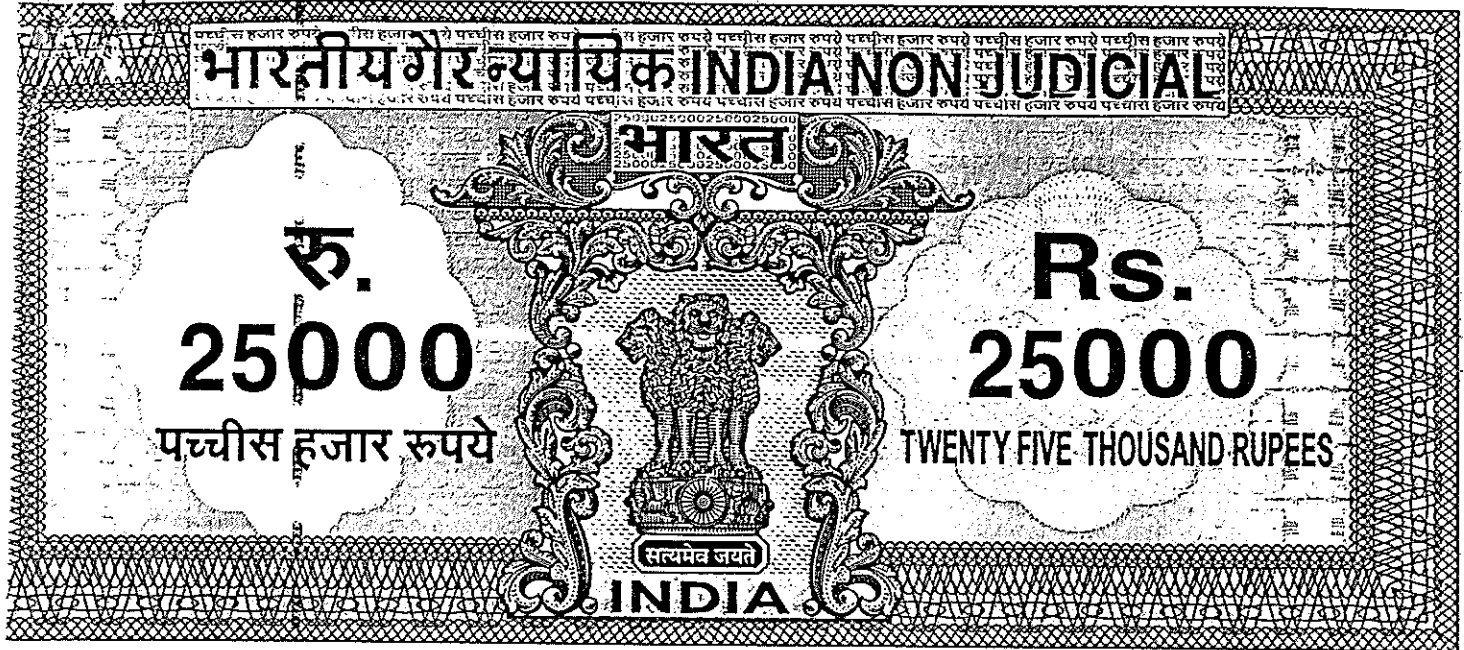


L 4002101

(PC)



र प्रदेश UTTAR PRADESH

A 328600



## DETAILS OF INSTRUMENT IN SHORT

Nature of land	: Agricultural
Pargana	: Lucknow
Village	: Ghaila
Details of Property (Property No.)	: Plot Khasra No. 181 & 183
Standard of measurement	: Hectare
Total Area of Property	: 0.2290
Type of Property	: Agricultural Plot

सत्यमेव जयते

Rakkar



(भाग-१)

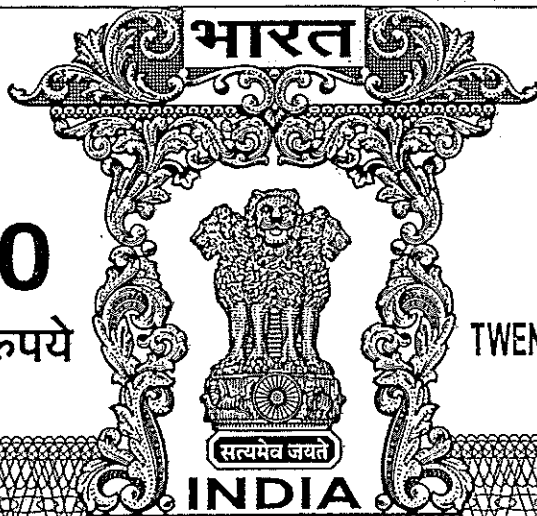
(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा स्वखा जाने वाला)

