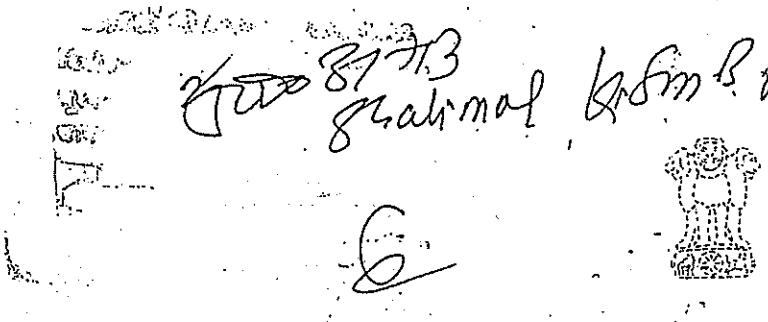
East : Khasra No. 124

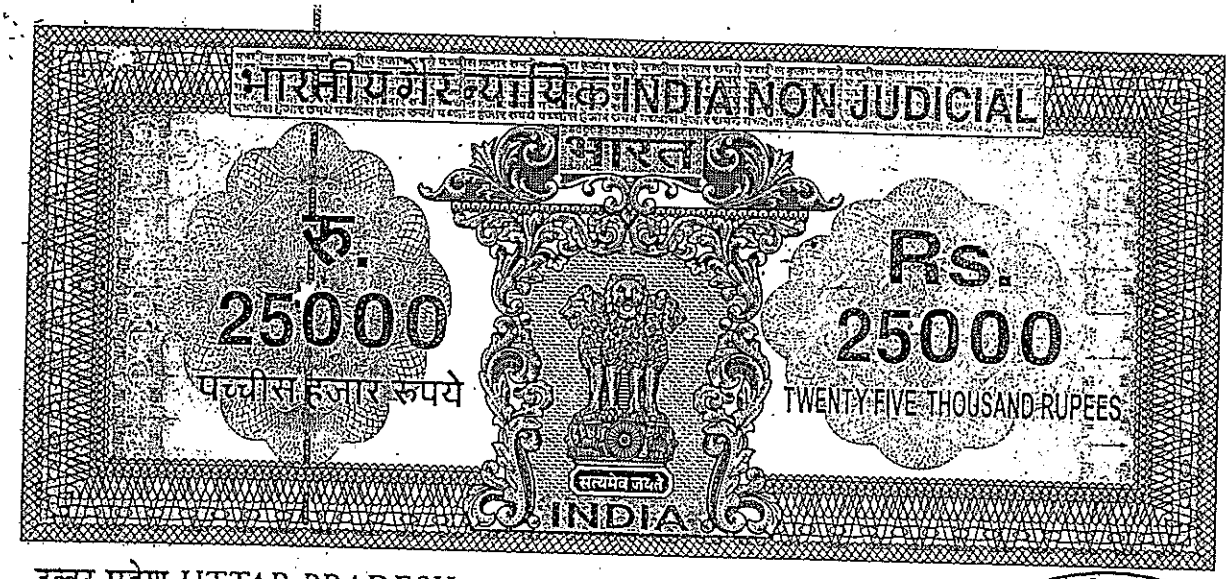
For KSM Bashir Mohammad & Sons

Partner

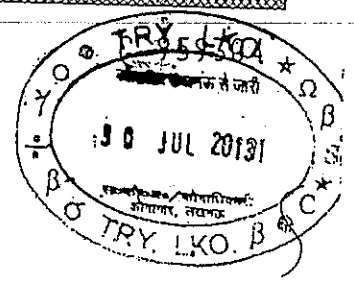
For SHALIMAR KSMD PROJECTS

Partner





उत्तर प्रदेश UTTAR PRADESH



West : Khasra No. 107

North: Link Marg

South : Khasra No. 122

BOUNDARY OF KHASRA NO. 178

East : Khasra No. 177

West : Khasra No. 180 & 179

North: Khasra No. 177 & 117