लेख पत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक ..... 11  
प्रस्तुतकर्ता या प्रार्थी का नाम .....  
लेख का प्रकार .....  
प्रतिफल की धनराशि .....  
1-रजिस्ट्रीकरण शुल्क .....  
2-प्रतिलिपिकरण शुल्क .....  
3-निरीक्षण या तलाश शुल्क .....  
4-मुखतारनामा के अधिप्रमाणीकरण शुल्क .....  
5-कमीशन शुल्क .....  
6 विविध .....  
7-यात्रिक पत्र .....  
1 से 6 तक का योग .....  
शुल्क वसूल करने का दिनांक .....  
दिनांक, जब लेख प्रतिलिपि या तलाशनामा पत्र  
प्रस्तुत करने के लिए तैयार किया .....  
द्वीकरण अधिकारी के हस्ताक्षर .....



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH



- 2 -

Consideration/ : Rs. 7,33,000/-  
Valuation : Rs. 7,32,800/-  
Stamp Duty Paid : Rs. 51,500/-  
Boundaries :

**BOUNDARY OF PLOT KHASRA NO. 181**

EAST : Plot Khasra No. 180  
WEST : Plot Khasra No. 195  
NORTH : Plot Khasra No. 117  
SOUTH : Plot Khasra No. 182

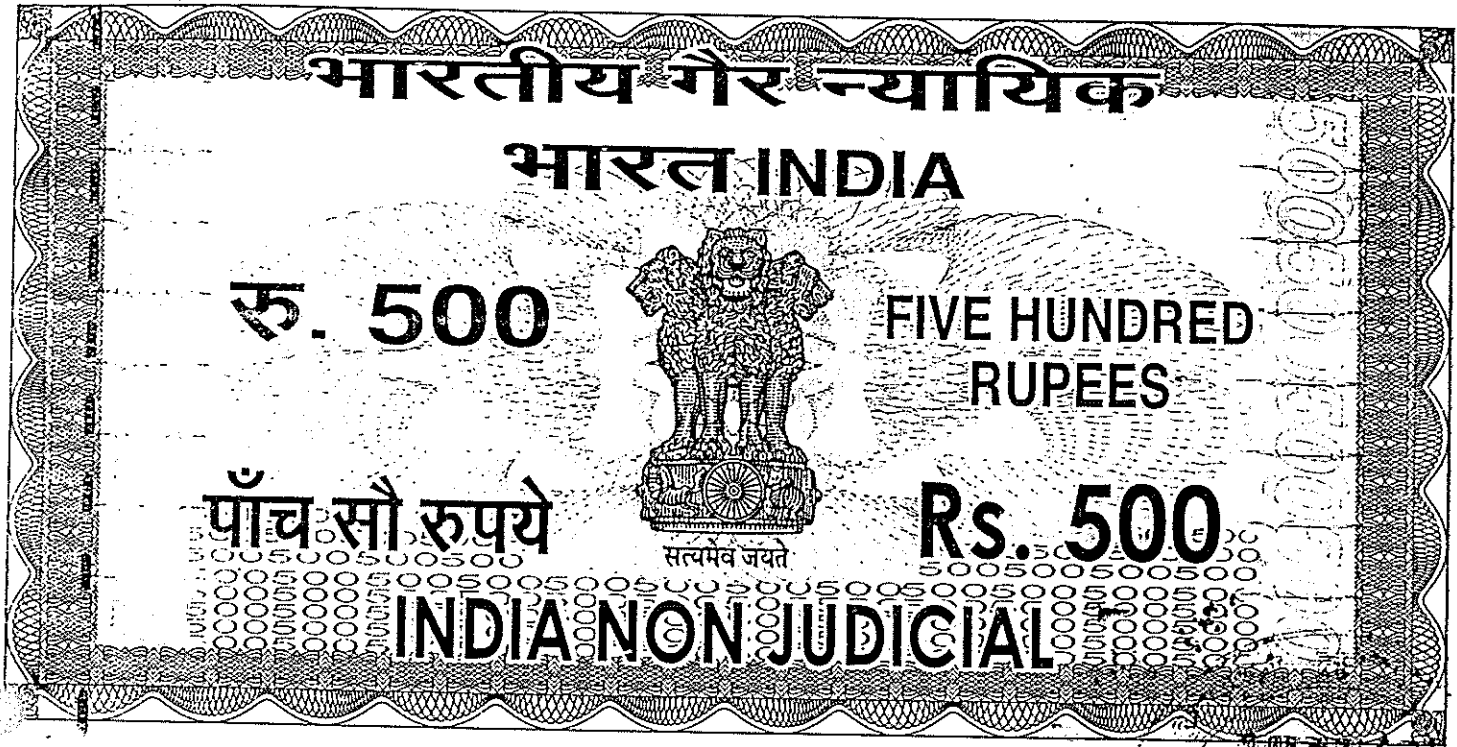
**BOUNDARY OF PLOT KHASRA NO. 183**

EAST : Plot Khasra No. 180  
WEST : Plot Khasra No. 195  
NORTH : Plot Khasra No. 182  
SOUTH : Plot Khasra No. 184

समर्पित

Dalal





उत्तर प्रदेश UTTAR PRADESH

L 024378

17.10.20

- 3 -

No. of First Party (1)  
Details of seller  
SRI KAMLESH KUMAR alias  
GANESHI, son of Sri Ausan,  
Permanent & Present resident  
of Village Banthara  
Sikandarpur, Pargana Bijnore,  
Tehsil & District Lucknow

No. of Second Party (1)  
: Details of Purchaser  
MOHD. ZAKARIA son  
of Sri Z.M. Farooqi,  
Permanent & Present  
resident of 24, New  
Berry Road, Lucknow