South : Khasra No. 184 & 185

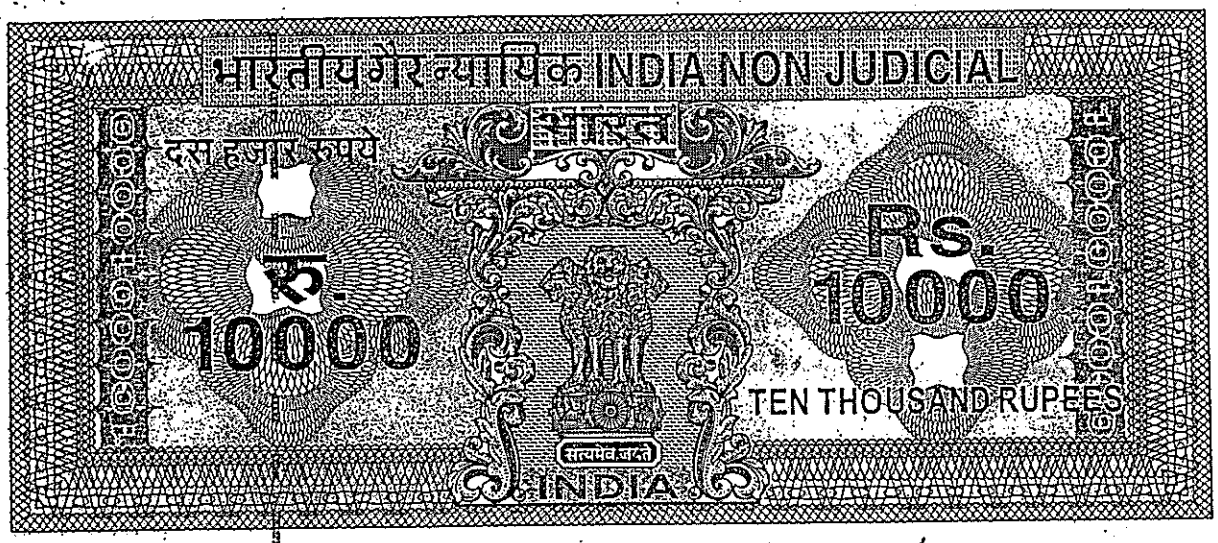
BOUNDARY OF KHASRA NO. 91 GHA

For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner



उत्तर प्रदेश UTTAR PRADESH

293640

09 JUL 2013

East : Khasra No. 97 & 98
West : Khasra No. 89
North: Khasra No. 90
South : Khasra No. 92 & 93

BOUNDARY OF KHASRA NO. 114

East : Khasra No. 117, 118 & 119
West : Khasra No. 111, 112 & 113
North: Khasra No. 121
South : Khasra No. 116 & 119