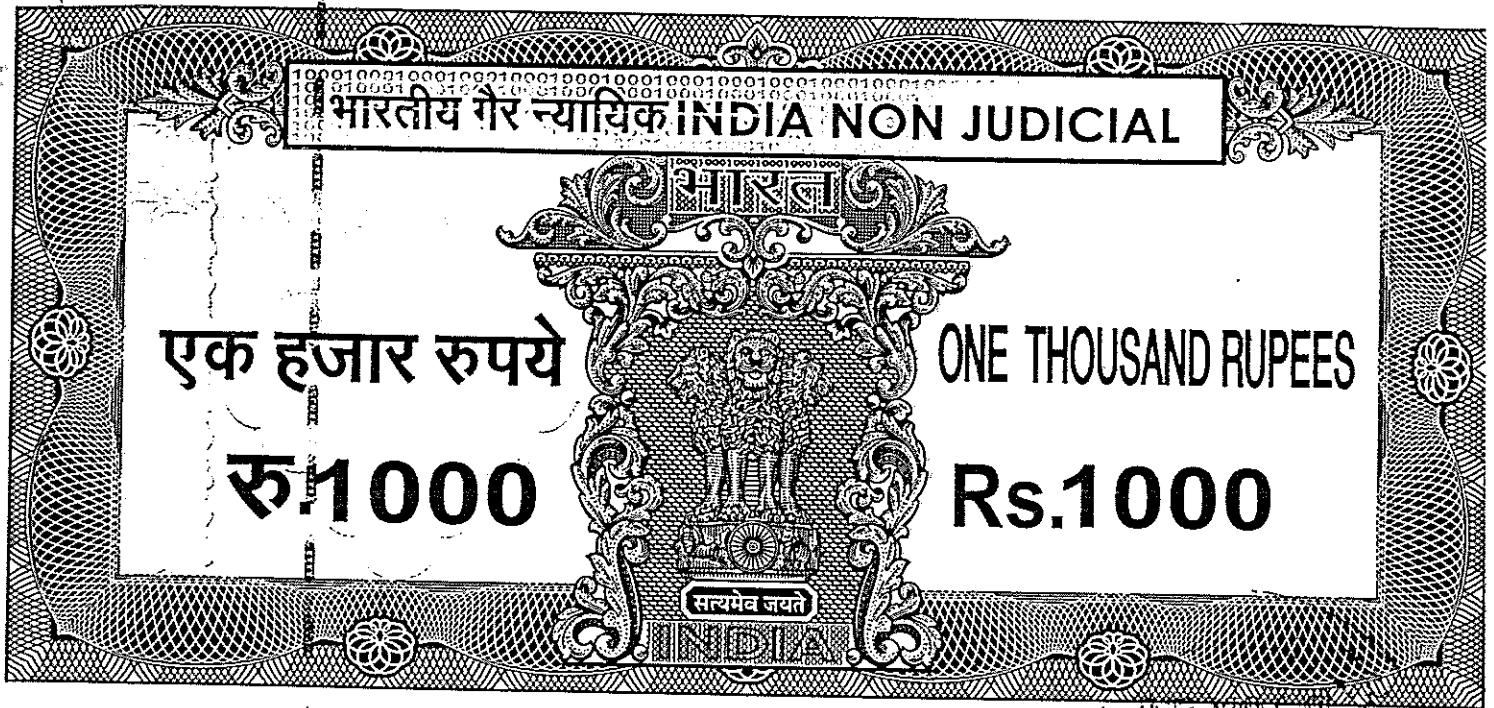
SALE DEED

THIS SALE DEED MADE on this 24<sup>th</sup> day of  
September, 2009 BY SRI KAMLESH KUMAR alias

कामलेश

Zakaria





उत्तर प्रदेश UTTAR PRADESH

H 699707  
29 AUG 2009

- 4 -

GANESHI, son of Sri Ausan, Permanent & Present resident of Village Banthara Sikandarpur, Pargana Bijnore, Tehsil & District Lucknow (hereinafter referred to as the seller)

IN FAVOUR OF

MOHD. ZAKARIA son of Sri Z.M. Farooqi, Permanent & Present resident of 24, New Berry Road, Lucknow, (hereinafter referred to as the purchaser).

कामेश

Zakaria

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**WHEREAS** the seller is the owner and bhumidhar of plot Khasra No. 181 measuring 0.1080 Hectare & Khasra No. 183 measuring 0.1210 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** the name of the seller is duly recorded in the revenue records.

**AND WHEREAS** the seller as absolute owner of the said property has agreed to sell the said property to the purchaser for a consideration of Rs. 7,33,000/- (Rupees Seven Lacs Thirty Three Thousand only) free from all encumbrances whatsoever.

**AND WHEREAS** the seller has already received the said consideration amount from the purchaser before execution of this sale deed.

**AND WHEREAS** the seller is a member of Schedule caste and the Collector has pleased to accord permission for the transfer of the above land as contemplated under Section 157-A of U.P.Z.A. & L.R.







Act vide its order dated 11.09.2009, communicated through letter No. 956/DLRC/09, dated 16.09.2009, issued by Prabhari Adhikari (Bhumi Vyavastha), Lucknow.

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

1. That having received the said consideration amount in the manner detailed above, the seller doth hereby sell, convey and assign absolutely to the purchaser the said plot 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 same as absolute owner thereof free from all encumbrances whatsoever.
2. That the seller has handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the seller.
3. 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

10/12/21

Falguni



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

4. That the land hereby transferred is agricultural land situate beyond the Municipal limits of Lucknow. It is situated in Semi Urban Circle known as "Ati Vishisht Gram". The area hereby sold of the total plot area is 0.2290 Hectare only valuation whereof as per rates fixed by the Collector for the purposes of stamp duty @ Rs. 32,00,000/- only per Hectare comes to Rs. 7,32,800/- only say Rs. 7,33,000/- only. It has no construction, No trees, No tubewell. It is more than 100 Meter away from Hardoi-Sitapur Road by pass.

4/10/21

Waleed



5. That the land is not subject matter of any acquisition under any of the Scheme notified by L.D.A. or Housing Board or any other authority.
6. That the expressions "Seller" and the "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

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

**SCHEDULE OF PRORERTY**

Plot Khasra No. 181 measuring 0.1080 Hectare & Khasra No. 183 measuring 0.1210 Hectare, situated at Village Ghaila, Pargana, Tehsil & District Lucknow

**BOUNDARY OF PLOT KHASRA NO. 181**

EAST	: Plot Khasra No. 180
WEST	: Plot Khasra No. 195
NORTH	: Plot Khasra No. 117
SOUTH	: Plot Khasra No. 182

9/10/21

*[Signature]*

विक्रय पत्र

733,000.00/ 733,000.00

5,000.00

40

5,040.00

2,000

प्रतिफल मालियत  
श्री/श्रीमती कमलेश कुमार उर्फ गनेशी  
पुत्र / पत्नी श्री स्व0औसान  
पेशा कृषि

फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

कामलेश



निवासी स्थायी बन्धना सिकन्दरपुर विजनौर लखनऊ  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय दिनांक 24/9/2009 समय 6:55PM  
वजे निबन्धन हेतु पेश किया।

कामलेश

अखिलेश दूबे  
उप निबन्धक (द्वितीय)  
लखनऊ.  
24/9/2009

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

विक्रेता

श्री/श्रीमती कमलेश कुमार उर्फ गनेशी  
पुत्र/पत्नी श्री स्व0औसान  
पेशा कृषि  
निवासी बन्धना सिकन्दरपुर विजनौर लखनऊ

कामलेश



क्रेता

श्री/श्रीमती मो0जकरिया  
पुत्र/पत्नी श्री जेड0एम0फारुकी  
पेशा व्यापार  
निवासी 24 न्यू बेरी रोड लखनऊ

अखिलेश दूबे



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री नसरुल्ला

पुत्र श्री नूसरतउल्ला

पेशा नौकरी

निवासी 24 न्यू बेरी रोड लखनऊ

व श्री रजनीश कुमार शर्मा Rajnish Kr. Sharma

पुत्र श्री वी0एन0शर्मा

पेशा नौकरी

निवासी 166 चौपटिया लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।




अखिलेश दूबे  
उप निबन्धक (द्वितीय)  
लखनऊ.  
24/9/2009

**BOUNDARY OF PLOT KHASRA NO. 123**

EAST : Plot Khasra No. 180  
WEST : Plot Khasra No. 195  
NORTH : Plot Khasra No. 182  
SOUTH : Plot Khasra No. 184

**WITNESSES:**

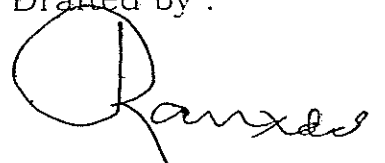
1.   
- कृष्णलाल शर्मा अग्रवाल 3 मी  
24, - 25 वी स्ट्रीट, लखनऊ-25

  
**SELLER**

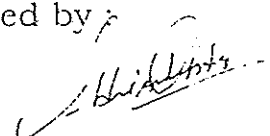
2. Rajuich kr Sharma  
8/0 Yal Sharma  
166, Choupatia, Luck.

  
**PURCHASER**

Drafted by :

  
**Advocate**  
Civil Court, Lucknow.

Typed by :