For KSM Bashir Mohammad & Sons

Partner

For SHALIMAR KSMB PROJECTS

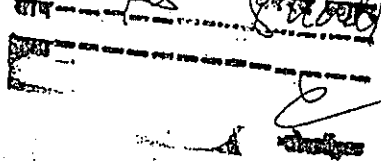
Partner

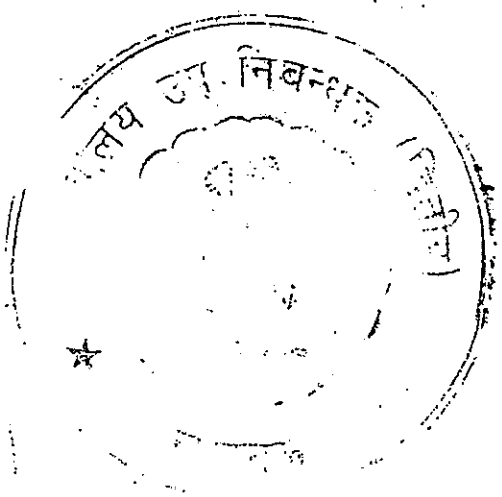
आदर्श कोषागार, लखनऊ

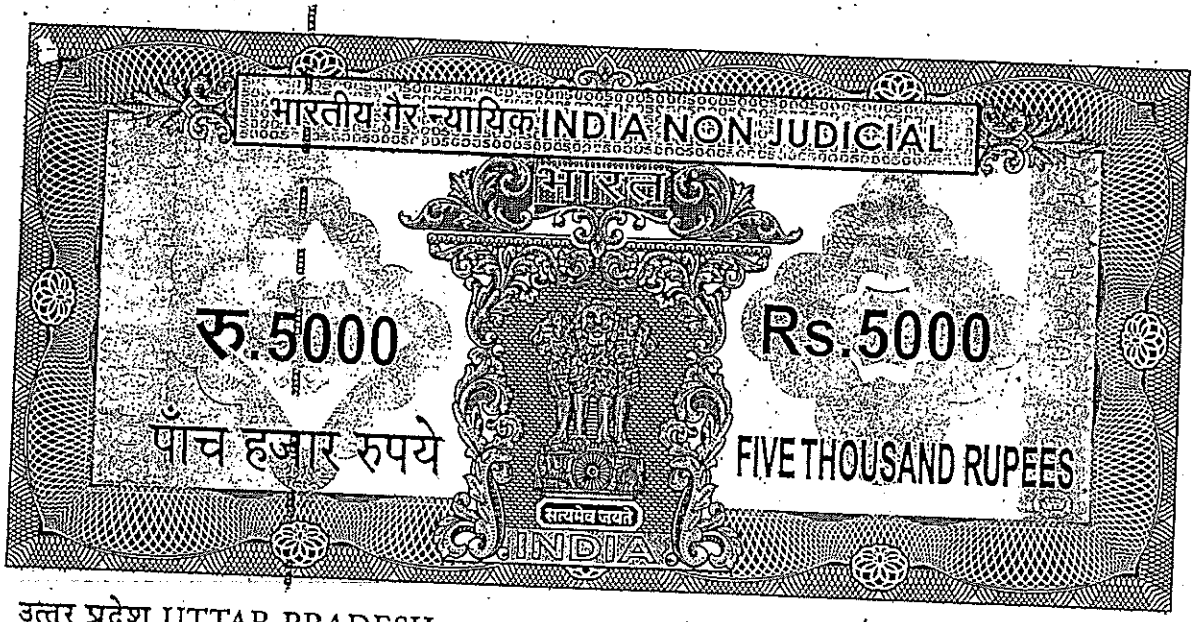
दिनांक 27/3

मूल्य

लाभ







उत्तर प्रदेश UTTAR PRADESH

AL 883740

- 23 -

BOUNDARY OF KHASRA NO. 117

East : Khasra No. 117, 118 & 119

West : Khasra No. 111, 112 & 113

North: Khasra No. 121

South : Khasra No. 116 & 119

BOUNDARY OF KHASRA NO. 120

East : Khasra No. 117, 118 & 119

West : Khasra No. 111, 112 & 113

For KSM Bashir Moi [illegible] & Sons

Partner

For SHALIMAR KSMB PROJECTS

Partner

North: Khasra No. 121

South : Khasra No. 116 & 119

WITNESSES :

1. Rajnish Kr Sharma
S/o V. N. Sharma
Chowpatiau, Uco.

For KSM Bashir Mohammad & Sons

Partner

SELLER

2. Fazal Ali
Advocate
Civil Court Lucknow

For SHALIMAR KSM

Partner

PURCHASER

Drafted By:

Advocate
Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320/1972

Typed by:

(SHUBHAM MAURYA)
Civil Court, Lucknow.

विक्रय पत्र

प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग
7,707,438.00 /	6,439,125.00	10,000.00	20 10,020.00	1,000	

श्री मे के एम एम बशीर मोहम्मद एन्ड सं.द्रा.पार्ट.मो.जकरिया
पुत्र श्री जाकिर मोहम्मद
व्यवसाय व्यापार
निवासी स्थायी 24 न्यू बेरी रोड,लखनऊ
अस्थायी पता
ने यह लेखपत्र इस कार्यालय में दिनांक 3/12/2013 समय 1:29PM
बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ
3/12/2013

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त.

विक्रेता

श्री मे के एम एम बशीर मोहम्मद एन्ड सं.द्रा.पार्ट.मो.जकरिया
पुत्र श्री जाकिर मोहम्मद
पेशा व्यापार
निवासी 24 न्यू बेरी रोड,लखनऊ

क्रेता

श्री मे.शालीमार केएमएमवी प्रो.द्रा.पार्टनर मो.करीम फारूखी
पुत्र श्री वसीम मोहम्मद
पेशा व्यापार
निवासी 153 चन्द्रशेखर आजाद मार्ग,लखनऊ