  
**(ABHISHEK GUPTA)**  
Civil Court, Lucknow

विक्रेता

Registration No 9882

Year : " 2009

Book No. 1

0101 कमलेश कुमार उर्फ गनेशी

स्व0औसान

बन्धना सिकन्दरपुर विजनौर लखनऊ

कृषि

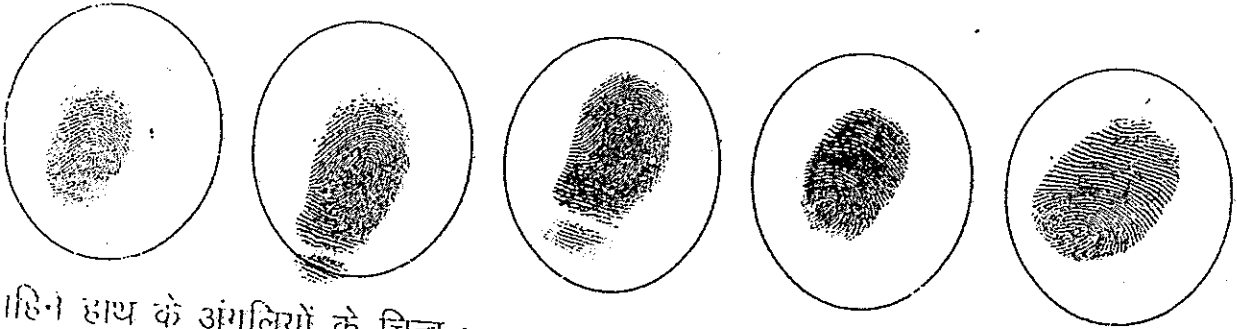


रजिस्ट्रेशन अधिनियम 1908 की धारा - 32 एड के अन्तर्गत

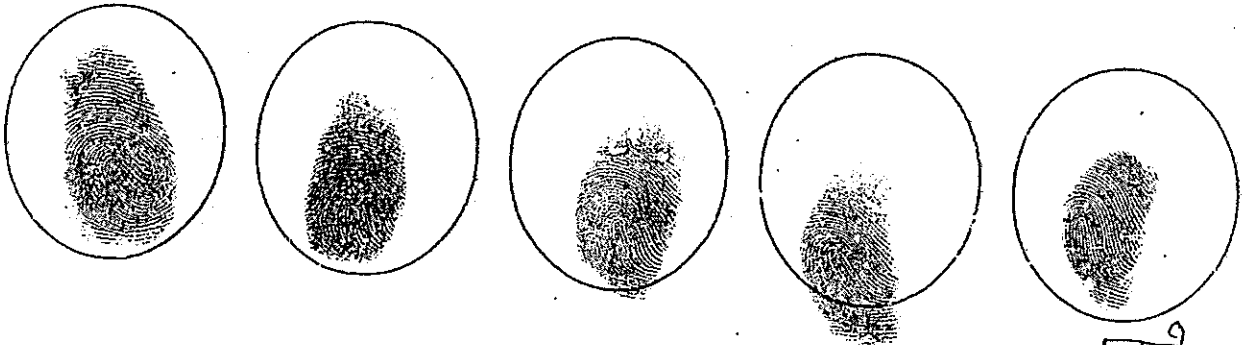
फिंगर प्रिन्ट्स दिनांक 1908

प्रस्तुतकर्ता / विक्रेता नाम व पता :- Kamlesh Kumar s/o Sri Anson village  
Santana Sikandarpur Barg. Aijmer Teh. 9 Dist. H. Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



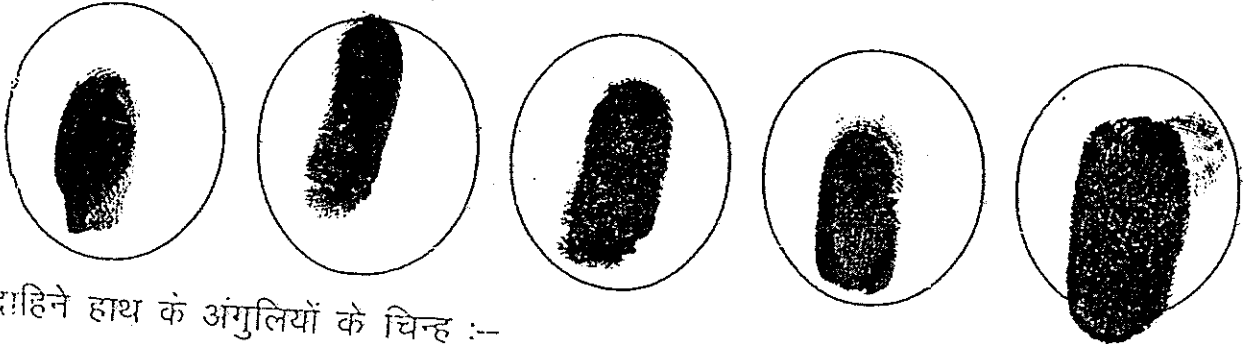
दाहिने हाथ के अंगुलियों के चिन्ह :-



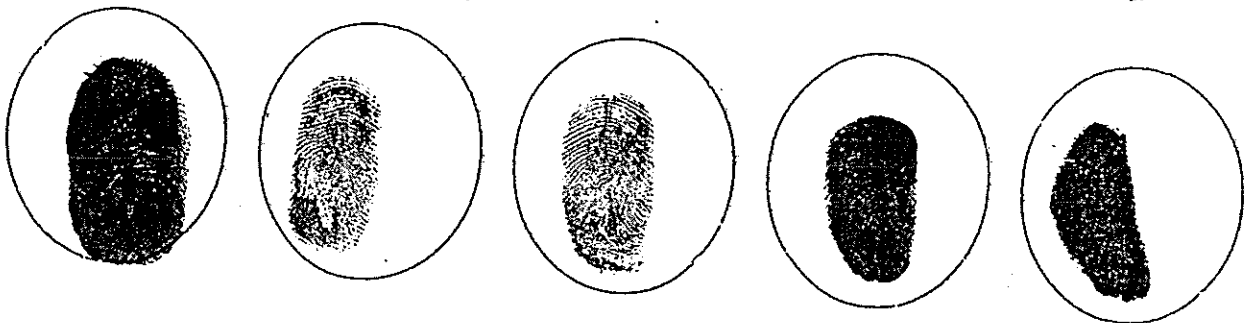
सामने

प्रस्तुतकर्ता / विक्रेता / क्रेता के हस्ताक्षर  
विक्रेता / क्रेता नाम व पता :- Mohd Zakaria s/o R.M. Farooqi  
A/o 24 New Perry Road Lucknow