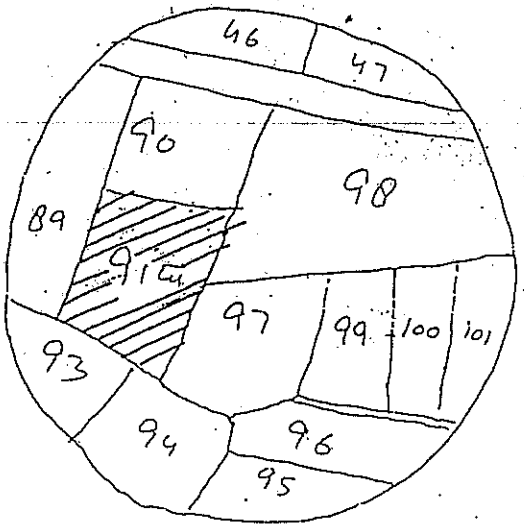
ने निष्पादन स्वीकार किया ।
जिनकी पहचान श्री रजनीश कुमार शर्मा
पुत्र श्री वी.एन.शर्मा
पेशा प्राई.नौकरी
निवासी चौपटियां लखनऊ
व श्री फरहत अली एड.सिविल कोर्ट,लखनऊ
पुत्र श्री
पेशा वकालत
निवासी
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय
उप-निबन्धक (द्वितीय)
लखनऊ

KHASRA NO – 91 (GHA) SITUATED AT VILLAGE - GHAILA, PARGANA, TEHSIL & DISTICT – LUCKNOW



For KSM Bashir Mohamm[illegible] & Sons

Partner

SELLER

For SHALIMAR KSMB PROJECTS

Partner

PURCHASER

विक्रेता

Registration No.: 17912 Year : 2,013 Book No. : 1

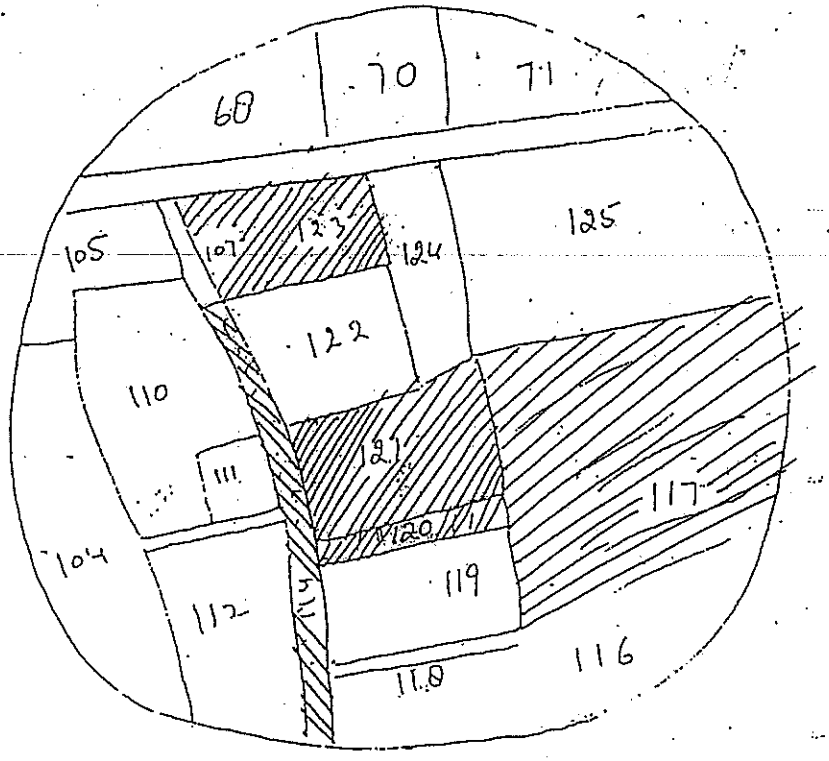
0101 मे के एम एम बशीर मोहम्मद एन्ड सं.द्वा.पार्ट.मो.जकरिया