बायें हाथ के अंगुलियों के चिन्ह :-



दाहिने हाथ के अंगुलियों के चिन्ह :-



सामने

विक्रेता / क्रेता के

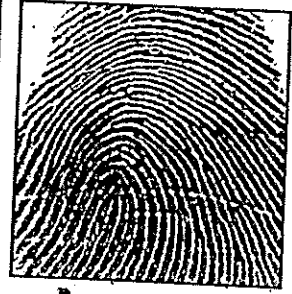
प्रेता

Registration No. 9882

Year : 2009

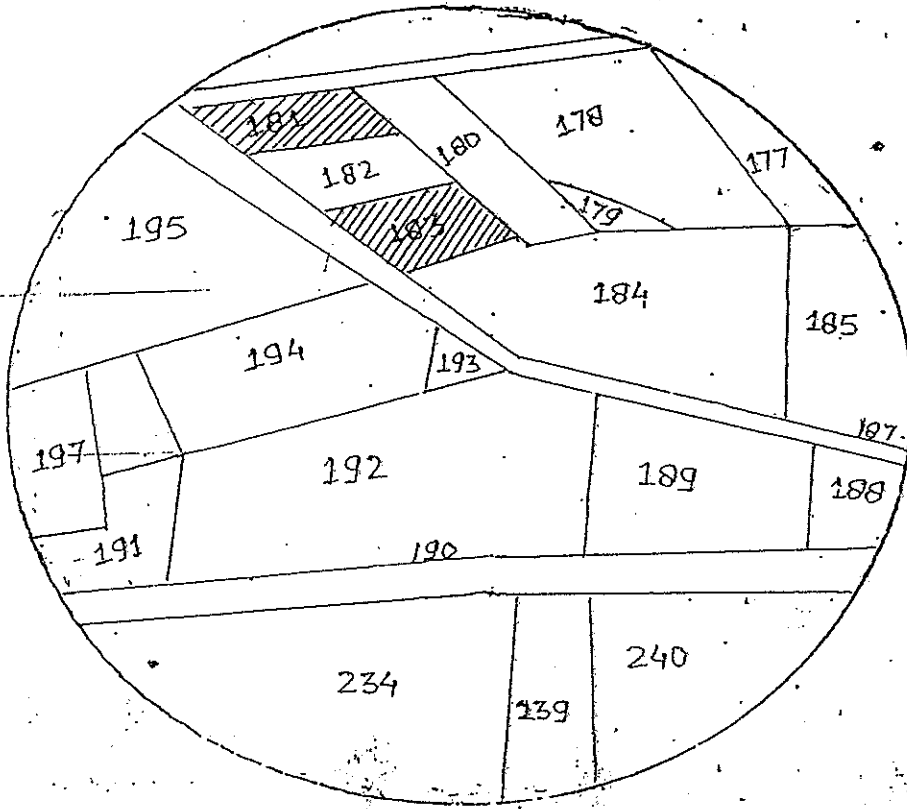
Book No. 1

0201 मो0जकरिया  
जेड0एम0फारुकी  
24 न्यू बेरी रोड लखनऊ  
व्यापार



भूमिगत विक्रीत आराजी खासरा सं० १८१, १८३ स्थिति ग्राम.....  
०.१०८० हे० ०.१२१० हे०

परगना लखनऊ ताहसील लखनऊ जिला-लखनऊ



१८१

हस्ताक्षर विक्रेता

१८३

हस्ताक्षर क्रेता

आज दिनांक 24/09/2009 को  
वही सं 1 जिल्द सं 8925  
पृष्ठ सं. 177 से 198 पर क्रमांक 9882  
रजिस्ट्रीकृत किया गया ।

अखिलेश दूबे

उप निबन्धक (द्वितीय)

लखनऊ.

24/9/2009