जाकिर मोहम्मद

24 न्यू बेरी रोड,लखनऊ

व्यापार

KHASRA NO – 114,117,120,121 AND 123 SITUATED AT VILLAGE - GHAILA, PARGANA, TEHSIL & DISTICT – LUCKNOW



For KSM Bashir Mohammad & Sons

Partner

SELLER

For ALIMARKS

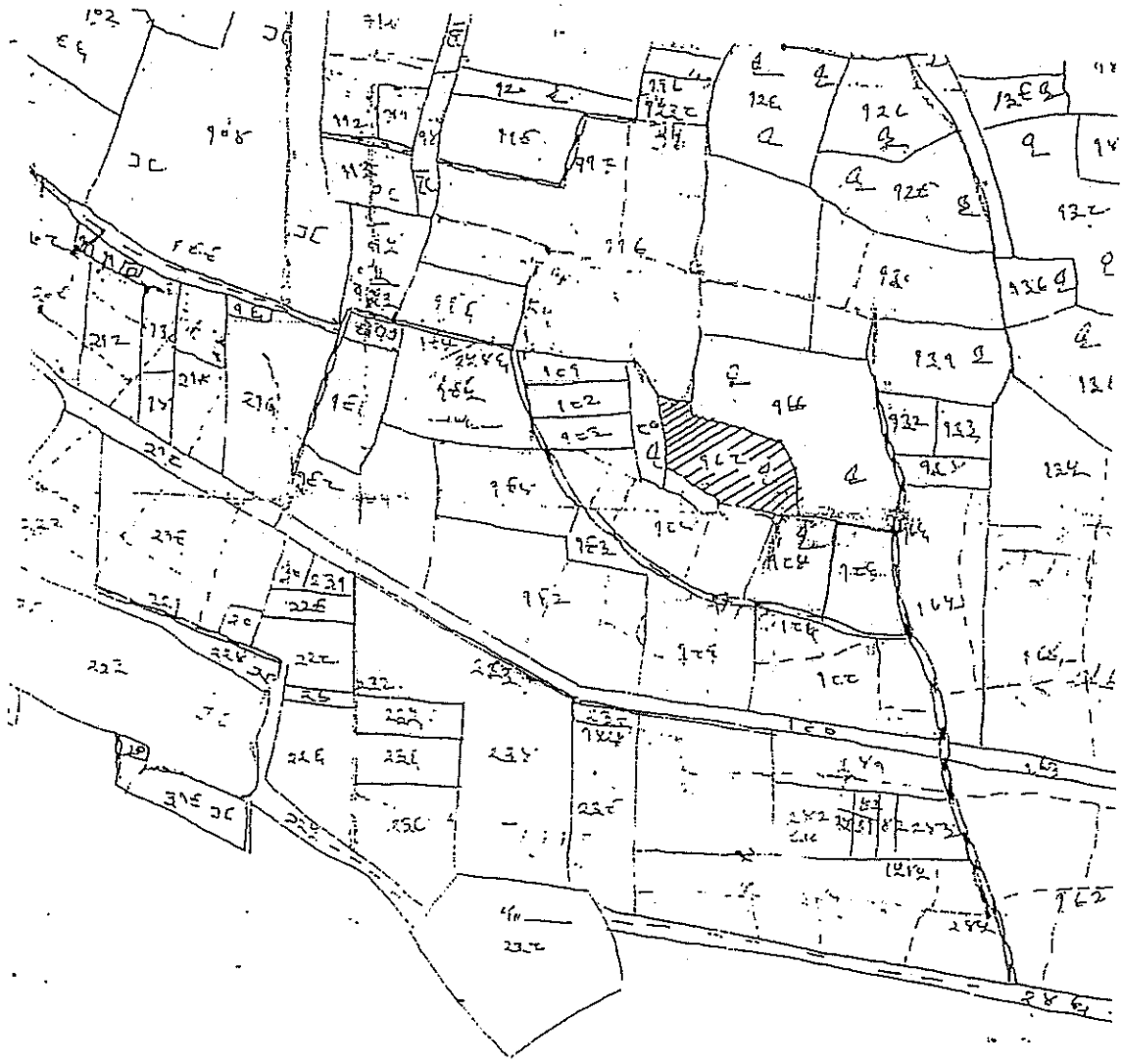
PURCHASER

क्रेता

Registration No. : 17912 Year : 2,013 Book No. : 1

0201 मे.शालीमार केएमएमबी प्रो.द्वा.पार्टनर मो.करीम फारूखी
वसीम मोहम्मद
153 चन्द्रशेखर आजाद मार्ग,लखनऊ
व्यापार

KHASRA NO – 178 SITUATED AT VILLAGE - GHAILA, PARGANA, TEHSIL & DISTICT – LUCKNOW



For KSM Bashir Muhammad & Sons

Partner

SELLER

For SHALIMAR KSMB PROJECTS

Partner

PURCHASER

आज दिनांक 03/12/2013 को

बही सं. 1 जिल्द सं. 14685

पृष्ठ सं. 233 से 286 पर कमांक 17912

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एच0 के0 पाण्डेय

उप-निबन्धक (द्वितीय)

लखनऊ

3/12/2013